

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

September 19, 2022

Present for the online web conference meeting was Chair Callahan, Commissioners Cloud, Nadim, Schoenhorn, Walsh and Alternate Commissioner Marsh. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

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

Alternate Commissioner Marsh was appointed to vote in place of absent Commissioner Llewellyn.

Secretary Schoenhorn read the legal notice into the record.

PUBLIC HEARING

Christopher McKaig – 106 Red Oak Hill Road

Application for special exception to expand nonconforming attached garage located at 106 Red Oak Hill Road, R30 zone. Mr. McKaig commented he would like to replace and expand his garage. Photos of the existing garage with small cones were provided to show the extent of the expansion proposed, and the front property line. Assistant Town Planner Daigle provided further clarification of the proposed expansion. The survey shows the septic system behind the home limiting the ability to expand the garage toward the rear yard. Most of the existing home and garage are located within the front yard setback and the garage front wall will still be located further back from the front property line than the existing home. There was a brief discussion about the difference between a request for special exception versus a variance request. Assistant Town Planner Daigle provided clarification. Members asked for confirmation the existing garage will be removed as part of this project and replaced with a new larger structure. Mr. McKaig responded yes. The applicant was asked if he spoke with his immediate neighbors and if there were concerns. Mr. McKaig responded yes, and they had no concerns.

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

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

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

VOTED: To approve the Christopher McKaig application for special exception to expand nonconforming attached garage located at 106 Red Oak Hill Road, R30 zone as presented and on file in the Planning Office.

Corlis Archer-Goode – 261 Old Mountain Road

Application for variance to reduce front yard setback from 50 feet to 44 feet for garage expansion located at 261 Old Mountain Road, R80 zone. Ms. Archer-Goode presented her request to add onto an existing two-car garage. A small portion/corner of the addition will encroach into the front yard setback. She is not able to add onto the rear of the garage because of an existing pool directly behind the garage. In

addition, her septic system and curtain drains are located behind the house. Assistant Town Planner Daigle reviewed the property survey and an aerial map to provide clarification of the proposal and demonstrate how the home is situated on the property. Commissioners asked for clarification on what the garage looks like and for the use of the additional space. Ms. Archer-Goode responded she has a third vehicle and would like to park it in the garage and out of the elements.

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

The public hearing closed at 7:26 p.m.

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

VOTED: To approve the Corlis Archer-Goode application for variance to reduce front yard setback from 50 feet to 44 feet for garage expansion located at 261 Old Mountain Road, R80 zone as presented and on file in the Planning Office.

Members voting in favor of the variance application felt the application demonstrated sufficient hardship and that the expansion is for a small encroachment into the front yard setback.

MINUTES

Meeting Minutes

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

VOTED: To approve the August 1, 2022 Zoning Board of Appeals special meeting minutes with the following edit to line 5 under Inspired by Opportunity LLC: replace “existing” with “exit”.

The meeting adjourned at 7:30 p.m. (Nadim/Cloud)

SJM