

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

December 18, 2023

Present for the hybrid meeting was Chair Schoenhorn, Commissioners Callahan, Cloud, Nadim and Alternate Commissioner Healy (at 7:14pm). 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 Commissioners Schoenhorn, Callahan, Nadim and Healy, Assistant Town Planner Daigle and Clerk Michaud. Commissioner Cloud was present online.

Secretary Callahan read the legal notice into the record.

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

PUBLIC HEARING

Isabelle Endicott & Raymond Cosker – 1 Extension Street

Application for variance to reduce front yard setback from 40 feet to 25 feet and to reduce side yard setback from 20 feet to 12 feet for the addition of a garage and breezeway located at 1 Extension Street, R20 zone. Ms. Endicott explained the site constraints that limit the direction they are able to expand their home. The septic tank and leaching fields are directly behind their home and there is a 3:1 slope in the back yard to Roaring Brook. The existing home location is non-conforming, but the proposed addition is set back further than the front wall of the existing home. The Board members asked clarifying questions regarding the proposal as it related to the existing home and fence shown in photographs. The applicant was asked to confirm for the record the required notices were mailed, and the sign was posted. Ms. Endicott confirmed. It was noted that Commissioner Cloud was experiencing technical difficulties online, but Alternate Commissioner Healy arrived at 7:14 pm at which time he was appointed to vote on behalf of absent Commissioner Llewellyn. Assistant Commissioner Daigle explained the scope of the application for Commissioner Healy. The Board members asked for clarification on the hardship. Ms. Endicott responded the septic system and leaching fields, in addition to the topography of the back yard.

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

The public hearing closed at 7:19 p.m.

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

VOTED: 4 in favor (Callahan, Healy, Nadim, Schoenhorn), 1 abstention (Cloud) to approve the Isabelle Endicott & Raymond Cosker application for variance to reduce front yard setback from 40 feet to 25 feet and to reduce side yard setback from 20 feet to 12 feet for the addition of a garage and breezeway located at 1 Extension Street, R20 zone, as presented and on file in the Planning Office.

Members voting in favor of the application felt the applicant demonstrated sufficient hardship and the proposed expansion would not alter the character of the neighborhood.

PLANNER'S REPORT

January 16, 2024 Meeting

Staff has received an application for an Appeal from ZEO Order which will be heard at the January 16, 2024 meeting.

Commissioner Training Requirement

Assistant Town Planner Daigle reminded the Board 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.

Zoning Board of Appeals

Commissioner Healy thanked everyone for their service and their guidance through his time on the Board. Outgoing Commissioners Healy, Llewellyn, Nadim and Marsh were recognized and thanked for their service on the Board.

MINUTES

Meeting Minutes

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

VOTED: 3 in favor (Callahan, Healy, Schoenhorn), 2 abstentions (Cloud, Nadim) to approve the November 13, 2023 Zoning Board of Appeals meeting minutes.

The meeting was adjourned at 7:27 p.m. (Healy/Callahan)

SJM