

Received 7/22/25
11:26 AM Jodi Moore, ATC

ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422
Minutes July 10, 2025, Regular Meeting

Call to Order

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

Roll Call

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

Absent: Jon Scagnelli, Robert Francis, Gail Foreman

Seating of Alternates

J. Frazier and T. Peters, and S. McNulty were seated.

Amendments to Agenda

None.

Approval of Agenda

A motion was made by J. Frazier, seconded by M. Jungels, to approve the agenda as written. All ayes. Motion passed.

Payment of Bills

None.

Minutes of Previous Meeting(s)

A motion was made by M. Jungels, seconded by T. Peters, to approve the minutes of the June 12, 2025 meeting with the correction that S. McNulty was present. All ayes. Motion passed.

Public Session

None.

Public Hearing

A motion was made by M. Jungels, seconded by T. Peters, to close the regular meeting and re-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.

W. LaFlamme provided an overview of the application, including the site plan and proposed garage plans. There was discussion regarding whether the proposed garage was located in a side yard or rear yard. It was noted that the property is a corner lot, which results in two front yards and, by definition, two side yards. Therefore, the application accurately reflected the appropriate zoning terminology and requirements.

Shawn Estes submitted letters of support from abutting property owners and presented his request to the Board. He explained that the proposed garage would be situated 5 feet from each of the side property lines. The variance request is necessitated by the slope of the yard and the placement of the septic system.

A motion was made by T. Peters, seconded by M. Jungels, to close the public hearing and reconvene the regular meeting. 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.

A motion was made by W. LaFlamme, seconded by M. Jungels, to approve the request of S. Estes, 36 Old Farms Rd., for two 15' side yard setback variances from section 4.5.2 of the Durham Zoning Regulations for the construction of a garage. The hardship being the topography of the lot and location of the septic system. All ayes. Motion passed.

Miscellaneous

W. LaFlamme shared an article with the Board that he felt was relevant to their role and responsibilities, as well as to the proper definition of a "hardship" in the context of zoning regulations. A brief discussion followed.

Adjournment

A motion was made by M. Jungels, seconded by S. McNulty, to adjourn. All ayes. Meeting adjourned at 7:22 p.m.

Respectfully submitted,
Jennifer Perry