

Zoning Board of Appeals—April 29, 2025

Middlefield Zoning Board of Appeals

April 29, 2025 Special Meeting

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:34
2. Roll Call: Chris Champagne-regular, Dave Glueck-regular, Gary Kowalewski-alternate. Ken Twombly-alternate.
3. Approval of Agenda:

Motion to approve the agenda for the special meeting was made by Dave Glueck, seconded by Ken Twombly, and approved by all.

Mr. Racki was present to speak about the application. He presented pictures to show esthetics of the project. There are other porticos in the neighborhood similar to the ones he wants to build.

A letter from a neighbor in favor of the project was read into record. Plans of the portico were supplied. Dave Glueck asked about the posts. Mr. Champagne explained about the amounts of variance requested and how the board determines the amounts if approved. He also talked about the height.

There was no public present that wanted to be heard. Abutting neighbors were notified and listed for the record.

Before closing Mr. Racki was asked if he wanted to proceed with deliberations having only 4 members present.

Motion to close the Public Hearing on 32 Day School Dr was made by Dave Glueck, seconded by Ken Twombly, and approved by all.

4. Deliberations: 32 Day School Dr.

Dave Glueck said the application was straightforward. All members agreed and felt it would be in harmony with the neighborhood. Wording for the motion was discussed.

Motion to approve a 9 ft front yard variance from section 4.4 of the zoning regulations to permit the installation of a covered portico on the 32 Day School Dr property, consistent with the application presented, subject to the following conditions:

1. Height of portico shall not exceed 13 ft.
2. Width of variance shall not exceed 20 ft.

Motion made by Chris Champagne, seconded by Ken Twombly and approved by all.

10. Adjournment:

Motion to adjourn at 8:07 was made by Ken Twombly seconded by Gary Kowalewski, and approved by all.