

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
PUBLIC AND REGULAR MINUTES

June 20, 2016

Present were Chairman Mazzochi, Commissioners Carrier, Giannaros and Alternate Commissioners Brockelman, Forster and Schoenhorn and Assistant Town Planner and Clerk. Chairman Mazzochi opened the meeting at 7:01 p.m.

Chairman Mazzochi explained the process of the meeting.

Secretary Carrier read the legal notice into the record.

Alternate Commissioner Brockelman was appointed to vote on behalf of Commissioner Callahan.

Alternate Commissioner Forster was appointed to vote on behalf of Commissioner Llewellyn. Alternate Commissioner Schoenhorn was appointed to vote on behalf of Commissioner Perry.

**PUBLIC HEARINGS**

**KAL Farmington Ltd. Ptr. – 30 Batterson Park Road**

Yard variance to reduce front yard setback from 65 feet to 25 feet to expand parking area at 30 Batterson Park Road, PR zone. Mark Grocki, Sr. Engineer with VHB, presented the proposed parking expansion. Explains variance requested to the 65 foot setback for parking. The expansion is needed for a tenant's office use; specifically due to the digital age, more employees require less space which affects the parking demands for this site. Wetlands to the rear of the property prohibit them from expanding the parking lot in a conforming location. Mr. Grocki did not feel granting this variance will adversely affect the neighborhood. Chairman Mazzochi asked for the percentage increase in employees. Beth Judd, KAL Farmington, responded approximately 30 employees. Commissioners asked for clarification on the parking expansion and parking space sizes. Mr. Grocki reviewed the plan for clarification and noted they will be seeking approval from the Town Plan and Zoning Commission for a reduction in the parking stall length.

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

The hearing closed at 7:09 p.m.

Upon a motion made and seconded (Carrier/Llewellyn) it was unanimously

VOTED: To grant the yard variance to reduce required front yard from 65' feet to 25' for additional parking as applied to Article IV Sections 8.A.4 (Parking) and 13.B.1 (Landscaping) for property located at 30 Batterson Park Road, PR zone as presented and on file in the Planning Office.

Members voting in favor of the application agreed the proposal was consistent with prior approval granted November 18, 2013 and that it would not adversely affect the character of the neighborhood.

**OTHER BUSINESS**

Chairman Mazzochi made sure the Commissioners were aware of the meeting held this evening regarding the reconstruction of South Main Street. The letter dated June 8, 2016 from the Town Manager provided details of the project.

**MINUTES**

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

VOTED: To approve the minutes of the May 16, 2016 meeting.

The meeting adjourned at 7:10 p.m.

*SJM*