

Received 9/24/25
11:03 AM Jodi Moore, ATC

ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422
Minutes September 23, 2025, Special Meeting

Call to Order

William LaFlamme called the meeting to order at 7:01 p.m.

Roll Call

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

Seating of Alternates

Susan McNulty was seated for the public hearing and remained seated for the continuation of the public hearing.

Amendments to Agenda

None.

Approval of Agenda

Continuation of Public Hearing

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 stated that a site walk had been conducted and noted that Mark Jungels and James Frazier were not present. B. LaFlamme then opened the hearing to the applicant. R. Proctor stated that he had no questions and thanked the board for their work. The board had no further questions or comments.

A motion was made by R. Francis, seconded by G. Foreman, to close the public hearing and reconvene the regular meeting. 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.

A motion was made by R. Francis, seconded by J. Scagnelli, to approve Robert & Deborah Proctor, a 25' front yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to install a solar field at 414 Blue Hills Road with the hardship cited as minimizing the number of trees to be removed.

Discussion:

- R. Francis stated that while he appreciates the applicant providing letters of support from neighbors, he does not believe the request demonstrates a true hardship. He noted that the justification is based on aesthetics, which may in fact create a greater visual impact from the road, and that approval under these circumstances could set a precedent he would not support. In his opinion, the application does not qualify as a hardship.
- S. McNulty stated that she agrees with R. Francis.

Vote: All in opposition. Motion failed.

Adjournment

A motion was made by M. Jungels, seconded by S. McNulty, to adjourn. All ayes. Meeting adjourned at 7:09 p.m.

Respectfully submitted,
Jennifer Perry