

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

February 21, 2023

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

**PUBLIC HEARING**

**Bob & Julie Thureson – 36 Perry Street**

Alternate Commissioner Healey was appointed to participate in place of absent Commissioner Llewellyn.

Application for variance to increase height of detached garage from 15' to 17.25' as measured from larger dormers for property located at 36 Perry Street, R9 zone. This matter was continued from the January 17, 2023 meeting. Mr. Thureson stated they would like to have large dormers on the detached garage to allow for storage above the garage bay. Photos of the yard show they have poured the floor which is located in a conforming location. Their contractor, Timothy Corlett, explained the variance request is for the height of the detached garage. The overall height is measured differently because of the large dormers. Board members asked general clarifying questions about how the height is measured. Assistant Town Planner Daigle used the plan submitted to demonstrate how height is measured. The Board asked the homeowners for confirmation the space above the garage will only be used for storage. Mr. & Mrs. Thureson responded the space will only be used for storage.

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

Due to an error with the web link information on the posted agenda, the Board will not vote until the March 20, 2023 meeting, to allow for public comment to be received at the March meeting.

**Lei Jin – 70 Alpine Drive**

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

Application for variance to locate shed in other than required yard for property located at 70 Alpine Drive, R40 O.S. zone. Assistant Town Planner Daigle provided a summary of the variance request using the site plan to show the location of the shed installed at 70 Alpine Drive. The site plan also showed the area an accessory structure is required to be located on a corner lot per the zoning regulations. The shed was installed south of Dunstable Close just outside the 25 foot setback line and outside the rain garden. Mr. Jin stated he was not aware he needed approval to install a shed but that he chose this location for convenience and proximity to his garage and driveway, privacy to help block the view from his back yard and safety because the shed will prevent his young kids from going into the pond behind the shed. The Board members asked for confirmation of hardship.

The public hearing closed at 7:39 p.m.

Due to an error with the web link information on the posted agenda, the Board will not vote until the March 20, 2023 meeting, to allow for public comment to be received at the March meeting.

**Michal and Marlena Karczewski – 24 Hickory Lane**

Alternate Commissioner Wiener was appointed to participate in place of absent Commissioner Llewellyn.

Application for variance to reduce front yard setback from 40' to 31' for addition to existing home located at 24 Hickory Lane, R20 zone. Assistant Town Planner Daigle explained this matter is to be continued because the application did not meet all notice requirements by their deadline.

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

VOTED: To continue this public hearing to the March 20, 2023 Zoning Board of Appeals meeting.

## **MINUTES**

### **Meeting Minutes**

Upon a motion made and seconded (Wiener/Cloud) it was unanimously

VOTED: To approve the January 17, 2023 Zoning Board of Appeals meeting minutes with the addition on Page 2 appointing Alternate Commissioner Marsh to vote on behalf of absent Commissioner Nadim.

## **PLANNER'S REPORT**

### **In-Person Meetings**

Assistant Town Planner Daigle stated a couple Commissioners expressed an interest in returning to in-person meetings. He commented all Commissioners, barring illness or other unavoidable issue, would be expected to participate in-person. The hybrid option would be made available for the public, applicants and Commissioner illness. In-person meetings would not be able to begin until April, due to the continuance of applications to March and a potential conflict with the Town Council. Three members agreed returning to in-person would be good but they had various conflicts and would not be able to participate until June/July. This discussion will continue at the March 20, 2023 meeting.

### **61 Ely Road**

Chairman Schoenhorn requested an update on the process of the 61 Ely Rd. application with TPZ. The Town Plan & Zoning Commission has continued this public hearing to February 27, 2023 so that the property owner can submit a complete restoration plan and arborist report. General comments were made about the overall process and length of response time of the property owner to comply with the Boards decision. At the last meeting Town Planner Rutherford explained the Town always works with the property owners as long as they are responsive and actively work to move forward to bring their property into compliance with the zoning regulations. Chair Schoenhorn recommended sending correspondence to the Town Plan & Zoning Commission expressing dissatisfaction with the property owner's compliance the Board's decision.

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

VOTED: 5 in favor (Schoenhorn, Cloud, Nadim, Walsh, Wiener) to 1 abstention (Callahan) to send a memo to the Town Plan & Zoning Commission expressing dissatisfaction with the lack of property owner's compliance with the Zoning Board of Appeals decision dated November 14, 2022.

The meeting adjourned at 8:12 p.m.

*SJM*