

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
PUBLIC AND REGULAR MINUTES

November 16, 2015

Present were Chair Mazzochi and Commissioners Callahan, Carrier, Giannaros, Llewellyn, Perry (in at 7:32 p.m.) and Alternate Commissioner Palumbo and Assistant Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:30 p.m.

Chair Mazzochi explained the process of the meeting.

Secretary Carrier read the legal notice into the record.

**PUBLIC HEARINGS**

**Cumberland Farms, Inc. – 352 Scott Swamp Road**

Request for sign variance to Article IV, Section 7.F. for property located at 352 Scott Swamp Road, B1 zone. Secretary Carrier read a letter dated October 13, 2015 from Carolyn Parker into the record. The letter explained the variance application. Ms. Parker pointed out a mistake in the square footage correcting the square footage to 42 sq. ft. They are seeking a variance to increase the area of the sign from the allowable 25 sq. ft. to 42 sq. ft. for the proposed location. The proposed new “scroller” sign will have two posts and externally illuminated. Overall height of the proposed sign is 10 feet which is lower than the existing sign. The Commissioners clarified the size and location of the proposed sign.

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

The hearing closed at 7:38 p.m.

Ms. Parker asked to bring up a different topic but the Chair suggested she speak to the Town Planner.

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

VOTED: To grant the sign variance to Article IV, Section 7.F. for property located at 352 Scott Swamp Road, B1 zone, per location submitted and on file in the Planning Office, with the condition that the maximum sign area shall not exceed 42 sq. ft.

Members voting in favor of the application agreed the location of the sign was limited to the existing location due to a sanitary sewer easement across the property. They also agreed the content of the sign is the purview of the Town Plan & Zoning Commission.

**Kyle Mortensen – 345 Meadow Road**

Yard variance to locate detached garage in other than required yard or rear half of lot for property located at 345 Meadow Road, R40 zone. Mr. Mortensen stated they would like to build a detached garage at the end of an existing turnaround area in front of his house near the northern property line. He explained the location of the septic system in his front yard, well behind his house and wetlands to the rear of the house restricted his ability to locate the accessory structure

as required by the zoning regulations. Mr. Mortensen said he spoke with his neighbors and they are in support of the proposed garage. Commissioners asked if the home currently has garage space. Mr. Mortensen responded yes, a two-car garage. One bay is being converted to a mudroom. Commissioners briefly discussed the square footage of the accessory building proposed and the zoning regulations. Mr. Mortensen was asked to explain his hardship and why the proposed garage could not be located as required by the zoning regulations. He responded by clarifying the location of his well, septic system and wetlands on the property. Additionally, he said would have to add approximately 100 feet of asphalt if the garage were located behind the house.

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

The hearing closed at 7:42 p.m.

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

VOTED: To grant the yard variance to locate detached garage in other than required yard or rear half of lot for property located at 345 Meadow Road, R40 zone as per plan presented and on file in the Planning Office.

Members voting in favor of the application agreed the location of the well, septic system and wetlands on the property were sufficient hardship to grant this variance for the location of the detached garage.

## **NEW BUSINESS**

### **2016 Meeting Schedule**

The Commission discussed changing the meeting start time to 7:00 p.m. instead of 7:30 p.m.

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

VOTED: To adopt the 2016 meeting schedule with the condition that the meeting start time change from 7:30 p.m. to 7:00 pm.

## **MINUTES**

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

VOTED: To approve the minutes of the September 21, 2015 meeting.

The meeting adjourned at 7:48 p.m.

*SJM*