

**TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING MINUTES**

June 17, 2019

Present were Chair Callahan, Commissioners Carrier, Llewellyn, Perry, Phillips, Schoenhorn and Alternate Commissioners Forster and Zoning Enforcement/Development Specialist and Clerk. Chair Callahan opened the meeting at 7:00 p.m.

Secretary Schoenhorn read the legal notice into the record.

PUBLIC HEARING

Sheila Llewellyn – 116 Town Farm Road

Commissioner Llewellyn recused himself from this matter and Alternate Commissioner Forster was appointed to vote in his place.

Application for variance to reduce side yard setback from 10 feet to 8 feet for construction of deck at 116 Town Farm Road, R40 zone. Mrs. Llewellyn stated they are seeking a side yard variance so that they can expand their deck along the back of their house. There is an existing six-foot privacy fence along the side yard property line so the deck will be screened from the adjacent neighbor. A photo of the existing deck and fence were submitted by the applicant for review. The Commissioners asked clarifying questions

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

The public hearing was closed at 7:05 p.m.

Upon a motion made and seconded (Shoenhorn/Perry) it was unanimously

VOTED: To approve the Sheila Llewellyn application for variance to reduce side yard setback from 10 feet to 8 feet for construction of deck at 116 Town Farm Road, R40 zone as presented and on file in the Planning Office.

Hayes Kaufman Farmington Associates LLC – 838 and 850 Farmington Avenue

Variance to increase lot coverage 1,070 sq. ft. for ADA parking lot improvements for property located at 838 and 850 Farmington Avenue, B1 zone. Attorney Christian Hoheb introduced the application and explained the new property owner is proposing to make some site improvements; including some regrading of the handicap parking spaces to comply with the ADA. The parking spaces and walkways would be brought into compliance. Patrick O’Leary, VHB, reviewed the existing site conditions and the five ADA parking spaces that are non-compliant regarding grade and sidewalks leading to the building. Improvements also included redirecting people from walking directly down the sidewalk and across the entrance to the site. A handout of existing conditions and proposed site plan were provided to the Commissioners. The Commission asked about the impact of increased impervious surfaces to storm water runoff/drainage pattern. A lengthy discussion ensued regarding stormwater and using pervious surfaces.

At 7:39 Attorney Hoheb stated the applicant is withdrawing their application. They will look at the site again and submit a site plan application to the Town Plan & Zoning Commission for their consideration. The Commission recommended the applicant keep the coverage the same.

MINUTES

Upon a motion made and seconded (Carrier/Llewellyn) it was unanimously

VOTED: To approve the March 18, 2019 meeting minutes.

The meeting adjourned at 7:43 p.m.

SJM