

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MINUTES

April 18, 2017

Present were Chair Mazzochi, Commissioners Callahan, Carrier, Giannaros and Perry and Assistant Town Planner and Clerk. Chair Mazzochi opened the meeting at 7:06 p.m.

Chair Mazzochi explained the process of the meeting.

Secretary Carrier read the legal notice into the record.

**PUBLIC HEARINGS**

Dale Chen – 30 Wintonbury Drive

Variance to reduce rear yard setback from 25 ft. to 16 ft. for sunroom addition to house located at 30 Wintonbury Drive, AH zone. Mr. Chen stated he would like to construct a sunroom on the deck behind his house. He needs a variance to do this because the existing deck, which is allowed to encroach into the setback area, is 13 feet from the property line. The proposed sunroom is smaller than the existing deck. Mr. Chen stated the Cornerstone Association has reviewed his project and he has received notice from Kirti Sodani, President of the Cornerstone Association that he can build the sunroom. The email is in the record file. Mr. Chen provided photos of his back yard to show vegetation along his rear property line. The Board members asked clarifying questions on the size of the sunroom in relationship to the existing deck.

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

The public hearing closed at 7:18 p.m.

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

VOTED: To approve the application for variance to reduce rear yard setback from 25 ft. to 16 ft. for sunroom addition to house located at 30 Wintonbury Drive, AH zone as submitted and on file in the Planning Office.

Members voting in favor of the application said the proposed addition will have no adverse impact on the neighborhood.

Neeraj & Jennifer Gupta – 70 Woodpond Road

Variance to reduce side yard setback from 10 ft. to 5 ft. for addition to house located at 70 Woodpond Road, R20 zone. Secretary Carrier read a letter dated April 14, 2017 from William D. Putt, President of the Woodridge Association in support of the project into the record. Mr. Gupta explained they are asking for a side yard variance to add a garage to the front of the existing home at 70 Woodpond Road. The house was constructed at an angle bringing the front corner closer to the property line. Mr. Gupta added the home has been abandoned for about a decade and this addition is part of their plans to restore the home. The Board asked if the proposed work was for development of the site or personal. Mr. Gupta responded this will be his family's home. The Board asked some general clarifying questions. Mr. Gupta also submitted a photograph of the side yard to clarify the area of the proposed addition. They have met with the

neighbor at 64 Woodpond and reviewed the plan with them. The neighbor did not express concerns with the project. The Board members asked for clarification on the proposed addition.

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

The public hearing closed at 7:27 p.m.

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

VOTED: To approve the application for variance to reduce side yard setback from 10 ft. to 5 ft., reducing the side yard aggregate from 30 feet to 23 feet for addition to house located at 70 Woodpond Road, R20 zone as submitted and on file in the Planning Office.

Members voting in favor of the application commented the proposed addition will be a nice improvement to the property and they will be happy to see the house restored.

Christopher Minerly – 75 Lido Road

Variance to reduce side yard setback from 10 ft. to 5 ft. for expansion of deck for property located at 75 Lido Road, R9LG zone. Kathy Minerly explained their existing deck is in need of replacement and they would like to make it four feet wider. This expansion will reduce the side yard setback to five feet. They own the property over the Burlington Town line which is not buildable and the deck is approximately 250 feet from Lido Road.

There were no public comments in favor or in opposition to this application.

The public hearing closed at 7:29 p.m.

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

VOTED: To approve the variance to reduce side yard setback from 10 ft. to 5 ft. for expansion of deck for property located at 75 Lido Road, R9LG zone as presented and on file in the Planning Office.

Member voting in favor of the application noted the proposed deck expansion would have no adverse impact on the neighborhood.

Philip & Joanne Siuta – 7 Chaffee Lane

Variance to locate above ground pool in other than required yard for property located at 7 Chaffee Lane, R30 O.S. zone. Mr. Siuta explained their corner lot and the row of white pines along the property line that would need to be removed to place the pool in the area of the yard required by the zoning regulations. This would remove the natural buffer between his parcel and his neighbor. There is an existing tree line along the rear property line and along Westview Terrace screening the back yard. The proposed location of the pool is in the center of the back yard, 52 feet from the side lot line along Westview Terrace and 50 feet from the opposite side lot line; 53 feet from the rear property line. Mr. Siuta showed the Board photos of the back yard for clarification.

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

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

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

VOTED: To approve the application for variance to locate above ground pool in other than required yard for property located at 7 Chaffee Lane, R30 O.S. zone as per plan submitted and on file in the Planning Office.

Members voting in favor of the application commented the proposed location of the pool would not have an adverse impact on the neighborhood and the back yard has a significant buffer.

### **OTHER BUSINESS**

No Other Business.

### **MINUTES**

#### **March 13, 2017 Minutes**

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

VOTED: To approve the minutes of the March 13, 2017 meetings.

The meeting adjourned at 7:37 p.m.

*SJM*