

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

September 18, 2023

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

Present in the Council Chambers were all Commission Members, Assistant Town Planner Daigle and Clerk Michaud. Alternate Commissioner Healy was present online.

Secretary Callahan read the legal notice into the record.

**PUBLIC HEARING**

**Green Earth Roofing Solutions LLC – 227 Talcott Notch Road**

Application for variance to locate ground mounted solar array in other than required yard for property located at 227 Talcott Notch Road, R80 zone. Christopher Scyocurka, project developer, stated the homeowner would like to install a 21kw ground mounted solar system along their side yard. The site plan presented showed the proposed location north of the house and over 50 feet from the side property line along Northington Way. Mr. Scyocurka added this is a simple solar array for a residential property and then provided hand drawn sketches to demonstrate proposed screening from the public and private roadway. Commissioners asked for clarification regarding location and hardship. Mr. Scyocurka responded the proposed array is 80 feet long and 10 feet from top to bottom and the location proposed provides optimal solar exposure. If located where the zoning regulations allow trees within the upland review area of a wetland/watercourse would need to be removed requiring an Inland Wetlands permit. The Commissioners asked if the array tilts or oscillates. Mr. Scyocurka responded no, the panels are fixed to the framework and do not move. The hardship stated by Mr. Scyocurka was that installing in any other location will not provide the yield/benefit of solar energy for the home. The applicant was asked if the array could be reduced in size or altered in some way to minimize the overall length. Mr. Scyocurka explained the effects of shadowing of the panels and the separation required. Laura Scyocurka stated the septic system and leaching fields are also located behind the house. The site plan showing the location was provided for clarification. Mr. Scyocurka added trenching from the solar array to the home is part of the project for electric connection.

**Written Correspondence in Favor:**

Margaret Heiner and Oliver Tostmann, 29 Mountain Spring Road, submitted written correspondence in favor of the application.

**In-Person Public Comment-Opposition:**

Ronald Faibusch, 241 Talcott Notch Road, spoke in opposition to the application.

Gary Grzywinski, 19 Aqueduct Lane, spoke in opposition to the application.

JR Cody, 7 Copper Beech Lane, spoke in opposition to the application.

Jack Stanland, 11 Copper Beech Lane, spoke in opposition to the application.

Peter Coyne, 2 Northington Way, spoke in opposition to the application.

On-Line Public Comment-Opposition:

Deborah Braam, 131 Mountain Spring Road, spoke in opposition to the application.

Kerry Coyne, 2 Northington Way, spoke in opposition to the application.

Written Correspondence-Opposition:

JR Cody, 7 Copper Beech Lane, wrote in opposition to the application.

Jessica and Stephen Davis, 267 Talcott Notch Road, wrote in opposition to the application.

Hal and Alison Granger, 187 and 199 Mountain Spring Road, wrote in opposition to the application.

Jim McLaughlin, 181 Talcott Notch Road, wrote in opposition to the application.

Kerry Coyne, 2 Northington Way, wrote in opposition to the application.

John Senese, 222 Talcott Notch Road, wrote in opposition to the application.

In response to public comment Mr. Scyocurka stated he understands the concerns and their intention is not to detract from the neighborhood or property values.

The public hearing closed at 8:50 p.m.

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

VOTED: 0 to 5 opposed to approve the Green Earth Roofing Solutions LLC application for variance to locate ground mounted solar array in other than required yard for a corner lot located at 227 Talcott Notch Road, R80 zone. The motion failed and the application was denied.

Members voting in opposition of the application felt the applicant did not demonstrate sufficient hardship and that other location and size of array options had not been explored.

Commissioners took a break from 8:54 p.m. to 8:59 p.m.

Barry S. Hanenbaum – 96 Farmington Avenue

Application for variance to locate detached garage in other than required yard for property located at 96 Farmington Avenue, R9OG zone. Mr. Hanenbaum provided history of flooding in his basement garage and provided photos. The existing basement garage is below street level on Beech Street. Years ago the Town made improvements to area drainage but the frequency and intensity of storm events continue to flood his basement garage and basement. He proposes to close off the basement completely and bring in fill, grade to the street to match existing lawn area and then to construct a detached garage in line with the house. The garage will be located on Beech Street and set back as far as the house. One large tree will need to be removed. Assistant Town Planner Daigle used mapping to clarify the location allowed by the zoning regulations for accessory structures.

In-Person Public Comment:

Dennis Evans, 4 Beech Street, spoke in support of the application.

On-Line Public Comment:

Ben Krynick, 90 Farmington Avenue, spoke in support of the application.

The public hearing was closed at 9:15 p.m.

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

VOTED: To approve the Barry S. Hanenbaum application for variance to locate detached garage in other than required yard for property located at 96 Farmington Avenue, R9OG zone as presented and on file in the Planning Office.

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

**PLANNER'S REPORT**

No Planner's Report.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the March 20, 2023 Zoning Board of Appeals meeting minutes.

The meeting was adjourned at 9:18 p.m.

*SJM*