

# Middlefield Zoning Board of Appeals

May 23, 2023

Minutes

**(Not approved at time of filing)**

1. Meeting called to order by Chris Champagne at 8:07.
2. Roll Call: Chris Champagne-regular, Mike Janis-regular, Dave Glueck-regular, and Peter Neidhardt-regular.

**The legal notice for 177 Jackson Hill Rd was read into the record by Dave Glueck.**

3. Approval of Agenda

**Motion to approve the agenda was made by Dave Glueck, seconded by Peter Neidhardt and approved.**

4. Approval of minutes *Corrected header date of minutes for April meeting*

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**Motion to approve minutes from last meetings was made by Mike Janis, seconded by Dave Glueck and approved by all.**

Mr. Champagne spoke to 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 Janis, seconded by Dave Glueck and approved by all.**

**Motion to continue the Public Hearing for 9 Derby Rd was made by Dave Glueck, seconded by Peter Neidhardt and approved by all.**

**Motion to open the Public Hearing for 177 Jackson Hill Rd. was made by Mike Janis, seconded by Dave Glueck and approved by all.**

*Doug Miller was present to speak about his application. He would like to put 2 sheds on his property that has 3 front yard setbacks. His front yard on Jackson Hill Rd slopes and his septic system is in that front yard. His driveway is on the School St/Valley View side. He presented a map with the intended locations of both sheds. One shed will require a 15 ft front yard variance. Property has been surveyed with the proposed sheds on the map.*

*Measurements were discussed individually for each shed. Measurements were marked exhibit A. Map was marked exhibit B.*

*Kathy Kokoszka was present to ask questions about the sheds. The sheds would be used for storage. Her concerns were the type of storage in regards to her well and topography of her property across the street. Mr. Miller is an environmental Engineer who assured her nothing hazardous would be stored.*

*The list of abutting neighbors was read into the record and marked exhibit C.*

*Mr. champagne asked if the applicant would like to continue with 4 voting members which Mr. Miller did.*

## Zoning Board of Appeals—May 23, 2023

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**Motion to close the Public Hearing was made by Dave Glueck, seconded by Peter Neidhardt and approved by all.**

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

**6. Deliberations: Doug Miller 177 Jackson Hill Rd.**

Dave Glueck had no issues regarding placement of the sheds. Mike Janis felt if he placed the sheds elsewhere it would affect the harmony and esthetics with the neighborhood. Deliberations and conditions continued.

**Motion to approve a 40 ft front yard variance on the westerly side and a 15 ft side yard variance on the southerly side from section 4.4 of the Zoning Regulations to permit the construction of two storage sheds on the 177 Jackson Hill Rd property consistent with the application presented, subject to the following conditions:**

- 1. Width of front yard variance shall not exceed 20 ft**
- 2. Width of side yard variance shall not exceed a combined 25 ft for two sheds**
- 3. Height of sheds shall not exceed 14 ft**
- 4. The existing landscaping buffer on the westerly side shall be maintained**

**Motion made by Chris Champagne, seconded by Peter Neidhardt and approved by all.**

**7. New Business: none**

**9. Chairmen's report: no recording**

**10. Adjournment:**

**Motion to adjourn at 9:17 was made by Chris Champagne, seconded by Peter Neidhardt approved by all.**