

Middlefield Zoning Board of Appeals

January 24, 2023

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:05
2. Roll Call: Present were Dave Glueck-regular, Chris Champagne-regular, Mike Janis-regular, Charlie Augur-regular, and Mike Olszewski-alternate
3. Approval of Agenda
4. **Motion to approve the agenda was made by Dave Glueck, seconded by Charlie Augur and approved by all.**
5. Approval of minutes:

Pg 1 **Public Hearing portion change the word merits to nature**

Motion to approve the minutes of November 23, 2022 as corrected was made by Charlie Augur, seconded by Mike Olszewski and approved by all

6. Alan and Nancy Poole 220 Jackson Hill Rd:

Mr. Poole 220 Jackson Hill Rd would like to build a timber framed garage for storage. A discussion about the amount of variance needed continued with Mr. Poole and members of the board. Mr. Poole gave a description of the topography of his property.

Mr. Champagne explained harmony, esthetics, hardship and notifying abutting neighbors. He set a Public Hearing for February 28th.

7. New Business: New application for a variance for 9 Derby Rd

Lynn Fraulino was present to discuss the application received Monday January 23. The shed she is requesting a variance for is in place without permits. It is a prefab shed. Amounts of side yard variance were discussed. The septic system is in the back yard and there is a licensed daycare in place at the home. Mike Janis asked if eves were included in the amount of variance requested. For the legal notice 11 ft will be needed. A Public Hearing will be set for February 28th.

8. Chairmen's Report: Chris Champagne spoke about the email regarding the state mandated course. Chris will follow up on the program and let the members know what needs to be done. Being a volunteer board, normal work hours, and "every year" were all points to be taken into consideration. They agreed they will wait for more information before starting the courses.

9. Miscellaneous: nothing to report

10. Adjournment:

Motion to adjourn at 8:07 was made by Mike Olszewski, seconded by Mike Janis and approved by all.