

Zoning Board of Appeals—June 24, 2025

Middlefield Zoning Board of Appeals

June 24, 2025

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:06 p.m.
2. Roll Call: Chris Champagne-regular, Dave Glueck-regular, Mike Olszewski-regular, and Gary Kowalewski-alternate. Gary was seated as regular.

The Legal notice was read by Dave Glueck.

3. Amendments to Agenda: none

4. Approval of Agenda

Motion to approve the agenda as published was made by Chris Champagne, seconded by Dave Glueck, and approved by all.

5. Approval of minutes

Motion to approve the minutes of the May 27, 2025 ZBA meeting as published was made by Mike Olszewski, seconded by Dave Glueck, and approved by all.

Mr. Champagne explained the procedure regarding quorums.

Motion to open the Public Hearing on 263 Baileyville Rd. was made by Mike Olszewski, seconded by Gary Kowalewski, and approved by all.

Jennifer Sweeney representing Sally Lyons was present to continue the application for a variance to add a 2-car garage with bedrooms on the 2nd floor of the of the garage. Jennifer spoke about other properties and non-conformity in the neighborhoods. Dave Glueck spoke about measurements from the markings and pins found. The maximum height to peak will be approximately 24 ft.

Dave Glueck was concerned about section 7.2 and 7.3 of the Zoning Regulations regarding expansion of non-conforming use. A discussion with the board members present continued. Mr. Champagne would like to consult Town Council.

Mike Olszewski asked about a setting a special meeting. Mr. champagne was concerned about getting a full quorum for the meeting. Non-conformity was continued to be discussed. Mr. Champagne asked if the board was comfortable deciding without council recommendations. It was determined the hearing would be continued and Mr. Champagne would work on getting a special meeting date.

Motion to continue the Public Hearing on 263 Baileyville Rd was made by Mike Olszewski, seconded by Dave Glueck, and approved by all.

Motion to open the Public Hearing for 125 Hubbard St was made by Mike Olszewski, seconded by Gary Kowalewski, and approved by all.

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Chris Popolizio was present to speak about his application. He is on a corner lot with 2 front yard setbacks. The well is in the front side on Hubbard St and the septic system on the back side. Hubbard St. is considered the true front side. A drawing was marked as exhibit 1. The leaching fields are in the other back corner of the yard opposite of the other street setback. The list of abutting neighbors was entered into record. Dimensions and size were discussed. It will be 10'X16' cape cod style prefab shed (under 200 sq. ft). Mr. Popolizio explained how he would be landscaping the area. Discussion about conditions if approved continues. For the record no one was in attendance to speak about the application.

Motion to close the Public Hearing for 125 Hubbard St was made by Dave Glueck, seconded by Mike Olszewski, and approved by all.

6. Deliberations: 263 Baileyville Rd; Hearing continued

7. Deliberation: 125 Hubbard St.

Dave Glueck felt there was not a big impact on Hubbard St and with the landscaping planned, he was comfortable with approving. Mike Olszewski felt where the well and septic were this would be the best placement. Discussions continue regarding harmony and esthetics.

Motion to approve a 30 ft. front yard variance from section 4.4 of the zoning regulations to permit the construction of a shed on the 125 Hubbard St property, consistent with the application presented, subject to the following conditions:

- 1. Height of structure not to exceed 14 ft.**
- 2. Width of variance not to exceed 15 ft**
- 3. Landscaping shall be maintained along shed**

Motion was made by Chris Champagne, seconded by Mike Olszewski and approved by all.

8. New Business

Application for 123 Mack Rd and application for 124 Cherry Hill Rd were reviewed and accepted. A Public Hearing was set for July 22, 2025.

9. Chairmen's Report:

Mr. Champagne would like clarification from council for section 7 which was discussed tonight. He is hopeful he will get clarification for future applications

10. Miscellaneous: none

11: Adjourn

Motion to adjourn at 9:35 was made by Dave Glueck, seconded by Mike Olszewski and approved by all.