

ZONING BOARD OF APPEALS
MIDDLEFIELD, CONNECTICUT

NOTICE OF REGULAR MEETING

DATE: Tuesday, March 25, 2025

TIME: 7:00 p.m.

PLACE: Middlefield Community Center Meeting Room
405 Main Street
Middlefield, CT

AGENDA:

1. Call to Order
2. Roll Call and Seating of Alternates
3. Amendments to Agenda
4. Approval of Agenda
5. Approval of Minutes

Public Hearings
7:00 p.m.

1. Request for a 7' side yard variance and a 7' rear yard variance from Section 4.4. of the *Middlefield Zoning Regulations* for a shed at 21 Mattabesec Road. Applicant/Owner: Ryan Carlson
2. Request for a 4' side yard variance from Section 4.4. of the *Middlefield Zoning Regulations* for the construction of a two-story addition to the existing house at 48 Valley View Road. Applicant: David Gaetrand. Owner: Nicholas and Adrianna Tyc
6. Request for a 7' side yard variance and a 7' rear yard variance from Section 4.4. of the *Middlefield Zoning Regulations* for a shed at 21 Mattabesec Road. Applicant/Owner: Ryan Carlson
7. Request for a 4' side yard variance from Section 4.4. of the *Middlefield Zoning Regulations* for the construction of a two-story addition to the existing house at 48 Valley View Road. Applicant: David Gaetrand. Owner: Nicholas and Adrianna Tyc
8. New Business
9. Chairman's Report
10. Miscellaneous
11. Adjournment

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3/13/25

cc: ZBA Members and Alternates First Selectman
 Town Clerk Building Dept.
 J. Corona, Esq. Bascom & Benjamin, LLC
 R. Carlson D. Gaetrand