

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

December 16, 2024

Present for the online web conference were Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Grady-Benson, Walsh and Alternate Commissioners Dess-Santoro, Mastrobattista and Subramanian. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:00 p.m.

Secretary Gemski read the legal notice into the record.

PUBLIC HEARING

Morin Tree Service, LLC – 55 Depot Place

Application for modification of prior approval to reduce front yard setback from 40 feet to 23 feet for parking area located at 55 Depot Place, C1 zone (adjacent to 47 Depot Place). Chair Schoenhorn asked Assistant Town Planner Daigle to provide a summary of the prior variance granted and the proposed modification. Assistant Town Planner Daigle stated the property owner received a variance in 2019 (A-1905) to permit a portion of the parking, building, and building overhang with the 40-foot front yard setback. The parking was approved at 15 feet from the front property line and the building overhang was approved at 25 feet from the front property line. Since that time, the property owner has purchased the adjacent property and has a new development layout moving the building to a conforming location and reconfiguration of onsite parking. The modified parking area variance will reduce the total area from the front yard setback from the current variance of 1,620 sq. ft. to 1,067 sq. ft. Chadd Morin, Morin Tree Service, LLC, explained the variance is requested to keep the parking area further away from the adjacent R20 zone. The zoning regulations require a 50 foot landscape buffer between the C1 and the R20 zones, which is shown on the site plan provided. The addition of the adjacent parcel to the east allows relocation of the proposed building to a conforming location and better circulation within the site for the large tree service vehicles which will allow them to exit the site without multiple turns and noise front backup alarms. Commissioners asked for clarification about the parking configuration, truck turning and general use of the site.

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

The public hearing closed at 7:30 p.m.

Upon a motion made and seconded (Grady-Benson/Cloud) it was unanimously

VOTED: To approve the Morin Tree Service, LLC application for modification of prior approval to reduce front yard setback from 40 feet to 23 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.

Board members felt sufficient hardship had been demonstrated.

MINUTES

Meeting Minutes

Upon a motion made and seconded (Cloud/Gemski) it was unanimously

VOTED: To approve November 18, 2024 Zoning Board of Appeals meeting minutes.

The meeting was adjourned at 7:34 p.m.

SJM

DRAFT