

Received 7/22/25
11:17 AM Jodi Moore, ATC

revised

ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422
Minutes June 12, 2025, Regular Meeting

Call to Order

William LaFlamme called the meeting to order at 7:00 p.m.

Roll Call

In attendance: William LaFlamme, Robert Francis, Mark Jungels, James Frazier, Thomas Peters, Susan McNulty

Absent: Jon Scagnelli, Gail Foreman

Seating of Alternates

J. Frazier and T. Peters were seated.

Amendments to Agenda

None.

Approval of Agenda

A motion was made by R. Francis, seconded by T. Peters, to approve the agenda as written. All ayes. Motion passed.

Payment of Bills

None.

Minutes of Previous Meeting(s)

The minutes were approved.

Public Session

None.

Public Hearing

A motion was made by R. Francis, seconded by T. Peters, to close the regular meeting and open the public hearing. All ayes. Motion passed.

J. Eddinger, requesting a 6' front yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a front porch addition, 275 Main St.

J. Eddinger appeared before the board to present and discuss his application. Mapping and building plans were submitted for review. The proposal involves a request for a 6-foot front yard setback, where 15 feet is required in the R-10 zoning district.

The existing structure was built in 1709, prior to the establishment of zoning regulations. At the time of its construction, the road was narrower, and the home has undergone numerous renovations over the years, including the presence of a former porch. The Historic District Commission has approved the proposed renovations to the home.

It was confirmed that the state right-of-way will not be impacted by the proposed setback. Carol Kleeman inquired about the location of the state boundary and whether proper approvals had been secured. She also spoke about the historic significance of the property and its previous designation in a commercial zone. It was clarified that the property is now zoned R-10 and that the porch will not extend into the state right-of-way.

Currently, Mr. Eddinger has not finalized future plans for the property.

A motion was made by R. Francis, seconded by M. Jungels, to close the public hearing and reconvene the regular meeting. All ayes. Motion passed.

J. Eddinger, requesting a 6' front yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a front porch addition, 275 Main St.

A motion was made by W. LaFlamme, seconded by R. Francis, to approve J. Eddinger, requesting a 6' front yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a front porch addition, 275 Main St. with the hardship being the lot predates zoning and is nonconforming. All ayes. Motion passed.

Public Hearing

A motion was made by R. Francis, seconded by T. Peters, to close the regular meeting and open the public hearing. All ayes. Motion passed.

S. Estes, requesting two 15' side yard setback variances from section 4.5.2 from the *Durham Zoning Regulations* to construct a garage, 36 Old Farms Rd.

S. Estes was present to discuss his variance request. W. LaFlamme raised questions regarding the two side yard setback variances requested by the applicant. A site map was submitted and reviewed during the meeting. The subject property is located on a corner lot, which results in two front yards and two side yards. This led to discussion about the appropriate classification of the remaining yards—specifically, whether the lot includes two side yards or a rear and a side yard.

A letter of support from one abutting neighbor was submitted; however, the applicant noted that he was unable to contact the neighbor to the rear of the property.

There was discussion among the board members about continuing the public hearing in order to obtain additional input from the neighbor to the rear, and clarify whether the requested relief is for two side yard variances or for one side yard and one rear yard variance.

The applicant, S. Estes, cited the topography of the land as a hardship justifying the variance request.

A motion was made by R. Francis, seconded by T. Peters, to continue the public hearing for S. Estes, requesting two 15' side yard setback variances from section 4.5.2 from the *Durham Zoning Regulations* to construct a garage, 36 Old Farms Rd. to get language of variance request clarified and additional letter from adjoining neighbor. All ayes. Motion passed.

Approval of 2025 ZBA Meeting Dates

A motion was made by M. Jungels, seconded by R. Francis, to approve the meeting dates for 2025. All ayes. Motion passed.

Miscellaneous

Election of Officers:

A motion was made by M. Jungels, seconded by R. Francis, to nominate W. LaFlamme as Chair. All ayes. Motion passed.

A motion was made by W. LaFlamme, seconded by M. Jungels to nominate R. Francis as Vice Chair. All ayes. Motion passed.

A motion was made by W. LaFlamme, seconded by M. Jungels, to nominate G. Foreman as secretary. All ayes. Motion passed.

Adjournment

A motion was made by R. Francis, seconded by M. Jungels, to adjourn. All ayes. Meeting adjourned.

Respectfully submitted,

Jennifer Perry