

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

June 18, 2018

Present were Chair Schoenhorn, Commissioners Callahan, Perry and Alternate Commissioners 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.

Chair Schoenhorn explained the process of the meeting.

Alternate Commissioner Levesque was appointed to vote on behalf of Commissioner Carrier. Alternate Commissioner Tucker was appointed to vote on behalf Commissioner Phillips.

PUBLIC HEARING

Sudhakar Viswanathan – 7 Hemlock Notch

Application for variance to reduce side yard setback from 10 feet to 1 foot for carport addition at 7 Hemlock Notch, R20 zone. Mr. Viswanathan explained his single family home has an attached one car garage and that he would like to provide a sheltered parking space for a second vehicle. His application proposes an open carport adjacent to the existing garage. The roofline of the existing garage will be extended and supported with posts to create the covered parking area. The finished carport would be approximately one foot from the southerly property line. Mr. Viswanathan stated he discussed the proposal with his southerly neighbor at 5 Hemlock Notch and included correspondence with his application stating this neighbor is in support of the proposed carport. He stated most other homes in the neighborhood have two car garages and that having a single car garage has been an issue for resale of his home. Chair Schoenhorn submitted two photos he took of the site. The Board members asked clarifying questions about the height of the carport at the lowest point; how roof runoff will be diverted from the adjacent property; confirmation of the dimensions of the carport; and that the neighbors pine trees will not be removed. Mr. Viswanathan responded the height at the lowest point would be between 10 and 12 feet; a gutter will be installed along the length of the roofline to divert runoff; the structure will be 10' wide x 20' deep and he does not have plans to remove the neighbor's trees.

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

The public hearing was closed at 7:22 p.m.

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

VOTED: 2 in favor (Callahan/Perry) to 3 opposed to approve the Sudhakar Viswanathan application to reduce side yard setback from 10 feet to 1 foot for carport addition at 7 Hemlock Notch, R20 zone. The motion failed and the application was denied.

Members voting in favor of this application felt the applicant demonstrated a sufficient hardship and that the proposed open carport would have a very low impact to the neighborhood.

Members voting in opposition felt the applicant had not demonstrated sufficient hardship and that the carport would extend too close to the property line.

230 Farmington Avenue LLC

Commissioner Callahan recused himself from this matter.

Variance to reduce side yard setback from 50 feet to 9 feet due to proposed lot line modification at 220 Farmington Avenue, BR zone. Attorney Christian Hoheb represented the applicant. Geoff Sager, 230 Farmington Avenue LLC, provided background information regarding 220 and 230 Farmington Avenue and the general Route 4 area describing the medical uses and how traffic on Route 4 throughout this area has evolved over time. Mr. Sager stated they plan to redevelop 230 Farmington Avenue and have worked with the owners of 220 Farmington Avenue. They propose to swap land providing additional parking for 220 Farmington Avenue and access for them to exit through the 230 Farmington Avenue site taking advantage of the traffic signal for safer passage over Route 4. Attorney Hoheb stated utilizing the traffic light at 230 Farmington Avenue would be beneficial for safer traffic maneuvers into and out of the site. Providing additional parking for 220 Farmington Avenue will also bring them into compliance for parking. Attorney Hoheb commented other medical buildings in the area have reduced setbacks. The proposed land swap is agreeable to both property owners. Kyle Richards, 230 Farmington Avenue, presented the site plan showing the existing and proposed lot lines, existing and proposed access into and out of the site and highlighted the areas of the land swap. Board members asked for clarification on the side yard setback reduction and whether or not the existing curb cut at 220 Farmington Avenue will remain in place. The applicant provided clarification on the proposed side yard setback reduction and stated the site plan modification will also need to be submitted to the Town Plan & Zoning Commission for their review and approval. Ultimately making a change to the curb cut at 220 Farmington Avenue would be determined by the Department of Transportation.

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

The public hearing was closed at 7:55 p.m.

Commissioners voting on this matter were Perry, Schoenhorn, Levesque and Tucker.

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

VOTED: To approve the 230 Farmington Avenue LLC application for variance to reduce side yard setback from 50 feet to 9 feet due to proposed lot line modification at 220 Farmington Avenue, BR zone as submitted and on file in the Planning Office.

Members voting in favor of this application felt the applicant demonstrated sufficient hardship and were in support of the plan to provide improvements for traffic safety.

PLANNER'S REPORT

Assistant Town Planner Rutherford provided an update that the Town Planner is working on an amendment to the Zoning Board of Appeals applicant notice requirements and that it will be presented to the Plan & Zoning Commission for public hearing in the future.

MINUTES

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

VOTED: To approve the May 14, 2018 meeting minutes.

The meeting adjourned at 8:10 p.m.

SJM