

Zoning Board of Appeals—May 27, 2025

Middlefield Zoning Board of Appeals

May 27, 2025

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne.
2. Roll Call: Chris Champagne-regular, Dave Glueck-regular, Gary Kowalewski-alternate. Steve Adams-alternate.
3. Amendments to Agenda: none
4. Approval of Agenda

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

5. Approval of minutes

Motion to approve the minutes of the March 25th ZBA meeting as published was made by Gary Kowalewski, seconded by Steve Adams, and approved by all.

Motion to open the Public Hearing on 263 Baileyville Rd. was made by Dave Glueck, seconded by Chris Champagne, and approved by all.

Jennifer Sweeney representing Sally Lyons presented the application for a variance. Jennifer spoke about the requirements for the application. The abutting neighbors list was read into the record. The addition design was discussed and some slight changes were made to the project changing the amount of variance requested. The square footage of the garage and upper addition will be approximately 800 sq ft.

The Legal Notice published requested 3 ft side yard variance. Mr. Champagne explained the amount needed is more than originally requested. Discussions and measurements for the project and new Legal Notice continued. Esthetics and hardship were discussed. Mr. Champagne asked that marking be set on the property before the next meeting. The amended amount of variance needed was discussed, changing it to a 6 ft side yard variance.

Motion to continue the Public Hearing on 263 Baileyville Rd was made by Dave Glueck, seconded by Gary Kowalewski, and approved by all.

6. Deliberations: 263 Baileyville Rd; Hearing continued

7. New Business: 125 Hubbard St. Mr. Champagne explained and answered questions about the new procedure put in place for the ZBA commission. Public Hearing was set for June 24, 2025

8. Chairmen's Report: The time of meetings was discussed. At next months meeting he would like to discuss adding 2 ft to variance requests.

9. Miscellaneous: none

10: Motion to adjourn at 7:50 was made by Steve Adams, seconded by Dave Glueck and approved by all.