

TOWN OF FARMINGTON  
ZONING BOARD OF APPEALS  
MEETING

June 16, 2025

Present for the hybrid meeting were Chair Schoenhorn, Commissioners Callahan, Grady-Benson Cloud, Gemski, Walsh, and Alternate Commissioners Dess-Santoro, Mastrobattista, and Subramanian. Assistant Senior Town Planner Cyr and Clerk Hansen were also present. The meeting was called to order at 7:00 p.m.

Present in the Council Chambers were Senior Assistant Town Planner Cyr, Clerk Hansen and Chair Schoenhorn, Commissioners Grady-Benson, Cloud, Gemski, Walsh and Alternate Commissioners Dess-Santoro and Mastrobattista. Commissioner Callahan and Alternate Commissioner Subramanian was present online.

Chair Schoenhorn announced that the second public hearing application for 20 Dunne Wood Court was withdrawn by the applicant.

Secretary Gemski read the legal notice into the record.

**PUBLIC HEARING**

Andrew & Caroline Ricci – 3 Poplar Hill Road

Application for variance to reduce the side yard setback from 40 feet to 17 feet to construct a garage and mudroom on an existing single-family home at 3 Poplar Hill Road, R80 zone.

Mr. Ricci presented to the Commission for the 23-foot variance request while showing the survey for the proposed new driveway and 2-bay garage addition along the west side of the home. Mr. Ricci shared that the main reason for the garage addition is to have direct entrance to the first floor elevation of their split level home, stating that the steep topography of the site is their hardship for consideration. Photos of the current yard conditions and the home were presented along with a 3D drawing graphic depicting the proposed new 8ft wide mudroom and 24ft x 25ft garage.

The Commission asked about the current enclosed porch on the west side of the home in the area of the proposed mudroom. Mr. Ricci responded that it was his understanding it was once a screened in porch that was converted to the current storage/mudroom prior to he and his wife purchasing the property. The mudroom has direct access to a side door on the house which leads to their kitchen.

There were also questions asked about the future use of the current two car garage located beneath the home on the east side. Mr. Ricci responded that at this time they are planning on utilizing the area for storage and not for the conversion into more living space. Mr. Ricci also clarified for the Commission the existing driveway will remain and they propose to construct a new driveway and curb cut for the proposed garage.

The Commission also asked questions regarding the height of the proposed garage. Mr. Ricci stated it was not their intention to exceed the peak of the existing home with the proposed garage.

Mr. and Mrs. Ricci have been in contact with their neighbors at 11 Poplar Hill Road and they had submitted a letter of support for the request. The owners stated their concerns for the removal of the

fewest amount of trees necessary, and the Ricci's have agreed to plant additional trees on an as-needed basis. Mr. Ricci stated that anywhere from 6 to 8 trees are planned to be removed, with the intention to keep as many trees between the two properties as possible. The Commission also discussed removing the mudroom and thereby reducing the width of the garage, however the same number of trees would most likely need to be removed.

The Commission stated their concern for the removal of the mature trees and Senior Assistant Town Planner Cyr informed the Commission that Mr. Ricci will also need approval from the Town Plan & Zoning Commission since the property is within the 150ft setback from the Ridgeline Protection Zone.

Chair Schoenhorn asked for any public comment in favor or in opposition to the application. Caroline Ricci (online via Zoom) thanked the Commission for their consideration. The public hearing closed at 7:29 p.m.

Upon a motion made and seconded (Gemski/Cloud) it was

VOTED: 3 in favor (Callahan, Cloud, Walsh) and 3 opposed (Schoenhorn, Grady-Benson, Gemski) to approve the Andrew and Caroline Ricci application for variance to reduce the side yard setback from 40 feet to 17 feet to construct a garage and mudroom on an existing single-family home at 3 Poplar Hill Road, R80 zone.

The motion failed and the variance was denied. Members voting in opposition of the application felt the applicant did not demonstrate sufficient hardship.

## **MINUTES**

### Meeting Minutes

Upon a motion made and seconded (Grady-Benson/Walsh) it was unanimously

VOTED: To approve March 26, 2025 Zoning Board of Appeals administrative meeting minutes.

The meeting was adjourned at 7:39 p.m.

*LDH*