

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

November 13, 2023

Present for the hybrid meeting was Chair Schoenhorn, Commissioners Callahan, Cloud, Walsh and Alternate Commissioner Marsh. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:01 p.m.

Present in the Council Chambers were Commissioners Schoenhorn and Walsh, Assistant Town Planner Daigle and Clerk Michaud. All other Commissioners were present online.

Secretary Callahan read the legal notice into the record.

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

**PUBLIC HEARING**

Lei Jin – 70 Alpine Drive

Application for variance to locate accessory structure in other than required yard for property located at 70 Alpine Drive, R400.S. zone. Assistant Town Planner Daigle was asked to summarize the prior application submitted by Mr. Jin. He stated the prior application was heard March 20, 2023. The property owner was not aware of the zoning regulations and the requirement for a building permit. Once he discovered the requirement to obtain a building permit, he applied online. After the planning office reviewed the location, the property owner was informed the structure was installed in a non-conforming location. Mr. Jin applied for a variance for the location and in March 2023 was denied for failure to demonstrate hardship. Mr. Jin was required to wait six (6) months to reapply for a variance in accordance with Connecticut General Statutes. As part of this new application, Mr. Jin has provided more information and hardship. In addition, he has offered to install screening in the form of evergreen trees or a fence. Mr. Jin explained he and his wife are first time homeowners and have a lot to learn. He explained the hardship to preserve the limited treed buffer between his property and the home behind the trees. Photos were provided for clarification of the view and limited treed buffer. In addition, Mr. Jin stated the limited forested area of the back yard is sloped and would not be a suitable area to install a shed. Finally, Mr. Jin explained an existing sprinkler system in the back yard would need to be dug up and rearranged around a shed if it were to be located where the regulations require. Mr. Jin stated the foundation of the shed is four feet lower than the road and that planting trees or installing a fence will screen most of the shed from view. Mr. Jin proposed to install evergreen plantings along Dunstable Close to visually obscure the shed from the road.

On-Line Public Comment:

Rakesh Kansara, 74 Alpine Drive, spoke in support of the application adding he did not mind if no evergreen trees were planted. If trees are required then he asked that something that does not grow too tall is planted.

Written Correspondence:

Alicia Bloom, 81 Alpine Drive, submitted a letter in support of the application dated October 20, 2023.

Vaibhav Kalia and Dr. Toshita Kumar, 62 Alpine Drive, submitted a letter in support of the application dated October 20, 2023.

Joemice Kallely and Cisa Kurian, 66 Alpine Drive, submitted a letter in support of the application dated October 20, 2023.

The Commission asked Mr. Jin to confirm the intention to plant a minimum of four-foot-tall evergreen trees (arborvitae or similar tree). Mr. Jin responded yes, and that he intends to keep the height trimmed so they do not tower over the shed.

The public hearing was closed at 7:36 p.m.

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

VOTED: To approve the Lei Jin application for variance to locate accessory structure in other than required yard for property located at 70 Alpine Drive, R400.S. zone as presented and on file in the Planning Office, with the condition of approval that arborvitae or an approved evergreen alternative is to be planted as presented on the plan. The arborvitae shall be planted up to 6 feet on center, with a minimum planting height of 4 feet.

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

## **NEW BUSINESS**

### **2024 Meeting Schedule**

Assistant Town Planner Daigle presented the proposed 2024 meeting schedule.

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

VOTED: To adopt the Zoning Board of Appeals 2024 meeting schedule as presented.

## **PLANNER'S REPORT**

### **Commissioner Training Requirement**

Assistant Town Planner Daigle stated CGS 8-4c requires 4 hours of land use training for all commissioners every 4 years. The training is currently scheduled for the first Town Plan and Zoning Commission meeting on Monday January 8th at 7pm at Farmington Town Hall Council Chambers and will be broadcast via Zoom. The training will be recorded for those who are unable to attend live. Certification of completion of training is required to be submitted to the Town Council by March 1, 2024.

## **MINUTES**

### **Meeting Minutes**

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

VOTED: To approve the September 18, 2023 Zoning Board of Appeals meeting minutes.

The meeting was adjourned at 7:47 p.m. (Walsh/Callahan)

*SJM*