

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS

June 14, 2021

Present for the online web conference was Chair Schoenhorn, Commissioners Callahan, Carrier, Nadim, Phillips and Alternate Commissioners Brockelman, Marsh and Walsh. Assistant Town Planner Rutherford and Clerk Michaud were also present. The meeting was called to order at 7:01 p.m.

Present in the Council Chambers were Chair Schoenhorn, Alternate Commissioners Brockelman and Marsh, Assistant Town Planner Rutherford, and Clerk Michaud. All others were present online.

Secretary Callahan read the legal notice into the record.

PUBLIC HEARING

Lisa & Philip McMahon – 1 Valerie Lane

Chair Schoenhorn appointed Alternate Commissioner Brockelman to vote on behalf of absent Commissioner Llewellyn on this matter.

Application for variance to reduce rear yard setback from 25 feet to 10 feet to add deck to pool at 1 Valerie Lane, R20-OS zone. Ms. McMahon presented her request to reduce her rear yard setback to ten feet to add a deck to their existing pool. The Commission asked for her claim of hardship. Ms. McMahon responded by explaining the location of the house, an existing patio limits their ability to locate the proposed deck in an alternate area. The Commission asked for confirmation her immediate neighbor was notified and asked if they expressed concern with the request. Ms. McMahon responded yes, she notified all neighbors, and no concern was expressed. She added they are also limited on the location of the proposed deck because of the location of an oil tank and a/c unit. There was some discussion about the requirements to add a deck to the home and how they differ to adding a deck to an accessory structure. Assistant Town Planner Rutherford explained the zoning requirements in both situations. In addition, the regulations requirement limiting the location of accessory structures on a corner lot was explained.

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

The public hearing closed at 7:19 p.m.

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

VOTED: To approve the Lisa & Philip McMahon application for variance to reduce rear yard setback from 25 feet to 10 feet to add deck to pool at 1 Valerie Lane, R20-OS zone as presented and on file in the Planning Office.

Members voting in favor of the application agreed the applicant had sufficiently demonstrated a hardship.

David Stromberg – 8 Chaffee Lane

Chair Schoenhorn appointed Alternate Commissioner Walsh to vote on behalf of absent Commissioner Llewellyn on this matter.

Application for variance to reduce front yard setback from 40 feet to 33.5 feet and reduce side yard setback from 10ft/30ft to 10ft/28ft for addition to home at 8 Chaffee Lane, R30-OS zone. Staff requests this matter be opened and immediately continued to the July 19, 2021 meeting so the applicant can complete the notice requirements.

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

VOTED: To continue the David Stromberg public hearing to July 19, 2021.

MINUTES

Meeting Minutes

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

VOTED: To approve the May 17, 2021 Zoning Board of Appeals meeting minutes.

OTHER

Chair Schoenhorn suggested the Board discuss the proposed Affordable Housing Plan as it relates to the Zoning Board of Appeals at the July meeting.

The meeting adjourned at 7:31 p.m.

SJM