

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
PUBLIC AND REGULAR MINUTES

January 20, 2015

Present were Chairman Mazzochi and Commissioners Callahan, Llewellyn and Alternate Commissioner Palumbo and Assistant Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:30 p.m.

Chairman Mazzochi explained the process of the meeting. Alternate Commissioner Palumbo was appointed to vote on behalf of Commissioner Carrier.

Acting Secretary Callahan read the legal notice into the record.

PUBLIC HEARINGS

Miss Porter's School – Lot 10 Mountain Road

Acting Secretary read correspondence in favor of the application from the Hill-Stead Museum dated January 16, 2015, Doug Pelham, 46 Mountain Road and J.P. van Rooy, dated January 12, 2015 into the record.

Request for variances to allow parking area within front yard and within 20 feet of side yard for improvements to athletic fields located at Lot 10 Mountain Road (adjacent to 34 Mountain Road), R20 zone. Michael Bergin, CFO & COO, Miss Porter's School, spoke about the school's history and its commitment to investing in the athletic program. Katie Bradley, Director of Campus Planning and Design for Miss Porter's School, stated their goal is to improve the playability of the playing field. The field size is determined by the NCAA and in order to provide more room for parking the playing field has been moved back thirty feet. The parking area will provide seventeen spaces and two ADA compliant spaces. Ms. Bradley presented the small bathhouse at the far end of the parking area and then clarified the portion of the new parking area that requires a variance. She stated she spoke with abutters and they are all in support of this project. Ken Costello, SMRT, stated the size of the field and the grade of the site does not provide them with the ability to keep all of the parking area out of the front and side yard setback areas. Mr. Costello commented the Farmington Historic District Commission approved their application earlier today. Chair Mazzochi asked for more information on the bathhouse. Mr. Costello responded the design mirrors adjacent buildings and will have a cedar shake exterior. The building will contain two unisex restrooms and an area to store grooming equipment for the field.

Mike Cheshire, 22 Mountain Road, spoke in support of the application.

Robert Richer, 48 Mountain Road, stated he is favor of much of the project but had questions and concerns about the material of the field and the effect on his well, drainage and noise from the field.

Alexis Salsedo-Surovov, 25 Carrington Lane, spoke in favor of the parking improvements and expressed concern with drainage.

Mr. Costello explained drainage will be reviewed with the Town Engineering Office and will be presented to the Town Plan & Zoning Commission at a future date. Assistant Town Planner Dolphin added that drainage issues will also be reviewed by the Conservation and Inland Wetlands Commission meeting that was scheduled for January 21st.

The hearing closed at 7:57 p.m.

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

VOTED: To approve the variances requested to allow parking area within front yard and within 20 feet of side yard for improvements to athletic fields located at Lot 10 Mountain Road (adjacent to 34 Mountain Road), R20 zone as presented.

Members voting in favor of the application agreed the plan presented moved the parking area further out of the required yard than the existing parking area. The improvements to comply with NCAA field requirements and provide safe on-site parking was limited by the size and topography of the site.

NEW BUSINESS

No new business.

MINUTES

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

VOTED: To approved the minutes of the December 15, 2014 meeting.

The meeting adjourned at 8:00 p.m.

SJM