TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING MINUTES

November 18, 2019

Present were Chair Callahan, Commissioners Carrier, Phillips, Nadim, Schoenhorn and Alternate Commissioner Marsh (in at 7:28p.m.) and Assistant Town Planner and Clerk. Chair Callahan opened the meeting at 7:01 p.m.

Secretary Schoenhorn read the legal notice into the record.

PUBLIC HEARING

Morin Tree Service LLC – 55 Depot Place

Application for variance to reduce front yard setback from 40 feet to 25 feet for building location and from 40 feet to 15 feet for parking area located at 55 Depot Place, C1 zone (adjacent to 47 Depot Place). Chad Morin, Morin Tree Service LLC, would like to construct a building to house equipment related to his tree service business and to have space to conduct routine service of that equipment as needed. The site will also be used to stockpile product such as logs and woodchips. He has also increased the proposed fence height from six feet to eight feet. In 2015 a variance was granted to reduce the minimum lot area required of a C1 zone parcel. This parcel was the rear portion of 81 Forest Street zoned R20; the Town Plan and Zoning Commission granted a resubdivision of this property separating the two zone into individual parcels. The applicant met with the Town Plan & Zoning Commission on October 7, 2019 and that Commission recommended Mr. Morin seek a variance to locate the proposed building and parking area closer to Depot Place. This will provide additional area for planting to the rear of the property and buffer with the residences to the rear. The Board Members asked general site plan clarifying questions regarding the proposal and the extension of the road. Other questions asked will be addressed by the Town Plan and Zoning Commission.

Heidi Tuttle, 111 Forest Street, asked about uses of the site, lighting, dumpster, hours and location of the building. Mr. Morin spoke to the building and parking location. Ms. Tuttle was informed that her other questions are the purview of the Town Plan and Zoning Commission and it was suggested she attend that public hearing meeting December 9, 2019.

The public hearing was closed at 7:25p.m.

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

VOTED: To approve the Morin Tree Service LLC application for variance to reduce front yard setback from 40 feet to 25 feet for building location and from 40 feet to 15 feet for parking area located at 55 Depot Place, C1 zone (adjacent to 47 Depot Place) as presented and on file in the Planning Office.

Members voting in favor of the application agreed the non-conforming size of the parcel was sufficient hardship and that moving the proposed building and parking area closer to Depot Place and further from the residences to the rear of this parcel was appropriate.
NEW BUSINESS

Alternate Commissioner Marsh was appointed to vote on behalf of Commissioner Llewellyn.

2020 Meeting Schedule

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

VOTED: To adopt the 2020 meeting schedule as submitted.

MINUTES

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

VOTED: 5 in favor and 1 abstention (Schoenhorn) to approve the July 31, 2019 meeting minutes.

The meeting adjourned at 7:32 p.m.

SJM