

Received 9/11/26
10:46 AM Jodi Moore, ATC

ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422
Minutes September 10, 2026, Regular Meeting

Call to Order

William LaFlamme called the meeting to order at 7:12 p.m.

Roll Call

In attendance: William LaFlamme, Gail Foreman, Susan McNulty, Thomas Peters, James Frazier

Absent: Mark Jungels, Chuck Stengel, Norm Hicks

Seating of Alternates

J. Frazier was seated.

Amendments to Agenda

None.

Approval of Agenda

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

Payment of Bills

None.

Minutes of Previous Meeting(s)

A motion was made by J. Frazier, seconded by T. Peters, to approve the minutes of the December 11, 2025 regular meeting. All ayes. Motion passed.

Public Session

None.

Public Hearing

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

JM Carpenters, 116 Howd Rd., requesting a 17' side yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a front deck with porch overhang.

J. Miele and William Johnson were present to discuss the application. The property mapping and proposed location of the deck and porch overhang were reviewed. Photos depicting the proposed improvements were provided, along with a letter of support from the abutting property owner.

A motion was made by B. LaFlamme, seconded by J. Frazier, to adjourn the public hearing and reconvene the regular meeting. All ayes. Motion passed.

JM Carpenters, 116 Howd Rd., requesting a 17' side yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a front deck with porch overhang.

A motion was made by B. LaFlamme, seconded by T. Peters, to approve JM Carpenters, 116 Howd Rd., request for a 17' side yard setback variance from section 4.5.2 from the *Durham Zoning Regulations* to construct a deck with a porch overhang. The hardships are the topography of the land and location of well and septic. All ayes. Motion passed.

Miscellaneous

None.

Adjournment

A motion was made by B. LaFlamme, seconded by G. Foreman, to adjourn. All ayes. Meeting adjourned at 7:35 p.m.

Respectfully submitted,
Jennifer Perry