

TOWN OF FARMINGTON
ZONING BOARD OF APPEALS
MEETING

February 17, 2026

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

Commissioner Callahan was present online. All others were present in the Council Chambers

Alternate Commissioner Subramanian was absent.

Secretary Cloud read the legal notice into the record.

PUBLIC HEARING

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

Peter Settevendemie – 94 Alpine Drive

Application for variance to reduce the side yard setback from 25 feet to 10 feet and the rear yard setback from 25 feet to 12 feet to construct an inground pool at 94 Alpine Drive, R40 Zone.

Mr. Settevendemie presented to the Board the request to reduce the side yard setback to 10 feet and rear yard setback to 12 feet to construct an inground pool. The reasoning for this proposed location is because the front of the property is located within the Town of Burlington. He shared the letter he received from Jerry Burns, Town of Burlington, CT. Zoning Enforcement Officer stating that a pool is not permitted in the front yard, which then dictated the proposed location as the only viable alternative.

The board inquired about the location of the utilities. Assistant Town Planner Daigle highlighted on the site plan the location for the sewer line, water line and gas line from the house through the front yard in Burlington to Alpine Drive. The Board asked about the aerial image that includes a pergola and patio space within the back yard. The Board asked if a pool house would be a follow up application request and Mr. Settevendemie replied that there is ample storage under the deck and that a pool house not required. Mr. Settevendemie was not sure where the pool mechanicals would be placed, but he stated that they would likely be along the side of the house. Assistant Town Planner Daigle measured from the proposed pool location to the closest neighbors, the pool would be approximately 660 feet to the neighbor on Taine Mountain Rod, and 220 feet from the neighbors on Alpine Drive and Stevens Circle. Chair Schoenhorn inquired about the orientation of the proposed pool to decrease the request variance. Mr. Settevendemie responded that the pool orientation is placed within the contours to limit grading site work and to fit within the lawn area of backyard. The Board asked if any written correspondence in support or opposition had been received. Mr. Daigle responded that the Planning Office did not receive any written comments or any calls regarding the application.

Chair Schoenhorn asked for any public comment in favor or in opposition to the application. No public comment was offered from those in the Council Chambers.

David Fienemann of 90 Alpine Drive online asked if the location of the pool changes, does it need to come back before the Board for review and if blasting would be required for the inground pool installation. Mr. Daigle responded that changes to the pool location would require review and approval with the ZBA. If it is determined that blasting is needed, a special permit application is required with the Town Plan & Zoning Commission.

The public hearing closed at 7:27p.m.

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

VOTED: 6 in favor to 0 opposed to approve the Peter Settevendemie application for variance to reduce the side yard setback from 25 feet to 10 feet and the rear yard setback from 25 feet to 12 feet to construct an inground pool at 94 Alpine Drive, R40 Zone as presented and on file in the Town Plan and Zoning Office.

Members felt the applicant sufficiently demonstrated a hardship, and the property limitations dictated the only possible location for the 20'x35' freeform shape inground pool and patio at 94 Alpine Drive.

MINUTES

Meeting Minutes

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

VOTED: To approve January 20, 2026 Zoning Board of Appeals administrative meeting minutes.

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

VOTED: To approve January 20, 2026 Zoning Board of Appeals meeting minutes.

The meeting was adjourned at 7:31 p.m.