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**TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING MINUTES**

March 19, 2018

Present were Chair Schoenhorn, Commissioners Callahan, Carrier, Perry, Phillips and Alternate Commissioners Forester, Levesque and Tucker and Assistant Town Planner. Chair Schoenhorn opened the meeting at 7:00 p.m.

Secretary Callahan read notice of the public hearing matters into the record.

Chair Schoenhorn appointed Alternate Commissioner Tucker to vote on behalf of Commissioner Llewellyn.

Upon a motion made and seconded (Callahan/Phillips) it was unanimously

VOTED: To change the order of the agenda to move Item No. 2 to the top of the agenda.

PUBLIC HEARING

Leslie Carlson – 8680 Pond Street

Leslie Carlson application for variances to reduce lot frontage from 60' to 50', reduce required lot area from 9,000 sq. ft. to 5,493 sq. ft. and reduce rear yard setback from 25' to 21' for construction of new house located at Lot 8680 Pond Street (adjacent to 9 Pond Street), R9LG zone. Christopher Leadbetter, 4 Bidwell Farm Road, Canton represented the applicant. The applicant has submitted a request for variances regarding the lot frontage and area to address the non-conformity of the lot of record. Assistant Town Planner Rutherford explained research staff has done regarding this parcel and historic regulation requirements. Mr. Leadbetter stated they are proposing a long narrow single family house on this parcel that will provide more than the minimum side yard setback but will encroach approximately four feet into the rear yard setback. To bring the rear of the house within the setback requirements will require redesign of the layout of the rooms inside the house. The redesign of the house may require an increase in the width and / or height of the house. Commissioners asked for confirmation that public utilities are available to the site. Mr. Leadbetter confirmed they will connect to public water and sanitary sewer. A discussion ensued regarding the size of the parcel and others in the neighborhood that have and have not been developed. Assistant Town Planner Rutherford displayed the GIS map of the neighborhood for reference. Further discussion ensued regarding variances requested/needed for the proposed development of the site. Chair Schoenhorn read and submitted a print out of the History of Lake Garda he found on the Lake Garda Improvement Association website for the record. Some Commissioners questioned whether or not granting these variances will alter the character of the neighborhood. Brian Cunningham, Special Engineer, Robert Green Associates, responded to a question about how much grading will be done to the rear of the house/lot; very little.

There was no public comment in favor or in opposition to the application.

The public hearing was closed at 7:40 p.m.

Upon a motion made and seconded (Carrier/Callahan) it was

VOTED: 4 in favor to 2 opposed (Schoenhorn, Tucker) to approve the Leslie Carlson application for variances to reduce lot frontage from 60' to 50', reduce required lot area from 9,000 sq. ft. to 5,493 sq. ft. and reduce rear yard setback from 25' to 21' for construction of new house located at Lot 8680 Pond Street (adjacent to 9 Pond Street), R9LG zone, per plan dated February 21, 2018 by Robert Green Associates LLC on file in the Planning Office. The motion passed.

Board members voting in favor of the application felt granting the variances to reduce the lot frontage and area were appropriate for this neighborhood and for the lot of record. The same Board members were in support of minimizing the appearance of the house on the lot and the encroachment into the rear yard setback.

Juliano's Pools, LLC – 6 Wyndham Lane

Application for variance to install pool in other than required yard. This matter was tabled at the February 20, 2018 meeting. The applicant was not present.

Upon a motion made and seconded (Callahan/Carrier) it was

VOTED: 5 in favor, 1 abstention (Schoenhorn) to table this application to the April 17, 2018 meeting.

MINUTES

Upon a motion made and seconded (Callahan/Carrier) it was unanimously

VOTED: To approve the February 20, 2018 meeting minutes.

The meeting adjourned at 8:00 p.m.

SJM