

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

February 18, 2025

Present for the hybrid meeting were Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Grady-Benson and Alternate Commissioner Dess-Santoro. Assistant Town Planner Daigle and Clerk Michaud were also present. The meeting was called to order at 7:01 p.m.

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

Alternate Commissioner Dess-Santoro was appointed to participate in place of absent Commissioner Walsh.

Secretary Gemski read the legal notice into the record.

PUBLIC HEARING

Matthew and Krista Yard – 100 Red Oak Hill Road

Application for variance to reduce front yard setback from 40 feet to 20 feet to construct an 8 foot addition on an existing single-family home and to 10 feet to enclose an existing porch and add a porch at 100 Red Oak Hill Road, R30 zone. Assistant Town Planner Daigle reviewed the prior variance application approved by the Board on November 18, 2024. That application included the complete demolition of the home damaged by fire, and reconstruction of a larger home. Since that time, the insurance company has determined the home wasn't damaged enough to completely demolish the existing home. Mr. Yard confirmed their circumstances have changed with their insurance company and they have worked with their contractor and are presenting a new plan to reconstruct a portion of their home and make a small addition to the front of their home. They are not able to add onto the back of their home because of the configuration of the lot, position of the existing home and location of the septic system. The Commission asked some clarifying questions and sought confirmation that approval of the new variance application will void the variance granted November 18, 2024.

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

The public hearing closed at 7:19 p.m.

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

VOTED: To approve the Matthew and Krista Yard application for variance to reduce front yard setback from 40 feet to 20 feet to construct an addition on an existing single-family home and to 10 feet to enclose an existing porch and add a porch at 100 Red Oak Hill Road, R30 zone as presented and on file in the Planning Office.

Board members voting in favor felt sufficient hardship had been demonstrated, specifically the shape of the lot, location of the existing house on the lot and the location of the septic system.

MINUTES

Meeting Minutes

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

VOTED: To approve January 21, 2025 Zoning Board of Appeals meeting minutes.

Chair Schoenhorn and the Commission congratulated and wished Clerk Michaud well on her upcoming retirement and thanked her for her many years of support and service to the Zoning Board of Appeals.

The meeting was adjourned at 7:24 p.m.

SJM

DRAFT