
Zoning Board of Appeals—July 22 and 24, 2025

Middlefield Zoning Board of Appeals

July 22 and
July 24, 2025 Special Meeting
Minutes
(Not approved at time of filing)

July 22, 2025

DUE TO UNFORSEEN CIRCUMSTANCES

Minutes will be made by motions. All recordings are available at the Town Clerks office

1. Meeting called to order by Chris Champagne at 7:02 p.m.
2. Roll Call: Chris Champagne-regular, Dave Glueck-regular, Mike Olszewski-regular, Michael Janis-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 Dave Glueck, seconded by Mike Olszewski, and approved by all.

5. Approval of minutes

Motion to approve the minutes of the June 24, 2025 ZBA meeting as published was made by Mike Olszewski, seconded by Dave Glueck, and approved by all.

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

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

Motion to open the Public Hearing for 124 Cherry Hill Rd was made by Mike Olszewski, seconded by Dave Glueck, and approved by all.

Motion to close the Public Hearing on 124 Cherry Hill Rd was made by Mike Olszewski, seconded by Gary Kowalewski, and approved by all.

Motion to open the Public Hearing for 123 Mack Rd was made by Mike Olszewski, seconded by Mike Janis and approved by all.

Motion to close the Public Hearing on 123 Mack Rd was made by Dave Glueck, seconded by Mike Oleszewski, and approved by all.

Zoning Board of Appeals—July 22 and 24, 2025

6. Deliberations: 263 Baileyville Rd.

After a very lengthy deliberation:

Motion to approve a 6 ft side yard variance from section 4.4 of the zoning regulations to permit the construction of a 2-story addition to the existing residence on the 263 Baileyville Rd. property, consistent with the application presented, subject to the following conditions:

1. Height of structure not to exceed 26 ft.
2. Width of variance not to exceed 62 ft

Motion was made by Chris Champagne, seconded by Mike Olszewski. Three members voted in favor, two opposed. Motion was denied.

7. Deliberations for 124 Cherry Hill and 123 Mack Rd

Motion to defer deliberations on 124 Cherry Hill Rd and 123 Mack Rd to a special meeting was made by Dave Glueck, seconded by Mike Olszewski and approved by all.

8. New Business

Special meeting for deliberations for 123 Mack Rd and 124 Cherry Hill Rd was agreed for Thursday July 24 at 8:00 p.m.

9. Chairmen's Report:

10. Miscellaneous: none

11: Adjourn

Motion to adjourn at 12:15 was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.

July 24, 2025 Special Meeting

DUE TO UNFORSEEN CIRCUMSTANCES

Minutes will be made by motions. All recordings are available at the Town Clerks office

1. Meeting called to order by Chris Champagne at 8:02 p.m.

2. Roll Call: Chris Champagne-regular, Dave Glueck-regular, Mike Olszewski-regular, Michael Janis-regular and Gary Kowalewski-alternate. Gary was seated as regular.

The Legal notice was read by Dave Glueck.

3. Amendments to Agenda: none

Zoning Board of Appeals—July 22 and 24, 2025

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

4. Deliberations 124 Cherry Hill Rd

Motion to approve a 17 ft side yard variance from section 4.4 of the zoning regulations to permit the construction of a lean-to off the existing shed on the 124 Cherry Hill Rd property, consistent with the application presented, subject to the following conditions:

1. Height of lean-to no to exceed 18 ft along the southerly property line
2. Width of side yard variance shall no exceed 18 ft along the southerly property line
3. Any downspouts attached to the lean-to shall be directed to the rear of the property.

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

5. Deliberations 123 Mack Rd.

Motion to approve a 47 ft front yard variance from section 4.4 of the zoning regulation to permit the construction of a golf cart storage barn on the 123 Mack Rd property, consistent with the application presented, subject to the following conditions;

1. Width of variance shall not exceed 60 ft.
2. Height of structure shall not exceed 24 ft (not including a copula (if up to 6ft by 6ft in size)

Motion made by Chris Champagne seconded by Mike Olszewski, 4 in favor, 1 opposed, Motion approved.

6. Chairman's report: Mr. Champagne expressed his thanks to all the members for the time spent on the July Meeting.

7. Adjourn

Motion to adjourn at 10:07 was made by Dave Glueck, seconded by Mike Olszewski and approved by all.