

ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422
Minutes December 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, Susan McNulty, Thomas Peters, James Frazier, Chuck Stengel

Absent: Gail Foreman, Mark Jungels

Seating of Alternates

J. Frazier and C. Stengel were seated.

Amendments to Agenda

None.

Approval of Agenda

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

Payment of Bills

None.

Minutes of Previous Meeting(s)

The following minutes were approved by unanimous consent: September 11, 2025, Regular Meeting, September 17, 2025 Site Walk, and September 23, 2025, Special Meeting.

Public Session

None.

Public Hearing

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

C. Broomfield, 161 Guilford Rd., requesting a 14' side yard setback variance from section 4.5.2 from the Durham Zoning Regulations to construct a garage.

C. Broomfield was present to discuss the request. He provided a map indicating the proposed garage location. Letters of support were submitted from the abutting neighbors.

B. LaFlamme presented a GIS map of the property and surrounding area, noting the locations of the wetlands, well, and septic system. He stated that the proposed garage location is the only viable option due to these site constraints. B. LaFlamme also recommended that the applicant follow up with the wetlands officer.

A motion was made by C. Stengel, seconded by S. McNulty, to close the public hearing and reconvene the regular meeting. All ayes. Motion passed.

C. Broomfield, 161 Guilford Rd., requesting a 14' side yard setback variance from section 4.5.2 from the Durham Zoning Regulations to construct a garage.

A motion was made by B. LaFlamme, seconded by T. Peters, to approve C. Broomfield, 161 Guilford Rd., request for a 14' side yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a garage. The hardships are the wetlands, location of well and septic. All ayes. Motion passed.

2026 Meeting Dates

A motion was made by J. Frazier, seconded by S. McNulty, to approve the 2026 ZBA Meeting Dates as presented. All ayes. Motion passed.

Election of Officers

The following officers were nominated and elected:

Chairman-Bill LaFlamme

Vice Chair-Susan McNulty

Secretary-Vacant

Miscellaneous

B. LaFlamme provided an update on filling the alternate vacancy and outlined the required training for new members.

Adjournment

A motion was made by C. Stengel, seconded by T. Peters, to adjourn. All ayes. Meeting adjourned at 7:25 p.m.

Respectfully submitted,
Jennifer Perry