

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MINUTES

July 24, 2017

Present were Chair Mazzochi, Commissioners Callahan, Giannaros, Llewellyn and Perry and Alternate Commissioners Brockelman and Schoenhorn and Assistant Town Planner and Clerk. Chair Mazzochi opened the meeting at 7:00 p.m.

Chair Mazzochi explained the process of the meeting and appointed Alternate Commissioner Schoenhorn to vote on behalf of Commissioner Carrier.

Chair Mazzochi moved and Commissioner Giannaros seconded to appoint Commissioner Callahan as Acting Secretary. Acting Secretary Callahan read the legal notice into the record.

PUBLIC HEARINGS

Michael Day – 58 Alpine Drive

Application for variance to locate accessory structure (pool house) in other than required yard for property located at 58 Alpine Drive, R40 zone. Mr. Day explained that earlier this year he hired a pool company to install an in-ground pool, fencing and pool house. It was his understanding that the pool company would pull all the necessary permits for the work. After the work was complete he discovered the pool company was not responsible for pulling the necessary permits to install the pool house. Mr. Day further stated the majority of the structure is behind the longest wall to the rear of the house and that it is not very visible from the street. The Board asked if the structure would be visible from adjacent undeveloped lots. Mr. Day responded it may be but that there is a row of trees along their property line. The structure would be virtually impossible to move because of the slope behind it and the pool equipment was installed adjacent to it.

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

The public hearing was closed at 7:10 p.m.

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

VOTED: To approve the application for variance to locate accessory structure (pool house) in other than required yard for property located at 58 Alpine Drive, R40 zone as per plan submitted and on file in the Planning Office.

Members voting in favor of the application commented the location of the pool house would not adversely impact the character of the neighborhood.

Zdzislaw Monko – 15 Bonnie Drive

Application for variance to reduce side yard setback from 10' to 7' 5" for expansion of garage located at 15 Bonnie Drive, R20 zone. Mr. Monko stated that in addition to the expansion of the front of his house which he obtained a variance for in July 2016 he would like to expand his one

car garage. The expansion would be out to the side creating a two-car garage as well as to the rear of the garage for storage space. The Board asked for clarification on the extent of the proposed expansion and if the exterior materials will match the existing house. Mr. Monko reviewed his drawing and said the exterior building materials will match the existing house. Mr. Monko was also asked if he considered reducing the mudroom to minimize the expansion toward the property line. Mr. Monko responded he would have to demolish a concrete floor to accomplish this and he would prefer not to. When asked if he spoke to the adjacent neighbor at 13 Bonnie Drive Mr. Monko responded yes. They have an agreement to plant decorative bushes close to the property line to buffer the view of the expanded garage. In addition, 13 Bonnie Drive has requested that the asphalt not expand closer to the property line than the expanded garage.

Gary Green, 13 Bonnie Drive, confirmed that they have discussed Mr. Monko's plans and that they have agreed to Mr. Monko planting a row of arborvitae to screen the sight of the garage and that Mr. Monko has agreed not to expand the asphalt driveway closer to the property line than the expanded garage.

The public hearing was closed at 7:15 p.m.

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

VOTED: To approve the application for variance to reduce side yard setback from 10' to 7' 5" for expansion of garage located at 15 Bonnie Drive, R20 zone with the following conditions:

1. Additional plantings (arborvitae) shall be planted close to the property line shared with 13 Bonnie Drive to screen the view of the garage; and
2. No asphalt shall be installed extending the driveway closer to 13 Bonnie Drive than the garage addition.

MINUTES

May 15, 2017 Minutes

Alternate Brockelman was appointed to vote for Commissioner Carrier.

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

VOTED: To approve the minutes of the May 15, 2017 meetings.

The meeting adjourned at 7:18 p.m.

SJM