

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
PUBLIC AND REGULAR MINUTES

May 16, 2016

Present were Chairman Mazzochi, Commissioners Callahan, Carrier, Giannaros, Llewellyn, Perry (in at 7:04pm) and Alternate Commissioners Forster and Schoenhorn and Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:00 p.m.

Chairman Mazzochi explained the process of the meeting.

Secretary Carrier read the legal notice into the record.

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

PUBLIC HEARINGS

Joshua and Rachel White – 11 Olde Pond Lane

Yard variance to reduce rear yard setback from 25 feet to 10 feet to install an above-ground pool at 11 Olde Pond Lane, R40C zone. Mr. White stated he would like a variance to the rear yard setback to install an above-ground pool and deck on his property because the way the house is situated on his property he has a small back yard. The land behind their property is owned by the Town of Farmington as open space. Mr. White spoke with his neighbors and they have no issue with the application. Commissioners asked if any trees will be removed and if the configuration of the house on the lot was consistent with other homes in the neighborhood. Mr. White responded he will need to remove three trees because they hang over the yard and are a hazard. The other homes in the neighborhood are located closer to the road providing a larger back yard. Mr. White clarified the pool is proposed to be in the same location as the play scape.

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

The hearing closed at 7:05 p.m.

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

VOTED: To grant the yard variance to reduce rear yard setback from 25 feet to 10 feet to install above-ground pool and deck at 11 Olde Pond Lane, R40C zone as presented and on file in the Planning Office.

Members voting in favor of the application agreed the location of the pool would not adversely affect the character of the neighborhood.

OTHER BUSINESS

No Other Business.

MINUTES

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

VOTED: To approve the minutes of the February 22, 2016 administrative meeting and regular meeting.

The meeting adjourned at 7:10 p.m.

SJM