

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

October 15, 2024

Present for the online web conference were Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Grady-Benson, Walsh and Alternate Commissioners Dess-Santoro, Mastrobattista and Subramanian. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:02 p.m.

Assistant Town Planner Daigle, Clerk Michaud and Commissioners were present in the Council Chambers. Commissioners Cloud, Grady-Benson and Alternate Commissioner Subramanian were present online.

PUBLIC HEARING

Halaree Monnerat – 2 Twin Ponds Road

Application for variance to locate shed in other than the required yard for single-family residence located at 2 Twin Ponds Road, R40 zone. Chair Schoenhorn asked Assistant Town Planner Daigle to confirm that although the initial application received was deficient and that since its submission the applicant has provided additional information as requested. Assistant Town Planner Daigle responded yes, and that the information was provided in the Agenda Review dated October 9, 2024. Ms. Monnerat stated she has a very small backyard and that she would like to install a 10' x 14' shed at the end of her driveway to store a lawn mower and snowblower. Assistant Town Planner Daigle used mapping and photos to clarify the proposed location of the shed, the existing backyard and the area of the conservation easement and wetlands on the property. Commissioners asked clarifying questions about the backyard. Ms. Monnerat stated she has existing garden beds, a playscape, soccer net and deck in the permitted area shown on the "Allowed Area" map. When asked why she could not place the shed in the allowed area, Ms. Monnerat responded she wants to leave the area open for her son to run around and play in the backyard. Commissioners commented about roof runoff from the proposed shed, the swale along Coppermine Road and site drainage in general.

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

The public hearing closed at 7:32 p.m.

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

VOTED: 0 in favor to 6 opposed to approve the Halaree Monnerat application for variance to locate shed in other than the required yard for single-family residence located at 2 Twin Ponds Road, R40 zone as presented and on file in the Planning Office with the condition shed is no closer than 42 feet to Coppermine Road.

The motion failed and the variance is denied.

The Commissioners agreed the applicant did not sufficiently demonstrate a hardship.

MINUTES

Meeting Minutes

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

VOTED: To approve the September 16, 2024 Zoning Board of Appeals meeting minutes.

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

SJM

DRAFT