

RECV'D: Office of the Town Clerk July 21, 2015 1:14pm
ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422

Minutes of the July 9, 2015 Regular Meeting

Mr. LaFlamme opened the meeting.

Attendance:

| Members | | Alternates | |
|---------|-------------------|------------|---------------------|
| A | David Heer | A | Michael Geremia |
| A | David Slight | x | Mark Jungels |
| x | John Hogarth | A | Eric Francis |
| x | Chris DiPentima | | Others |
| x | William LaFlamme* | A | Colegrove, Geoffrey |
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A=Absent

X=Present

Seating of Alternates

Mark Jungels was seated.

Amendments to Agenda

None.

Approval of Agenda

A motion was made by Chris DePentima, seconded by Mark Jungels, to approve the agenda as presented. Motion passed.

Payment of Bills

None.

Minutes of Previous Meeting(s)

A motion was made by Bill LaFlamme, seconded by Mark Jungels, to approve the minutes of the previous meeting. Motion passed.

Public Session

None.

Public Hearing

A motion was made by Mark Jungels, seconded by John Hogarth, to close the regular meeting and open the public hearing. Motion passed.

Robert & Deborah Proctor, request a 15' side yard variance from section 05.02.01 of the *Durham Zoning Regulations* to construct a barn at 602 Blue Hills Road

Mr. Rob Proctor addressed the commission. Mr. Proctor presented the building plans and site plans to the commission. Mr. Proctor stated that the reason for the application is partly due to aesthetics and location of ledge and topography. Mr. Proctor stated that the property lines have been modified. Mr. LaFlamme stated that the height cannot exceed 35'. Mr. Proctor stated that the barn will be 1.5 stories. There was discussion of where the barn will be placed in relation to the neighbors and the road. The area along the front and side is a wooded area. Mr. Proctor will be taking down 5-6 trees to construct the barn. The well and septic were pointed out on the site plan. The neighbors, the Ventolas, have given their support of the project. Mr. LaFlamme read the letter from the Ventolas into record. The letter states that they are in full support the variance. Mr. LaFlamme stated that he has been by the property. He confirmed that it is wooded and is in harmony with the rest of the neighborhood. The hardship is that part of the property is ledge which is tough for a foundation. There was more discussion regarding the topography and ledge of the property. Mr. LaFlamme stated that he is comfortable with the provided information and that there is a hardship of a degree as well as the support of the neighbor. It was stated that the topography will be the hardship.

A motion was made by Bill LaFlamme, seconded by Mark Jungels, to approve the request of Robert and Deborah Proctor for a 15' side yard variance from section 05.02.01 of the *Durham Zoning Regulations* to construct a barn at 602 Blue Hills Road. Motion passed.

A motion was made by Bill LaFlamme, seconded by Mark Jungels, to close the public hearing. Motion passed.

Miscellaneous

Mr. LaFlamme stated that the commission is losing one alternate, Mr. Eric Francis. Mr. LaFlamme stated that there is an application pending for the September meeting.

Adjournment

A motion was made by Bill LaFlamme, seconded by Mark Jungels, to adjourn at 7:56 p.m. Motion passed.

Respectfully submitted,

Jennifer Keogh

Jennifer Keogh
Administrative Coordinator
Town of Durham