

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

October 16, 2017

Present were Acting Chair Carrier, Commissioners Callahan, Giannaros and Perry and Alternate Commissioners Brockelman, Forester and Schoenhorn and Assistant Town Planner and Clerk. Acting Chair Carrier opened the meeting at 7:00 p.m.

Acting Secretary Giannaros read the legal notice into the record.

Acting Chairman Carrier explained the process of the meeting.

PUBLIC HEARINGS

Courtland & Barbara Lewis – 15 Poplar Hill Road

Acting Chairman Carrier appointed Alternate Commissioner Brockelman to vote on behalf of Commissioner Mazzoichi and Alternate Commissioner Forster to vote on behalf of Commissioner Llewellyn.

Application to install detached garage in other than required yard at 15 Poplar Hill Drive, R80 zone. Mr. Lewis presented his application explaining that the topography of his back yard prohibits him from installing a detached garage behind his house or on the rear half of his lot as required by the zoning regulations. The proposed one car garage will be located in the existing turn around area of the driveway and designed to be proportional to the existing garage. This garage will be used as a third vehicle garage and storage area. Mr. Lewis stated he has talked to his neighbors and there have been no objections to the application. The Commission asked clarifying questions regarding use of the garage and location.

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

The public hearing closed at 7:07 p.m.

Upon a motion made and seconded (Giannaros/Brockelman) it was unanimously

VOTED: To approve the application to install detached garage in other than required yard at 15 Poplar Hill Drive, R80 zone as submitted and on file in the Planning Office.

Members voting in favor of this application agreed the topography of the lot is a significant hardship and that the proposed location of the detached garage will not alter the character of the neighborhood.

Bill Wadsworth – 73 Red Oak Hill Road

Acting Chairman Carrier appointed Alternate Commissioner Brockelman to vote on behalf of Commissioner Mazzoichi and Alternate Commissioner Schoenhorn to vote on behalf of Commissioner Llewellyn.

Application for variance to reduce side yard setback from 10 feet to 5 feet to install inground pool at 73 Red Oak Hill Road, R20 zone. Mr. Wadsworth stated he is seeking a side yard variance to install a pool. He presented a plot plan of his property and explained the house located near the rear of his property to allow farming in the front yard. The property to the rear of his parcel is Town open space and east of the rear portion of his parcel is wooded. The zoning regulations require a pool to be located behind the house or rear half of the lot. He would like to install behind his house but is limited on where because the septic system is located behind the house. To meet the required health code setback requirements puts the pool five feet from the lot line. He has discussed his proposal with abutting neighbors and they have no objection. The Commission asked clarifying questions regarding abutters, location of the pool, fence and lighting.

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

The public hearing closed at 7:13 p.m.

Upon a motion made and seconded (Perry/Schoenhorn) it was unanimously

VOTED: To approve the application for variance to reduce side yard setback from 10 feet to 5 feet to install inground pool at 73 Red Oak Hill Road, R20 zone as submitted and on file in the Planning Office.

Members voting in favor of the application felt it was more appropriate to locate the pool behind the house and that the location of the house and septic system provided a small area to install the pool. This location will not adversely impact the neighborhood.

Chelsea & Matthew Gustafson – Lot 8427 Lake Street

Acting Chairman Carrier appointed Alternate Commissioner Forster to vote on behalf of Commissioner Mazzochi and Alternate Commissioner Schoenhorn to vote on behalf of Commissioner Llewellyn.

Application for variances to increase the height of a new house from 35 feet to 37.2 feet; reduce the minimum lot size from 9,000 sq. ft. to 5,800 sq. ft. and reduce the minimum frontage along a street from 60 ft. to 50 ft. for Lot 8427 Lake Street (adjacent to 21 Lake Street), R9LG zone. John Cragin provided a summary of the process they have undertaken to construct a house on this parcel. They have made architectural and engineering changes to reduce the size, height, width of the house and pitch of the roof and have settled on the plan submitted. He presented a rendering of the house and the plot plan showing the footprint/location of the house on the lot. The applicant received approval from the Inland Wetlands Commission June 7, 2017. The lot slopes significantly to the lake and is consistent with other lots/homes in the neighborhood. There was some discussion about the lot. Research shows the lot was created in 1936 and does not comply with current zoning requirements for the zone.

Sean Gildea, 29 Lake Street, spoke in favor of the application commenting his lot is very similar in topography.

Steve Miller, 27 Lake Street, spoke in favor of the application commenting his home is similar in design to the proposed house.

Stephen Fields, 214 West Side Blvd, spoke in favor of the application commenting the lot is similar to others in the neighborhood.

The public hearing closed at 8:31 p.m.

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

VOTED: To approve the application for variances to increase the height of a new house from 35 feet to 37.2 feet; reduce the minimum lot size from 9,000 sq. ft. to 5,800 sq. ft. and reduce the minimum frontage along a street from 60 ft. to 50 ft. for Lot 8427 Lake Street (adjacent to 21 Lake Street), R9LG zone as submitted and of file in the Planning Office.

Members voting in favor of this application agreed the proposed development of this parcel is consistent with other lots and homes in the neighborhood.

MINUTES

September 18, 2017 Minutes

Acting Chairman Carrier appointed Alternate Commissioner Brockelman to vote on behalf of Commissioner Mazzochi and Alternate Commissioner Forster to vote on behalf of Commissioner Llewellyn.

Upon a motion made and seconded (Brockelman/Forster) it was unanimously

VOTED: To approve the minutes of the September 18, 2017 meetings.

The meeting adjourned at 8:35 p.m.

SJM