

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

March 20, 2023

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

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

Secretary Callahan read the legal notice into the record.

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

VOTED: To move Old Business to the top of the agenda.

OLD BUSINESS

Bob & Julie Thureson – 36 Perry Street

Alternate Commissioner Marsh was appointed to participate in place of absent Commissioner Walsh and Alternate Commissioner Healey was appointed to participate in place of absent Commissioner Cloud.

Application for variance to increase height of detached garage from 15' to 17.25' as measured from the dormers for property located at 36 Perry Street, R9 zone. The hearing was closed February 21, 2023 but not voted on due to an error with the web link information on the posted agenda to allow for public comment. No public comment has been submitted in writing and no one was present online from the public.

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

VOTED: 5 in favor, 1 abstention (Llewellyn) to Approve the Bob and Julie Thureson application for variance to increase in height of a detached garage from 15' to 17.25' as measured from the dormers for property located at 36 Perry Street, R9 zone as presented and on file in the Planning Office with the following conditions:

1. There shall be no plumbing installed in the detached garage; and
2. The detached garage shall not be used as an accessory apartment.

Lei Jin – 70 Alpine Drive

Alternate Commissioner Marsh was appointed to participate in place of absent Commissioner Walsh and Alternate Commissioner Healey was appointed to participate in place of absent Commissioner Cloud.

Application for variance to locate shed in other than required yard for property located at 70 Alpine Drive, R40 O.S. zone. The hearing was closed February 21, 2023 but not voted on due to an error with the web link information on the posted agenda to allow for public comment. No public comment has been submitted in writing and no one was present online from the public.

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

VOTED: 0 in favor to 5 opposed (Schoenhorn, Callahan, Healey, Marsh, Nadim) to approve the Lei Jin application for variance to locate shed in other than required yard for property located at 70 Alpine Drive, R40 O.S. zone. The motion failed and the application is denied.

Members voting in opposition of the application felt the applicant did not provide sufficient hardship for the requested location of the shed.

PUBLIC HEARING

Michal and Marlena Karczewski – 24 Hickory Lane

Michal and Marlena Karczewski application for variance to reduce front yard setback from 40' to 31' for 9'x 12' addition to existing home located at 24 Hickory Lane in an R20 Zone. Continued from the February 21, 2023 meeting. Mr. Karczewski explained his request to add a small front entry addition to his house for a vestibule/mudroom area in hopes of reducing heat loss during the winter months. The Board asked how this position of the house compared to other homes in the neighborhood. Assistant Town Planner Daigle used mapping available to clarify, describing the location. Photos were also presented for clarification of the project. General discussion included confirmation the entire home is being renovated and the hardship is there is no other place to add this vestibule to provide energy efficiency for the home. No written correspondence has been received by staff for this application. This home was constructed in 1951 and the existing garage extends four feet into the front yard setback.

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

The public hearing closed at 7:25 p.m.

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

VOTED: To approve the Michal and Marlena Karczewski application for variance to reduce front yard setback from 40' to 31' for addition to existing home located at 24 Hickory Lane in an R20 Zone as presented and on file in the Planning Office.

Members voting in favor of the application felt sufficient hardship had been demonstrated and would have no adverse impacts to the neighborhood.

Mathew and Allison Langille – 3 Newcastle Place

Mathew and Allison Langille application for variance to locate shed in other than required yard for property located at 3 Newcastle Place, R40 C zone. Mr. Langille presented his request describing the topography of his backyard. He stated it would be very difficult to get a shed up the slope. The only flat area is in the side yard as shown in photos and on the site plan. Mr. Langille proposes landscaping along the shed to screen the view from the street. In reviewing various photos of the property the members asked for confirmation that the shed has already been installed. Mr. Langille yes, when he found out about the zoning regulation requirements for the location of a shed he submitted an application in an effort to seek approval for the location. The topography of the rear yard and drainage are the reasons Mr. Langille chose the location five feet off the side lot line.

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

The public hearing was closed at 7:48 p.m.

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

VOTED: To approve the Mathew and Allison Langille application for variance to locate shed in other than required yard for property located at 3 Newcastle Place, R40 C zone as presented and on file in the Planning Office.

Members voting in favor of the application felt the applicant demonstrated sufficient hardship.

MINUTES

Meeting Minutes

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

VOTED: To approve the February 21, 2023 Zoning Board of Appeals meeting minutes.

PLANNER'S REPORT

No Planner's Report.

Upon a motion made and seconded (Marsh/Healey) it was unanimously

VOTED: To add Public Comment to the agenda.

PUBLIC COMMENT

70 Alpine Drive

Ruide Lin at 70 Alpine Drive asked to comment further on their application. She commented that one reason for the location of the shed is to store their snowblower and if they have to move it further into the yard it will not be convenient. They are also planning to plant around the shed for screening and the neighbors they have talked to about their application have expressed their support. Lei Jin stated their young children feel safer in the yard with the shed in its current location. Chair Schoenhorn explained reasons why variances are granted using some of tonight's applications as examples. The Board does not have the legal authority to reconsider their vote, but they can re-apply but they do not have to hear substantially the same application for six months.

The meeting was adjourned at 8:03 p.m. (Callahan/Nadim)

SJM