

Zoning Board of Appeals—March 25, 2025

Middlefield Zoning Board of Appeals

March 25, 2025

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne

2. Roll Call: Dave Glueck-regular, Chris Champagne-regular and Gary Kowalewski-alternate. Mike Olszewski will be joining to make a quorum.

Dave Glueck read the Legal Notice into the record.

Gary Kowalewski was seated as regular.

3. Amendments to the Agenda: none

4. Approval of Agenda:

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

5. Approval of minutes

Motion to approve the minutes for the October 2025 meeting as published was made by Chris Champagne, seconded by Dave Glueck, and approved by all.

After a brief intermission Mike Olszewski joined the meeting

1). Motion to open the Public Hearing for 21 Mattabeseck Rd was made by Dave Glueck, seconded by Mike Olszewski, and approved by all.

Ryan Carlson was present to speak about his application. He explained he has a very small property. He wants to put a shed under 200 sq ft in the rear corner of his property. The size of the property and the location for placement met the hardship and ecstatis's criteria. The amount of variance needed was discussed. Height and width were discussed.

Motion to close the Public Hearing for 21 Mattabeseck. was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.

2). Motion to open the Public Hearing for 48 Valley View Dr was made by Dave Glueck, seconded by Mike Olszewski and approved by all.

Dave Gaetrand (applicant) was present to speak for the homeowners about the project. A letter from an abutting neighbor was read into record. No other proof of mailing was submitted for abutting neighbors. The amount of variance was discussed. All measurements were discussed. A very small amount of the project would require a variance due to the current house placement on the property. Measurements were discussed. Hardship and ecstatis was discussed. The board commented on the presentation and completeness of the application, having a drawing for the addition was very helpful for deliberating. No one from the public was present to speak.

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Motion to close the Public Hearing for 48 Mattabeseck Rd was made by Mike Olszewski, seconded by Dave Glueck and approved by all.

7. Deliberations: 48 Valley View Dr (because all paperwork was opened)

Mr. Champagne strongly supported the application. Mike Olszewski felt it matched the neighborhood. Dave Glueck felt it was a well-presented project with a very small amount of variance needed. Wording was discussed.

Motion to approve a 4' variance from section 4.4 of the Zoning Regulations to permit the construction of a two-story addition to the existing residence on the 48 Valley View Rd property, consistent with the application presented, subject to the following conditions:

- 1. Height of the addition shall not exceed 24'**
- 2. Width of the side yard variance shall not exceed 12' running along the easterly side of the property**

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

6. Deliberations 21 Mattabeseck Rd

Mr. Champagne drove by and said the property was very small. Mike Olszewski said others in the neighborhood has similar sheds. The certificates of mailing for the abutters were submitted. The homeowner did admit he did not know all the permits that were necessary before putting up the shed. Wording for the variance continued.

Motion to approve a 7' side yard variance on both the southerly and westerly sides of 21 Mattabeseck Rd property from section 4.4 of the Zoning Regulations to permit the construction of a shed, consistent with the application presented, subject to the following conditions:

- 1. Height of shed not to exceed 8'**
- 2. Width of southerly side variance shall not to exceed 14'**
- 3. Width of Westerly side variance shall not exceed 10'**

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

8. New Business: none

9. Chairman's report:

Chris will present to the board a proposal to change the time of the meetings to 7:30 to allow members to attend.

10. Miscellaneous:

11. Adjournment:

Motion to adjourn at 8:54 was made by Dave Glueck seconded by Mike Olszewski, and approved by all.