

MIDDLEFIELD PLANNING & ZONING COMMISSION
405 Main Street
Middlefield, Connecticut 06455

Minutes of the February 22, 2023

Jan Wojas, called the meeting to order at 6:30 PM.

Attendance:

Members

Alternates

A	Brown, Jay	X	Warner, Bill
A	Ekblade, Eric	X	Wheeler, Scott
X	Hinsch, Ken	A	Ruffino, Taryn
X	Wojas, Jan	Others	
		X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		A	Russ, Jerry, ZEO
		A	Yamartino, Bob, <i>ex officio member</i>

A=Absent

X=Present

Seating of Alternates

Bill Warner and Scott Wheeler were both seated as regular members.

Public Comment

There was no public comment.

Receipt of Applications:

None

Public Hearing-

None

Old Business-

None

New Business

a. Discussion of Draft Text Amendment-Accessory Dwelling Units

The Commission discussed the draft proposal provided by staff. Changes were made which included overall allowable square footage and parking. The Commission stated it was good to refer for a future public hearing.

b. Draft of Text Amendment Two-Family Dwellings

The Commission indicated they would only like to see Two-Family Dwellings allowed in the AG2 and MD Zones. A discussion regarding the other zoning districts occurred. The Commission decided to keep the original proposed zoning amendment.

c. Draft of Text Amendment Agri-Tourism Regulation

Town Planner Newton explained that Lymans through their Attorney John Corona had been working with Staff on a number of events they would like to have on Lymans property. Due to the fact that Lymans property is in both commercial and agriculturally zoned properties it makes approving these events difficult based on the fact the regulations are permissive in nature. The Town Planner indicated that Attorney Corona had sent some examples of Agritourism Regulations which Staff then changed to present the draft provided tonight.

The Commission felt that they didn't want to over burden a farm with this type of regulation but wanted to be as supportive as possible. Town Planner Newton asked if the Commission be comfortable with a simplified regulation which essentially would state, "Temporary Events are allowed on property with an agricultural operation, which includes all property under the same ownership, with a Zoning Permit reviewed and approved by the Town Planner."

The Commission felt that was reasonable. Staff indicated they would draft language for the next meeting.

d. Discussion of Possible Changes to Outdoor Recreational Facilities Regulation

Town Planner Newton discussed the current Outdoor Recreational Facilities Regulation and the way it has been processed in the past. It was discussed that there is no language which states every time a new use is added on the approved use list that the applicant would need to come back for an amended Special Use permit. Staff proposed that if additional activities are proposed which are consistent with the approved primary or accessory use list that a site plan modification be provided to Staff for review and approval. If an activity was proposed which was deemed to have a possible significant impact to neighbors or traffic then that application would be referred for Commission review.

The Commission was agreeable to this approach.

e. Discussion on Campgrounds

Town planner Newton indicated she was approached by Powder Ridge about making their event based camping a regular transient campground. The Commission was receptive of the idea. Staff indicated they would draft a regulation for the next meeting.

Report of the ZEO

The ZEO was not present. Town Planner Newton gave a brief and stated an email had been sent by Mr. Russ.

Report of the Town Planner:

None

Chairman's Report

None

Approval of Minutes- October 26, 2022

Ken Hinsch made a motion to approve the minutes as written. Bill Warner seconded the motion. Motion carried 4-0.

Scheduling of Hearings

NONE

Adjournment

Ken Hinsch made a motion to adjourn the meeting. Bill Warner seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:42 PM.

Respectfully submitted,

Robin Newton
Robin Newton, AICP, CZEO
Town Planner