

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

April 17, 2018

Present were Chair Schoenhorn, Commissioners Callahan, Carrier, Llewellyn, Perry and Alternate Commissioners Forester, Levesque and Tucker and Assistant Town Planner and Clerk. Chair Schoenhorn opened the meeting at 7:00 p.m.

Secretary Callahan read the legal notice into the record.

**PUBLIC HEARING**

Juliano's Pools LLC – 6 Wyndham Lane

Chair Schoenhorn appointed Alternate Commissioner Forster to vote on behalf of Commissioner Phillips.

Application for variance to install pool in other than required yard at 6 Wyndham Lane, R40 zone. Eric Levesque, Juliano's Pool, LLC, presented the request to install the inground pool. The homeowner has worked with the Homeowner's Association regarding the location and the pool will be behind the house but is proposed outside the required location for a corner lot to keep the pool as far away from the wetlands as possible.

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

The public hearing was closed at 7:07 p.m.

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

VOTED: To approve the Juliano's Pools LLC application for variance to install pool in other than required yard at 6 Wyndham Lane, R40 zone as presented and on file in the Planning Office.

Members voting in favor of the application felt the proposed location as accepted by the Homeowner's Association would not negatively impact the character of the neighborhood.

Long Horizon Development LLC – Lots 7 & 8 Pond Street

Chair Schoenhorn appointed Alternate Commissioner Levesque to vote on behalf of Commissioner Phillips.

Application for variance to reduce side yard setback from 10 feet to 5 feet for construction of new house at Lots 7&8 Pond Street (adjacent to 17 Pond Street), R9LG zone. George Touponse, Long Horizon Development, owner of these two lots has decided after hiring a soil scientist to flag wetlands on these lots, it is best to combine the two parcels and construct one home instead of two. He explained that the zoning regulations for this zone require a side yard setback of 10% of the frontage, in this case, five feet if he did not combine the lots. Combining the parcels increases the frontage and the side yard setback requirement to ten feet. Mr. Touponse applied

for and was granted a wetland permit from the Inland Wetlands Commission for the proposed house location outside the wetland area because of the topography of the land and the wetlands present on the site. Commissioners asked for clarification on the setback requirements as a single versus combined lot, size and location of the proposed house and wetlands, architectural rendering.

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

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

VOTED: 5 in favor to 1 opposed (Levesque) to approve the Long Horizon Development LLC application for variance to reduce side yard setback from 10 feet to 5 feet for construction of new house at Lots 7&8 Pond Street (adjacent to 17 Pond Street), R9LG zone provided the lots are combined as presented and on file in the Planning Office.

Members voting in favor of the application felt the proposal to retain the five foot side yard setback was appropriate given the fact that if the lot were kept in its current configuration the setback would be permitted.

### **MINUTES**

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

VOTED: To approve the March 19, 2018 meeting minutes.

The meeting adjourned at 7:35 p.m.

*SJM*