

Town of Farmingdale
Appeals Board Meeting Minutes
February 25, 2026

Members Present- David Cyr (Chair), James Grant, Scott Avore, Heather Thompson
Other Present- Alayna Bouchard, Danielle Pickrell

This meeting was called due to an application for variance filed by Danielle Pickrell due to a building permit denied because the lot did not meet the required acreage defined in the land use ordinance.

Meeting was called to order by David Cyr at 6:00pm

The Appeals Board asked Ms. Pickrell to present her case and evidence to the board at this time. Ms. Pickrell discussed the purchase of 621 Maine Ave in 2023. They have since turned what used to be a retail store, into an early childcare center. They also rent a commercial space at 657 Maine Ave which is an additional early childcare center and preschool. Due to the rented area becoming less child friendly and a reduction of parking spots, they explored building an addition to the existing building. But with the elevation the building sits at, as well as the requirement for a commercial sprinkler system to be installed. They decided that it would be more economical to place a modular classroom on the property. After a discussion with the Code Enforcement Officer, they were informed they don't have enough acreage to be able to place a second dwelling unit on the property.

The Board examined the application and denial letter from the code enforcement officer. Following a discussion, they used the following four criteria of the undue hardship test that is used to score the variance application.

1. The land in question cannot yield a reasonable return unless the variance is granted
2. The need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood
3. The granting of a variance will not alter the essential character of the locality
4. The hardship is not the result of action taken by the appellant or a prior owner



James motioned to move to a vote, Scott seconded, all in favor.

All those in favor of granting the variance- none

All those opposed to granting the variance- 4-0

Heather motioned to adjourn at 6.28pm, James seconded, all in favor.

Date 3/17/26


David Cyr, Chair

James Grant



Scott Avore

Heather Thompson

*** Disclaimer: While every effort has been made to ensure the accuracy of the information, the minutes are not intended as a verbatim transcript of comments at the meeting, but a summary of the discussion and the actions that took place. For official audio of the meeting minutes please call the Farmingdale Town Office at 207-582-2225.**