

**TOWN OF SOMERS - PLANNING COMMISSION**  
**SPECIAL MEETING MINUTES**  
**Wednesday, December 18, 2024, 5:00 pm**



CALL TO ORDER: 6:30 pm Members present: Brad Pellissier, Adam VanWingerden and Jim MacFeat. Also present: Jennifer Roy, ZEO/Staff Liaison  
Absent: Bill Salka and Pat Pio.

NEW BUSINESS:

1. Zoning referral: Application #24-006: Gingras Development, for JV Ladd Properties, LLC, 85 South Road, Somers; proposed text amendment to section 4.3 Business/Industrial Districts, Principal Uses and Structures B.2 to allow Mixed-Proximate Residential uses with a Special Use Permit, and Section 6 Use Related Provisions, 6.14 Mixed-Proximate Residential development of semi-detached housing units.

Tom Careno of Gingras Development addressed the commission explaining the proposed text amendment. Mr. Careno provided the commission with a conceptual site plan for the parcel on South Road which they plan to develop the proposed townhouse style housing.

Discussion was held. Adam VanWingerden made a motion for a favorable referral back to the Zoning Commission. Jim MacFeat seconded the motion, all in favor, motion carried.

APPROVAL OF MINUTES: November 14, 2024 Adam VanWingerden made a motion to approve the minutes as written. Brad Pellissier seconded the motion, all in favor, motion carried.

ADJOURNMENT: Adam VanWingerden made a motion to adjourn. Jim MacFeat seconded, all in favor, meeting adjourned 5:15pm.

Respectfully submitted,  
Jennifer Roy

*Minutes are not official until approved at a subsequent meeting.*