

Middlefield Zoning Board of Appeals

February 28, 2023

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:01
2. Roll Call: Present were Dave Glueck-regular, Chris Champagne-regular, Mike Janis-regular, Charlie Augur-regular, and Peter Neidhardt

Legal notice was read into the record by Dave Glueck.

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:

Motion to approve the minutes of January 24, 2023 as published was made by Charlie Augur, seconded by Mike Janis and approved by all

Mr. Champagne explained to the applicants present the rule regarding the number of members present and the number of votes to have a motion carried.

Motion to open the Public Hearing for 220 Jackson Hill was made by Chris Champagne, seconded by Dave Glueck and approved by all.

Mr. Poole 220 Jackson Hill Rd was present for his application for a variance to construct a garage/shop on his property. He talked about the history of his Jackson Hill property. The street boundary is wider than most of the other properties on the street because of the reconstruction of the road and the cemetery being across the road.

The 2nd oldest house in Middlefield, the oldest cemetery, powerlines and most of the surrounding area abuts areas with wildlife making this property unique.

Mr. Champagne spoke about the topography of the property and explained hardship in further detail.

A drawing presented was marked exhibit A. Dave Glueck asked about the length of the structure along the road. It will be 28' along the road side and 42' length toward the power lines. Mr. Champagne asked about the color of the structure as a condition for harmony.

Abutting neighbors have been notified. Measurements were discussed. Mr. Poole asked about adding a wood shed in the future. The discussion continued. One person, Ian Dodd (neighbor), was in the audience to speak in favor of the project.

Motion to close the Public Hearing was made by Peter Neidhardt, seconded by Charles Augur and approved by all.

Motion to open the Public Hearing for 9 Derby Rd was made by Charles Augur, seconded by Peter Neidhardt and all in favor.

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Mr. Champagne recused himself from the Public Hearing. As a matter of procedure by recusing himself the board has a quorum however with a member being absent when it comes to vote this might be an issue with the number of votes to pass and it will be up to the applicant as to how they would like to continue.

Dave Glueck took over and explained hardship and harmony. The applicant has a day care on the property. Mike Janis asked if there were state requirements for sq. footage for play areas.

Abutting Neighbors were notified and marked exhibit A. Coverage measurements were marked exhibit B. The fence is the property line set from a neighbor's survey. Mike Janis asked about the property behind the pool. Leaching fields and the well was marked on the map. Lot coverage without the shed is 16% with the existing structures. GIS map was marked exhibit C. Harmony was discussed. No one was present from the public to speak about the application. The amount of variance needed was discussed.

Mr. Glueck explained there are 4 members present. 4 votes would be needed to pass the request. The applicants will need to make decisions on how to proceed. The board took a brief break.

Mr. Glueck asked if the applicants would like to go forward or continue the public hearing on a later date. The meeting this March would be missing members also and the next regular meeting would be April 28th hopefully with 5 members. The applicants decided to wait until the April meeting.

Motion to continue the Public Hearing for 9 Derby Rd was made by Peter Neidhardt, seconded by Charles Augur and approved by all.

6. Deliberation for 220 Jackson Hill Rd.

Mr. Champagne stated without a doubt the parcel was unique. He talked about the building esthetics. A condition regarding the exterior was discussed.

Motion to approve a 40 ft front yard variance from section 4.4 of the Zoning Regulations to permit the construction of a timber frame garage/shop on the 220 Jackson Hill Rd property, consistent with the application presented, subject to the following conditions:

1. Width of structure north/south not to exceed 32 ft
2. Width of structure east/west not to exceed 44 ft
3. Height of structure not to exceed 28 ft.
4. Structure shall have a wood or earth tone finish

Motion made by Chris Champagne, seconded by Charles Augur and all were in favor.

7. Deliberations 9 Derby: Public Hearing continued

8. New Business: no new business

9. Chairmen's report: nothing to report

10 Miscellaneous: nothing to report

11. Adjournment:

Motion to adjourn at 9:01 was made by Charles Augur, seconded by Mike Janis and approved by all