

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

November 17, 2025

Present for the hybrid meeting were Chair Schoenhorn, Commissioners Callahan, Cloud, Gemski, Grady-Benson, Walsh and Alternate Commissioners Mastrobattista and Subramanian. 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, Chair Schoenhorn, Commissioners Grady-Benson, Gemski, Walsh, and Alternate Commissioner Mastrobattista. Commissioner Callahan, Cloud, and Alternate Commissioner Subramanian were present online.

Alternate Commissioner Dess-Santoro was absent.

Secretary Gemski read the legal notice into the record.

**PUBLIC HEARING**

Chair Schoenhorn explained the public hearing process and opened the hearing at 7:02pm.

Alex Fazio – 270 Mountain Spring Road

Application for yard variance to place a 10'x16' detached accessory structure outside of the required yard.

Alex Fazio, applicant and homeowner, presented the application for the proposed 10'x16' shed to be placed on the small flat area located near the existing 2-car attached garage. Mr. Fazio described the limiting topography of the 5.7 acre lot and that the only open level lawn area is located behind the house and is for the septic tank and 80ft leaching field. Mr. Fazio also outlined the restriction of the zoning regulations requiring a detached structure be located behind the longest rear wall, stating the rear wall of the primary part of the home is 54 feet and the rear wall of the garage is 51 feet. Assistant Town Planner Daigle illustrated the longest rear wall on an aerial image and explained why a variance request was needed. The Commission asked how far from the roadway the proposed shed will be, and what will be used as a base. Mr. Fazio replied that the distance from the roadway is 65 ft. and the shed will be set on a crushed stone pad site. The Commission asked if any trees would be removed and Mr. Fazio responded that no trees would need to be cut down and the area is partially screened from Mt. Spring Road by the existing vegetation in the yard.

Chair Schoenhorn opened the hearing to public comments. There were no public comments offered in person, online, or by written correspondence in support or opposition of the application.

The public hearing closed at 7:12 p.m.

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

VOTED: 6 in favor to 0 opposed to approve the application for yard variance to place a 10'x16' detached accessory structure outside of the required yard.

Members felt the applicant sufficiently demonstrated a hardship, and the property limitations dictated the only possible location for the 10'x16' detached accessory structure at 270 Mt. Spring Road.

**MINUTES**

Meeting Minutes

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

VOTED: To approve the October 20, 2025 Zoning Board of Appeals meeting minutes.

Chair Schoenhorn acknowledged Farmington High School student, Nikhil Nair in attendance at the ZBA meeting and asked if he had any questions.

The meeting was adjourned at 7:19p.m.

DRAFT