

ZONING BOARD OF APPEALS
Durham Town Hall
Durham, CT 06422
Minutes October 8, 2026, 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, Chuck Stengel, Norm Hicks

Absent: Gail Foreman, Mark Jungels, James Frazier

Seating of Alternates

C. Stengel and N. Hicks were seated.

Amendments to Agenda

None.

Approval of Agenda

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

Payment of Bills

None.

Minutes of Previous Meeting(s)

A motion was made by B. LaFlamme, seconded by S. McNulty, to approve the minutes of the September 10, 2026 regular meeting. All ayes with C. Stengel and N. Hicks in abstention. Motion passed.

Public Session

None.

Public Hearing

A motion was made by N. Hicks, seconded by S. McNulty, to close the regular meeting and open the public hearing. All ayes. Motion passed.

K. Davis, 16 Austin Rd., Requesting a 2' front yard setback variance from section 4.5.2 of the *Durham Zoning Regulations* to construct a front porch and portico

Kees Davis was present to discuss the application. W. LaFlamme noted that the property is located in the R-20 zone.

The following materials were submitted and reviewed by the Board:

- A property map showing the existing home, property lines, septic system, and proposed location of the structure.
- Three letters of support from neighboring property owners.
- Building plans for the proposed front porch and portico.

W. LaFlamme noted that most existing homes in the area are legally nonconforming. The hardship was discussed, including the fact that the house and property predate zoning and are legally nonconforming. The unique shape of the house and its original placement on the small 0.22-acre lot were also cited as contributing factors.

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

K. Davis, 16 Austin Rd., Requesting a 2' front yard setback variance from section 4.5.2 of the *Durham Zoning Regulations* to construct a front porch and portico

A motion was made by B. LaFlamme, seconded by S. McNulty, to approve the application of K. Davis, 16 Austin Rd., requesting a 2' front yard setback variance from section 4.5.2 of the *Durham Zoning Regulations* to construct a front porch and portico. The hardship is the house and property predate zoning and are legally non-conforming and the unique shape and original placement of the house on the small .22 acre lot. All ayes, motion passed.

Miscellaneous

None.

Adjournment

A motion was made by N. Hicks, seconded by T. Peters, to adjourn. All ayes. Meeting adjourned at 7:22 p.m.

Respectfully submitted,
Jennifer Perry