

Middlefield Zoning Board of Appeals

March 28, 2023

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 8:05.

2. Roll Call: Chris Champagne-regular, Charlie Augur-regular, Dave Glueck-regular, Peter Neidhardt-regular, and Michael Olszewski-alternate.

The legal notice for 56 Valley View Dr was read into the record by Dave Glueck.

3. Approval of Agenda

Motion to approve the agenda was made by Charles Augur, seconded by Mike Olszewski and approved.

5. Approval of minutes

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Motion to approve minutes from last meetings was made by Dave Glueck, seconded by Charles Augur and approved by all.

Mr. Champagne asked the applicants for 9 Derby Rd what they would like to do regarding their application because of the number of voting board members present.

Motion to open the Public Hearing for 9 Derby Rd. was made by Mike Olszewski, seconded by Charles Augur and approved by all.

A letter from the ZEO was read into the record requesting a site drawing with measurements for lot coverage. Measurements were taken by the applicant and given to the board and ZEO. A short discussion continued and Mr. Champagne asked that the ZEO's email be forwarded to the applicant as well as the measurements sent to the ZEO.

Motion to continue the Public Hearing for 9 Derby Rd was made by Charles Augur, seconded by Charles Augur and approved by all.

Motion to open the Public Hearing for 56 Valley View Dr. was made by Dave Glueck, seconded by Mike Olszewski and approved by all.

Mr. Pugliares presented his application. He has a stoop that is deteriorating and would like to replace it with a covered porch. His property is angled and the front yard setback and position of the house differ in measurements. He is asking for approximately a 30 ft front yard setback. He feels his project would fit esthetically in his neighborhood. No one is in the audience to speak for or against the application. For the record abutting neighbors were notified. Mr. Champagne explained the rest of the process should a variance be granted.

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

6. Deliberation: **9 Derby Rd: Public Hearing continued**

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7. Deliberations: Stefano Pugliares 56 Valley View Dr

Mr. Champagne felt the porch would meet esthetics. Mr. Glueck felt the porch would also improve safety due to the uphill grade of the property. Amounts of variance needed and conditions were discussed.

THE RECORDING STOPPED. THE REST OF THE MINUTES WILL BE FROM MOTIONS AND EMAILS SENT.

Motion to approve a 34 ft front yard variance from section 4.4 of the Zoning Regulations to permit the construction of a porch on the 56 Valley View Dr property consistent with the application presented, subject to the following conditions:

1. Width of variance shall not exceed 25 ft
2. Height of structure shall not exceed 16 ft.

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

8. New Business: 177 Jackson Hill Rd to construct 2 sheds on property.

Per email Public Hearing will be held May 23, 2023

9. Chairmen's report: no recording

10. Adjournment:

Motion to adjourn at 9:08 was made by Mike Olszewski, seconded by Charles Augur approved by all.