

Received 9/12/25  
1:38 PM Jodi Moore, ATC

**ZONING BOARD OF APPEALS**  
**Durham Town Hall**  
**Durham, CT 06422**  
Minutes September 11, 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, Gail Foreman, James Frazier, Thomas Peters, Susan McNulty

Absent: Jon Scagnelli

**Seating of Alternates**

S. McNulty was seated.

**Amendments to Agenda**

None.

**Approval of Agenda**

A motion was made by R. Francis, 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 S. McNulty, to approve the minutes of the July 10, 2025, meeting. All ayes with R. Francis in abstention. Motion passed.

**Public Session**

None.

**Public Hearing**

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

**Robert & Deborah Proctor, Requesting a 25' front yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to install a solar field, 414 Blue Hills Rd.**

B. LaFlamme provided the board with a zoning map confirming the property is located in the R-80 zone, where the required setback is 50 feet.

R. Proctor presented his application, explaining that because his property is a corner lot, it has two front yards. He is requesting a variance so that he does not need to remove a large number of trees, which would make the property less appealing. Instead, he intends to preserve as much vegetation as possible while beautifying and landscaping the area.

Mr. Proctor noted that he has received three letters of support from neighbors. He also explained that a roof-mounted solar system is not feasible due to the orientation of the house, as it would require significant tree removal to allow sufficient sunlight.

Discussion followed regarding the number of trees that would need to be cleared for each option—roof-mounted versus ground-mounted. The proposed solar system is for personal use, with dimensions of 25' x 50'. The proposed clearing area is approximately 50' x 30'.

B. LaFlamme read into the record an email from ZBA member J. Scagnelli who could not attend the meeting, recommending a site walk before making a decision. Mr. LaFlamme agreed, noting that such requests are rare for the ZBA. The applicant stated that the project is time sensitive, and the board discussed conducting a site visit and the possibility of scheduling a special meeting, since the next regular meeting is not until late October.

A motion was made by M. Jungels, seconded by R. Francis, to continue the public hearing at a time to be determined. All ayes. Motion passed.

A site walk was scheduled for Wednesday, September 17, 2025 at 11:00 a.m.

**Miscellaneous**

None.

**Adjournment**

A motion was made by M. Jungels, seconded by S. McNulty, to adjourn. All ayes. Meeting adjourned at 8:00 p.m.

Respectfully submitted,  
Jennifer Perry