

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MINUTES

December 19, 2016

Present were Chairman Mazzochi, Commissioners Callahan, Giannaros (at 7:05p.m.) and Perry and Alternate Commissioners Brockelman, Forster and Schoenhorn and Assistant Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:03 p.m.

Chairman Mazzochi explained the process of the meeting.

Commissioner Callahan was appointed Acting Secretary and read the legal notice into the record.

Alternate Commissioner Forster was appointed to vote on behalf of Commissioner Carrier and Alternate Commissioner Brockelman was appointed to vote on behalf of Commissioner Llewellyn.

PUBLIC HEARINGS

Allison Cheffer – 30 Waterville Road

Variance to reduce front yard setback from 50 ft. to 24 ft. for addition to house located at 30 Waterville Road, R80 zone. Ms. Cheffer stated they would like to remove the existing front porch and replace it with a larger addition (12' x 29' 6"). The existing 9' x 6' porch is in disrepair. Assistant Town Planner Rutherford clarified details of the plans submitted with the application for size and location. Upon review of the proposed plans with the contractor it was discovered the new addition would be twenty-three feet from the front property line and not twenty-four feet as originally submitted. The Commissioners asked some clarifying questions regarding the use of the space and the size of the addition. The applicant also showed the Commissioners photos of the existing house.

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

The public hearing closed at 7:10 p.m.

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

VOTED: To approve the application for variance to reduce front yard setback from 50 ft. to 23 ft. for addition to house located at 30 Waterville Road, R80 zone as per plan submitted and on file in the Planning Office.

Members voting in favor of the application commented the proposed removal and new addition would be an enhancement to the existing house and would not alter the character of the neighborhood.

NEW BUSINESS

2017 Meeting Schedule

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

VOTED: To adopt the 2017 Meeting Schedule.

OTHER BUSINESS

No Other Business.

MINUTES

September 19, 2016 and October 17, 2016 Minutes

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

VOTED: To approve the minutes of the September 19, 2016 and October 17, 2016 meetings.

The meeting adjourned at 7:12 p.m.

SJM