

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

May 14, 2018

Present were Acting Chair Callahan, Commissioners Carrier, Llewellyn, Phillips and Alternate Commissioners Forster, Levesque and Assistant Town Planner and Clerk. Acting Chair Callahan opened the meeting at 7:00 p.m.

Acting Secretary Carrier read the legal notice into the record.

Alternate Commissioner Forster was appointed to vote on behalf of Commissioner Perry. Alternate Commissioner Levesque was appointed to vote on behalf Commissioner Schoenhorn.

**PUBLIC HEARING**

**Jack Kemper – 16 Taine Mountain Road**

Acting Secretary Carrier read into the record a letter dated April 27, 2018 from Jeff and Janine Harman, 18 Taine Mountain Road and a letter dated April 27, 2018 from Chris Carello stating they have no objection to these proposed project.

Application for variance to reduce front yard setback from 50 feet to 25 feet for garage addition at 16 Taine Mountain Road, R40 zone. Mr. Kemper presented and described the site plan of 16 Taine Mountain Road for the proposed addition to the front of the house. He explained the existing garage and driveway will be abandoned. The owners of the home would like the garage on the first floor level of the house instead of under the house. The septic system is located behind the house and the lot configuration and position of the house on the lot limit their ability to make improvements to the home and meet the setback requirements of the zone. In addition, 16 Taine Mountain Road is non-conforming regarding frontage along the street for the zone. Mr. Kemper stated the owners will purchase land from 18 Taine Mountain Road to maintain the required side yard setback. The only variance request is to reduce the front yard setback. Architectural features of the proposed additions were provided and will be in keeping with the existing home. Acquiring a portion of 18 Taine Mountain Road will not render the parcel non-conforming. The Board asked clarifying/confirming questions.

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

The public hearing was closed at 7:11 p.m.

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

**VOTED:** To approve the Jack Kemper application for variance to reduce front yard setback from 50 feet to 25 feet for garage addition at 16 Taine Mountain Road, R40 zone as presented and on file in the Planning Office with the condition that the transfer of property between 16 and 18 Taine Mountain Road is filed on the land records prior to submission of the building permit application.

Members voting in favor of this application felt the applicant demonstrated a sufficient hardship and that the proposed additions were in harmony and in character with the neighborhood.

### **PLANNER'S REPORT**

Assistant Town Planner Rutherford stated that she received a suggestion that the notice requirements of applications for consideration by the Zoning Board of Appeals be revised. A copy of the current zoning regulation regarding notice of applications for special permit was provided to the Board. Next steps would be for the Board to forward a recommendation to the Plan & Zoning Commission to amend the zoning regulations to change the Zoning Board of Appeals notice requirements, recommending they be consistent with the notice requirements for the Plan & Zoning Commission special permit applications.

The Board members were polled; Commissioners Carrier, Callahan, Llewellyn, Phillips, Forster and Levesque stated they were in support of forwarding a formal recommendation to the Plan & Zoning Commission to make an amendment to the Zoning Board of Appeals applicant notice requirements.

### **MINUTES**

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

VOTED: To approve the April 17, 2018 meeting minutes.

The meeting adjourned at 7:22 p.m.

*SJM*