

**ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422**

Minutes of the November 12, 2015 Regular Meeting

Mr. LaFlamme opened the meeting at 7:31 p.m.

Attendance:

Members		Alternates	
X	David Heer	x	Michael Geremia
X	David Slight	x	Mark Jungels
X	John Hogarth		
X	Chris DiPentima		Others
x	William LaFlamme*	A	Colegrove, Geoffrey

A=Absent

X=Present

Amendments to Agenda

None

Approval of Agenda

A motion was made by David Heer, seconded by Mark Jungels, to approve the agenda. Motion passed.

Payment of Bills

None

Minutes of Previous Meeting(s)

A motion was made by John Hogarth, seconded by Chris DiPentima, to approve the minutes of the September 10, 2015 meeting. Motion passed with Bill LaFlamme in abstention.

Public Session

None

A motion was made by Dave Slight, seconded by Chris DiPentima, to close the regular meeting and open the public hearing. Motion passed.

Jonathan Herzig, request a 25' side yard variance from section 05.02.01 of the Durham Zoning Regulations to construct ground mounted solar panels at 45 Johnson La.

Maps and plans were presented to the commission. Jon Herzig was present to address the commission. He used a map/site plan to go over the options of where to locate the solar panels. Due to wetlands,

sloping, wooded areas it was best to put them to the north. The current neighbor has a solar system located in the same area. This would be the most efficient area to locate the panels. Pictures and maps were provided which indicated where the property lines, house, driveway, and neighbor's property with solar are presently located. Mr. Herzig was asked what the hardship is. Mr. Herzig replied that he is trying to minimize an eyesore as well as be able to keep and maintain/manage the working hay field. The area that is chosen for the panels is most efficient and allows good access to the control panel. Mr. Herzig confirmed why other areas are not as efficient for the panels: to the east is heavily wooded, the wetlands, also sloping topography make the proposed location the best choice. Mr. LaFlamme read a letter of support from Carol and Warren Herzig, neighbors, into record. Mr. Warren Herzig described his panels to the commission. They are 8' long and about 11' wide, a sizable structure. The visual impact is a significant factor and would lend itself well to have the panels closer together. With them closer it minimizes the impact. Mr. Rick Parmelee addressed the commission supporting the solar project.

A motion was made by Dave Slight, seconded by John Hogarth, to close the public hearing. Motion passed.

A motion was made by Dave Slight, seconded by Chris DiPentima, to approve the request of a 25' side yard variance from section 05.02.01 of the *Durham Zoning Regulations* for Jonathan Herzig to construct ground mounted solar panels at 45 Johnson La. The hardship is the working farmland, the topography of the land, and the relationship of the well and septic. Motion passed.

Approval of 2016 Meeting Dates

A motion was made by David Heer, seconded by Chris DiPentima, to approve the 2016 meeting dates. Motion passed.

Miscellaneous

Mr. LaFlamme spoke with Geoff Colegrove, Zoning Enforcement Officer, regarding a special meeting for Boynton Builders, Stagecoach Farms. Mr. LaFlamme stated that the request is for a deck. It is understood that the December 10, 2015 meeting will have a complicated request. Mr. LaFlamme suggested a meeting date of December 3, 2015. The consensus of the commission was that a special meeting can be scheduled for December 3, 2015.

Mr. LaFlamme wanted to recognize John Hogarth, who is stepping down, for serving on the ZBA for the past 12 years. He has been a valuable member of the board and he will be missed. Members all spoke of their appreciation and were happy to have served with John.

Adjournment

A motion was made by David Slight, seconded by Dave Heer, to adjourn. Meeting passed.

Respectfully submitted,

Jennifer Keogh

Jennifer Keogh
Administrative Coordinator
Town of Durham