

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

Minutes of the April 14, 2016 Regular Meeting

Mr. LaFlamme opened the meeting.

Attendance:

Members		Alternates	
x	David Heer	A	Michael Geremia
x	David Slight	A	Tom Wenchell
x	Mark Jungels	x	Anton Nolan
A	Chris DiPentima		Others
x	William LaFlamme*	A	Colegrove, Geoffrey

A=Absent

X=Present

Seating of Alternates

Anton Nolan was seated for Chris DiPentima.

Amendments to Agenda

None.

Approval of Agenda

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

Payment of Bills

None.

Minutes of Previous Meeting(s)

A motion was made by Dave Slight, seconded by Dave Heer, to approve the minutes of the March regular meeting. Motion passed with Mark Jungels abstaining.

Public Session

Mr. Parmelee was present and spoke well of all the work being done with the commission.

Public Hearing

A motion was made by Dave Slight, seconded by Mark Jungels, to close the regular meeting and open the Public Hearing. Motion passed.

Neil Jones, request a rear yard setback variance of 33' and a rear yard setback variance of 31' from section 05.02.01 of the Durham Zoning Regulations to construct a garage and a deck at 130 Oak Ter.

Neil Jones, Sr. and Neil Jones, Jr. were present to address the commission. A map was presented of the proposed project showing where the garage and deck are to be located. Mr. Jones also stated that two abutting neighbors are in support of the project and presented the plans with the neighbors' signatures. Plans for the proposed project were also presented. It was stated that it is a very small lot. Mr. LaFlamme stated he took a look at the property. It's a small lot with difficult topography. Mr. LaFlamme stated the hardships: it predates zoning, it's a legal non-conforming lot, it's a small lot, about a third of an acre, as well as the topography of the lot and the location of the driveway and septic system. Mr. LaFlamme stated that a garage keeps things neat by providing a place to put things, it serves a purpose. The neighbors have agreed to it. Mr. Parmelee stated that he has done business with Mr. Jones and believe any work he would do to the property it would be more than satisfactory. Mr. Parmelee spoke very highly of Mr. Jones.

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

A motion was made by Bill LaFlamme, seconded by Mark Jungels, to approve a 33' rear yard setback variance and a 31' rear yard setback variance from section 05.02.01 from the *Durham Zoning Regulations* to construct a garage and a deck at 130 Oak Terrace. The hardships being: predates zoning, small lot, topography of land, location of driveway and septic system. Motion passed.

Miscellaneous

Mr. LaFlamme stated that the budget was approved for training. Mr. LaFlamme will set something up in the new fiscal year when there is nothing else on the calendar.

Adjournment

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

Respectfully submitted,

Jennifer Keogh

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