

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS

October 18, 2021

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

Present in the Development Conference Room were Town Planner Rutherford and Clerk Michaud. All others were present online.

Chair Schoenhorn appointed Alternate Commissioner Marsh to vote in place of absent Commissioner Phillips and Alternate Commissioner Brockelman to vote in place of absent Commissioner Llewellyn.

Secretary Callahan read the legal notice into the record.

**PUBLIC HEARING**

**Robert Schechinger – 119 Coppermine Road**

Application for variance to reduce rear yard setback from 20 feet to 16 feet and side yard setback from 20 feet to 3 feet to construct parking area at 119 Coppermine Road, R40 zone. Mr. Schechinger represented the Farmington Land Trust, owner of the property. The subject property is bordered on three sides by Farmington Land Trust property. In connection with their plan to use the former home as the new location of their philanthropic and charitable organization office, he presented a plan to provide parking. The proposed area is closest to the entry to the building. On the opposite side of the building is the area of the existing septic system/leaching fields. The six parking spaces close to the southern and western property lines are proposed gravel and the parking spaces closest to the building are proposed bituminous pavement. Mr. Schechinger reviewed the regulation that requires minimum twenty-foot parking setback from the property lines. The Commissioners asked for confirmation the number of spaces are necessary for the proposed use of the site. Mr. Schechinger responded yes. Commissioners also asked about existing and proposed trees, traffic impact at the intersection with West District Road, confirmation of the use of the site and if they have submitted the special permit and site plan application. Mr. Schechinger confirmed the primary use is the Farmington Land Trust office and an educational space for their staff. Regarding existing trees, they will save as many healthy trees as possible and have plans to plant additional trees.

Timothy Smith, 126 Main Street, spoke in support of the application.

Evan Cowles, Farmington Land Trust Vice President, spoke in support of the application. The Land Trust looked into a lot line adjustment, but their attorney advised against this due to the stipulations / encumbrances in place on the adjacent property.

The public hearing closed at 7:27 p.m.

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

VOTED: To approve the Robert Schechinger application for variance to reduce rear yard setback from 20 feet to 16 feet and side yard setback from 20 feet to 3 feet to construct parking area at 119 Coppermine

Road, R40 zone, as presented and on file in the Planning Office with the condition that the variances do not become effective until the special permit is granted by the Town Plan and Zoning Commission for the charitable and philanthropic use of the site.

Members voting in favor of the application agreed the applicant had sufficiently demonstrated a hardship with the encumbrances of the subject site and adjacent property also owned by the Land Trust.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the September 20, 2021 Zoning Board of Appeals meeting minutes.

The meeting adjourned at 7:34 p.m.

*SJM*

DRAFT