

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

September 15, 2025

Present for the hybrid meeting were Chair Schoenhorn (until 7:08pm.), Commissioners Callahan, Cloud, Gemski, Walsh, and Alternate Commissioners Dess-Santoro, Mastrobattista, and Subramanian (7:04pm.). Assistant Town Planner Daigle and Clerk Hansen were also present. The meeting was called to order at 7:00 p.m.

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

Commissioner Grady-Benson was absent.

Alternate Commissioner Mastrobattista was appointed as a voting member for Commissioner Grady-Benson.

Secretary Gemski read the legal notice into the record.

Chair Schoenhorn announced that the first public hearing application for 23 Keyes Street was withdrawn by the applicant and that he would recuse himself before the David and Susan Dahle, 151 Town Farm Road public hearing.

Chair Schoenhorn asked for any objections to move the New Business item to the top of the agenda.

NEW BUSINESS

2026 Meeting Schedule

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

VOTED: To adopt the 2026 Zoning Board of Appeals meeting schedule as presented.

Assistant Town Planner Daigle stated to the Commission that the first meeting in 2026 scheduled for January 20, 2026 will occur even if do not receive any applications, because a Chair will need to be elected that meeting per the Zoning Board of Appeals by-laws. Mr. Daigle also reported that Commissioner training will be provided for the commissioners in 2026 for two hours of training led by the Town Attorney, in combination with the Town Plan and Zoning Commission members sometime in early 2026.

PUBLIC HEARING

Chair Schoenhorn explained the public hearing process and opened the hearing at 7:04pm.

Kimberly and Kenneth Elyosius – 23 Keyes Street

Application for yard variance to reduce the East side yard setback from 25 ft to 14 ft to construct an attached accessory dwelling unit and second floor addition on a single-family home.

Application withdrawn by the applicant.

Limitless Properties, LLC. – 7 Taine Mountain Road

Application for yard variance to reduce the West side yard setback from 25 ft to 13 ft to construct a sunroom addition on a single-family home.

Applicant was not present in the Council Chambers or online and did not contact Assistant Town Planner Daigle for a request to postpone.

Chair Schoenhorn made a motion to deny without prejudice the application for yard variance to reduce the West side yard setback from 25 ft to 13 ft to construct a sunroom addition on a single-family home at 7 Taine Mt. Rd, R40 Zone and it was

VOTED: 5 (Schoenhorn, Callahan, Cloud, Gemski, and Walsh) in favor to 1 opposed (Mastrobattista) to deny without prejudice the application for yard variance to reduce the West side yard setback from 25 ft to 13 ft to construct a sunroom addition on a single-family home at 7 Taine Mt. Rd, R40 Zone.

Chair Schoenhorn recused himself and Commissioner Gemski was appointed as the Chair at 7:09pm.

Alternate Commissioner Dess-Santoro was appointed as a voting member for Schoenhorn.

Chair Gemski invited the next public hearing application to present at 7:10pm.

David and Susan Dahle – 151 Town Farm Road application for yard variance to reduce the South side yard setback from 25 feet to 13 feet to construct a 3 Season Room addition on a single-family home.

Architect, Jack Kemper of Kemper Associates Architects, LLC. presented the application explaining the need to rebuild after the house fire in February 2025. The remaining existing foundation will be used for the new house and the existing patio to become the foundation for the proposed 3 season sunroom and a master bathroom addition. The existing patio foundation will be used, therefore the home will not be closer to the side property line than the current foundation. Mr. Kemper explained that the hardship is created because of the narrow lot size. For the R40 zoning district, 25' side yard setbacks are required, since the lot is only 100' feet wide, half of the area is encompassed by the setback requirement.

The Commissioners asked questions and Assistant Town Planner Daigle shared photos of the existing conditions of the foundation. Property owner David Dahle complimented Mr. Kemper for the presentation, for the shared rendered house plans, and thanked the Commission for their time.

Chair Gemski asked for any public comments. No public comments were offered from those in attendance in the Council Chambers and Mr. Daigle reported that no written public comments were received and no one online offered any public comments in support or opposition.

Chair Gemski closed the public hearing at 7:23pm.

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

VOTED: To approve the application for yard variance to reduce the South side yard setback from 25 feet to 13 feet to construct a 3 Season Room and living space addition on a single-family home at 151 Town Farm Rd, R40 zone, as presented, discussed, and on file in the Planning office.

MINUTES

Meeting Minutes

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

VOTED: To approve the June 16, 2025 Zoning Board of Appeals meeting minutes.

The meeting was adjourned at 7:26 p.m.

LDH