

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

Minutes of the January 26, 2022

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

**Attendance:**

Members

Alternates

X	Brown, Jay	A	Warner, Bill
X	Ekblade, Eric	A	Wheeler, Scott
A	Hinsch, Ken		
X	Pizzo, Paul	Others	
X	Wojas, Jan	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**

None.

**Public Comment**

There was no public comment.

**Receipt of Applications:**

- a. Application of Peter Sperl for a Site Plan Approval for a Home Occupation for property located at 45 Dwight Drive, Assessor Map 11, Lot 29, Zone MD.
- b. Application of the Lyman Farm, Incorporated for a Zone Change from PC to AG-2 for approximately .17 acres of property known as 7 Lyman Road, Assessor's Map 17, Lot 20, Zone PC.

**Public Hearing: NONE**

### **Old Business-**

- a. Discuss parameters of RFP for Route 66

Town Planner Newton brought up the GIS for the Commission Members to review parcels along the Route 66 corridor to discuss the parameters for the design project. The Commission reviewed key properties it would like to include in the study along with study specific criteria.

Staff will draft a final RFP to send to the Commission over the next couple of weeks and will email for review and comment back.

### **New Business**

- a. Application of Peter Sperl for a Site Plan Approval for a Home Occupation for property located at 45 Dwight Drive, Assessor Map 11, Lot 29, Zone MD.

Town Planner Newton gave a brief overview of the application. The applicant, Peter Sperl was present. The Commission did not have any questions for the applicant. The Commission did briefly discuss changing the regulations considering COVID and that the regulations are outdated regarding people working from home and having home offices.

Town Planner Newton stated she would look at revisions to the regulations.

Paul Pizzo made a motion to approve the application as presented. Jay Brown seconded the motion. Motion carried unanimously.

### **Report of the ZEO**

The ZEO was not present but did provide a written report for the Commission which was emailed earlier in the week.

### **Report of the Town Planner**

Ms. Newton reminded the Commission that at their next meeting they will need to do Election of officers.

Town Planner Newton also gave a brief update on the Affordable Housing Plan and next steps.

### **Chairman's Report**

None

### **Approval of Minutes- December 8, 2021**

Jay Brown made a motion to approve the minutes as written. Eric Ekblade seconded the motion. Motion carried Unanimously.

### **Scheduling of Hearings**

Town Planner Newton asked the Commission if the February 23, 2022, date was acceptable to schedule to Zone change hearing for Lyman Orchards. The Commission agreed. Public Hearing will be held on February 23, 2022.

### **Adjournment**

Paul Pizzo made a motion to adjourn the meeting. Jay Brown seconded the motion. The motion carried unanimously. The meeting was adjourned at 6:55 PM.

Respectfully submitted,

Robin Newton  
Robin Newton, AICP, CZEO  
Town Planner

Meeting Recording Link:

[https://us02web.zoom.us/rec/share/imxry6MGT0lfbWYyLc5a7u2IGYZJsiTPjLcsjEhPNOeOph06MztFHRNYFMSveXOG.FAf3p2\\_QsXrpdQHa](https://us02web.zoom.us/rec/share/imxry6MGT0lfbWYyLc5a7u2IGYZJsiTPjLcsjEhPNOeOph06MztFHRNYFMSveXOG.FAf3p2_QsXrpdQHa)