

Middlefield Zoning Board of Appeals

June 27, 2023

Minutes

(Not approved at time of filing)

1. Meeting called to order by Dave Glueck at 8:20.

2. Roll Call: Charles Augur-regular, Dave Glueck-regular, Michael Olszewski-alternate and Peter Neidhardt-regular. Mike Janis-regular arrived late.

3. Approval of Agenda

Motion to approve the agenda was made by Dave Glueck, seconded by Michael Olszewski and approved by all.

4. Approval of minutes

:

Motion to approve minutes from May 23 was made by Charles Augur, seconded by Michael Olszewski and approved by all.

Motion to open the Public Hearing for 9 Derby Rd. was made by Dave Glueck, seconded by Michael Olszewski and approved by all.

Mike Janis will be coming and it was decided they would start the hearing. Mr. Glueck asked if the percent of lot coverage was the most current in the file. It was agreed, current and marked exhibit B-1. An original email from Jerry Russ was re-read into the record regarding lot coverage. All measurements were compared and confirmed. For the record the percent of lot coverage was confirmed.

Someone from the public was present but just there to observe. Mike Janis asked if the shed could be placed anywhere else on the property.

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

5. Deliberation: **9 Derby Rd:**

Charles Augur asked if the coverage was still a concern. Dave Glueck felt that was no longer an issue. Dave also felt no-one was present from the public at any of the hearings. He also felt with septic leaching, and the reserve area placement would be best where it is. Emergency access would be gained to the left of the house. Esthetics was addressed. Conditions was discussed.

Motion to approve a 11 ft side yard variance from section 4.4 of the Zoning Regulations to permit a storage shed on the 9 Derby Rd property consistent with the application presented, subject to the following conditions:

1. Width of variance not to exceed 25' (east to west)
2. Height of sheds shall not exceed 15'

Motion made by Dave Glueck, seconded by Charles Augur and approved by all.

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6. New Business: none

7. Chairmen's report: no recording

8. Adjournment:

Motion to adjourn was made by Dave Glueck, seconded by Charles Augur approved by all.