

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

January 21, 2025

Present for the hybrid meeting 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 7:04 p.m.

Present in the Council Chambers were Assistant Town Planner Daigle, Clerk Michaud and Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Grady-Benson, Walsh and Alternate Commissioners Dess-Santoro, Mastrobattista. Alternate Commission Subramanian was present online.

Secretary Gemski read the legal notice into the record.

PUBLIC HEARING

Chair Schoenhorn asked for clarification if the homeowner or Juliano's Pools was the applicant and if they would be present in person as the agenda noted *It is the preference of the Zoning Board of Appeals that participation be in-person to the extent practical*. Assistant Town Planner Daigle responded the applicant Juliano's Pools would be present online and that the property owner had planned to be present in the Council Chambers. Chair Schoenhorn suggested continuing the hearing to the February 18, 2025 meeting so that the applicant or the homeowner could be present in person. The Board members were asked if they were in agreement, after some questions and discussion the consensus of the board was since the applicant was present online and ready to present, they should be permitted to do so. The Board then proceeded with the public hearing.

Juliano's Pools – 1 Olcott Way (7:15pm)

Application for variance to locate inground pool and equipment in other than required yard at 1 Olcott Way, R80 zone. Danielle Levasseur, Juliano's Pools, attending online, stated for the record the property owner had a last-minute conflict and would not be able to attend the meeting in-person as originally planned. She then presented the application for variance to locate the inground pool partially outside the area allowed for a corner lot. The hardship stated was the location of the septic system and leaching fields. In order to comply with the health code setback requirements and the building code setbacks for an inground pool approximately half of the proposed pool would be located outside the allowable area for a corner lot. The survey and aerial mapping were provided for clarification. This home is located at the corner of Mountain Spring Road and Olcott Way and there is a Conservation Easement along the Mountain Spring Road side of the parcel. Board members asked general clarifying questions about the site plan details.

Email correspondence was received from Pat Masozi which suggested additional screening be required if an approval is granted.

The public hearing closed at 7:29 p.m.

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

VOTED: 5 in favor (Callahan, Cloud, Grady-Benson, Gemski, Walsh), 1 abstention (Schoenhorn), to approve the Juliano's Pools application for variance to locate inground pool and equipment in other than the required yard at 1 Olcott Way, R80 zone, as presented and on file in the Planning Office with the condition additional evergreen screening be added along Mountain Spring Road in coordination with Town Staff.

Board members voting in favor 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 7:41 p.m.

SJM