

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
PUBLIC AND REGULAR MINUTES

July 18, 2016

Present were Chairman Mazzochi, Commissioners Carrier, Giannaros and Alternate Commissioners Brockelman, Forster and Schoenhorn and Assistant Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:01 p.m.

Chairman Mazzochi explained the process of the meeting.

Secretary Carrier read the legal notice into the record.

Alternate Commissioner Brockelman was appointed to vote on behalf of Commissioner Callahan.

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

PUBLIC HEARINGS

Fred Choi – 27 Lido Road

Yard variance to reduce front yard setback from 20 feet to 13 feet for addition of front entry to house located at 27 Lido Road, R9 zone. Mr. Choi explained the front steps to his home are sunken and not safe. He would like to replace them with a new front entry and covered steps to shelter guests from the weather and create a safer entrance to his home. The Commissioners reviewed the drawing submitted with the application and confirmed the setback requested. The applicant was asked to confirm whether or not he reviewed his application with neighbors. Mr. Choi responded he did speak to a couple of neighbors but there were no concerns raised.

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 (Giannaros/Schoenhorn) it was unanimously

VOTED: To grant the yard variance to reduce required front yard from 20 feet to 13 feet for addition of front entry to house located at 27 Lido Road, R9 zone as per plan presented and on file in the Planning Office.

Members voting in favor of the application agreed the proposed addition was consistent with other homes in the neighborhood.

Jerry Ostapowicz – 15 Bonnie Drive

Variance to reduce front yard setback from 40 feet to 36 feet for addition to expand front of house located at 15 Bonnie Drive, R20 zone. Zdzislaw Monko, property owner at 15 Bonnie Drive, stated his house is a split level ranch. The back of the house is two-story and the front is one level. He would like to expand the front of the house to create a larger kitchen and living area. The existing space is very narrow and cannot accommodate a handicapped person. Mr.

Monko reviewed drawings submitted with his application for clarification. There was some further discussion regarding the amount of variance needed.

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

The hearing closed at 7:13 p.m.

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

VOTED: To grant the yard variance to reduce required front yard from 40 feet to 32 feet for addition expanding front of house located at 15 Bonnie Drive, R20 zone as per plan presented and on file in the Planning Office.

Members voting in favor of the application agreed the proposed addition would not alter the character of the neighborhood.

Malmor LLC – 200 Mountain Road

Variance of landscape requirements, Article IV, Section 13, “Landscape Requirements” to expand parking area located at 200 Mountain Road, R80 zone. Steve Moran, owner, reviewed the history of past approvals for this site. Mr. Moran explained he is requesting approval to remove landscape islands labeled A, B & C on plans submitted. He stated the islands are an impediment to the use of the parking spaces adjacent to them. Mr. Moran referred to photos. The building is now fully rented and additional parking spaces are needed. Hardships he stated were: landscape islands make it hard to plow parking spaces adjacent to them, parents arriving for appointments to the pediatrician office take up two spaces to unload/load children, and the landscape islands don’t grow anything. There was discussion for clarification purposes of the variance requested. The Commissioners asked about lighting in the parking lot, additional impervious surface and additional tree cutting. Mr. Moran responded the two light posts will not be removed but will be relocated. A small amount of impervious will be added in place of the landscape islands. There was some discussion for clarification about retaining the handicap sidewalk access in front of the building. Mr. Moran added no additional trees will be removed.

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

The hearing closed at 7:35 p.m.

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

VOTED: To grant the variance of landscape requirements, Article IV, Section 13, “Landscape Requirements” to expand parking area located at 200 Mountain Road, R80 zone with the following conditions:

1. The surface level sidewalk adjacent to the handicap parking space in front of the building shall remain in place; and
2. Lighting in the parking lot shall remain at the current levels.

OTHER BUSINESS

No Other Business.

MINUTES

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

VOTED: To approve the minutes of the June 20, 2016 meeting.

The meeting adjourned at 7:39 p.m.

SJM