

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

April 16, 2024

Present for the online web conference were Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Walsh and Alternate Commissioners Dess-Santoro, Mastrobattista. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

Assistant Town Planner Daigle, Clerk Michaud and Commissioners were present in the Council Chambers.

Commissioner Grady Benson was present as an attendee in her capacity as Chair of the Land Trust. The Land Trust owns property abutting 161 Talcott Notch Road.

Alternate Commissioner Mastrobattista was appointed to participate in place of Commissioner Grady Benson.

**PUBLIC HEARING**

**R. Pelton Builders – 161 Talcott Notch Road**

Application for variance to locate a ground mounted solar array in other than the required yard at 161 Talcott Notch Road, R80 zone. Continued from March 26, 2024. Thomas Kenney, Eco Smart Home Services, stated he was able to obtain additional technical information as requested by the Commissioners. Photos of the roof/ceiling structure showed exposed rafters inside the living spaces in the home. Mr. Kenney presented a spec sheet for the roof brackets used to install a roof system that are placed under shingles and attached to rafters. Additional information from their technical team stated the span between rafters would not support the weight for the number of panels needed to meet the electrical demand of this home. There was conversation regarding where conduit would be installed and due to the lack of attic space it would either run inside along the exposed beams or outside the house. Commissioners asked for clarification regarding the location of outdoor units/inverter. Mr. Kenney was asked if the ground mounted array were placed in a conforming location, would mature trees need to be removed and would there be a disruption of wetlands. Mr. Kenney responded yes. This led into the explanation of the shade analysis provided for a roof mounted array and for a ground mounted array. The analysis demonstrated the ground mounted array has a higher percentage of solar access than the roof mounted array. Jan Damkjaer, homeowner, confirmed a number of mature trees would need to be removed to place the ground mounted array to a conforming location and that the style of roof on his home cannot support a roof mounted system. Kimberly Haidinger, homeowner, expressed concern with the number of mature trees and the wetlands within the upland review area that would be required to be removed in order to place the ground mounted array in a conforming location.

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

The public hearing closed at 7:31 p.m.

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

VOTED: To approve the R. Pelton Builders Inc. application for variance to locate a ground mounted solar array in other than the required yard at 161 Talcott Notch Road, R80 zone as presented and on file in the Planning Office.

The Commissioners agrees the applicant sufficiently demonstrated a hardship and that locating the ground mounted array in a conforming location would require the removal of a significant number of mature trees, possible impact to adjacent wetlands and that the style of roof and construction of the home cannot support a roof mounted solar array.

## **MINUTES**

### Meeting Minutes

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

VOTED: To approve the March 26, 2024 Zoning Board of Appeals special meeting minutes.

The meeting was adjourned at 7:38 p.m. (Cloud/Gemski)

*SJM*