

MIDDLEFIELD PLANNING & ZONING COMMISSION
405 Main Street
Middlefield, Connecticut 06455

Minutes of the June 28, 2023

The meeting was called to order at 6:34 PM.

Attendance:

Members

Alternates

X	Brown, Jay	x	McNamara, Susan
X	Ekblade, Eric	X	Wheeler, Scott
X	Hinsch, Ken	X	Kirshner, Nate
X	Warner, Bill	Others	
X	Weber, Kathy	X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		A	Russ, Jerry, ZEO
		A	Yamartino, Bob, <i>ex officio member</i>

A=Absent

X=Present

Seating of Alternates

NONE

Town Planner Newton indicated a Motion to add Election of Officers to the Agenda was in order. Bill Warner made a Motion to add Election of Officers to the Agenda. Motion was seconded by Eric Ekblade. Motion carried unanimously.

Election of Officers

Town Planner Newton called for a nomination and motion for the position of Chairman. Kathy Weber made a motion to nominate Bill Warner as Chairman. Eric Ekblade seconded the motion. Motion was carried unanimously.

Chairman Warner asked for a Motion for Vice Chairman. Jay Brown made a motion to nominate Ken Hinsch as Vice Chairman. Eric Ekblade seconded the motion. Motion was carried unanimously.

Public Comment

There was no public comment.

Receipt of Applications:

None

Public Hearing-

None

Old Business-

None

New Business

a. Informal Discussion Possible Changes to the DD1 Zoning District

Nate Kirschner and Steven Inglese were present to discuss an informal proposal with the commission that would involve a text amendment to the DD1 zone. Mr. Kirschner gave some background as to the proposal and conversations with the Town Planner.

Town Planner Newton added that while previous commissions had qualified a gas convenience store as a retail use, she didn't believe that to be appropriate and advised them that a text amendment would be more appropriate to add the use.

The proposed changes were reviewed with the Commission.

Chairman Warner felt that Route 66 and the DD1 Zone didn't really function in the way it was intended. He also expressed concern that a gas station/convenience store with maybe a bank etc. was not the highest and best use along this corridor. He emphasized that this was the only area with real development potential.

Other Commission members also expressed concern with wanting the highest and best development opportunities along this corridor. Multi Family development was discussed as being a use that would be appropriate in this area.

The Commission asked the developer to work with the Town Planner for possible changes to the DD1 Zone including maybe an overlay zone with design guidelines.

Report of the ZEO

The ZEO was not present. Town Planner Newton let the Commission know that Jerry had given the Town his resignation and his last day would be on July 7th. As such Ms. Newton indicated in the interim it would be appropriate for the Commission to appoint her as the Interim ZEO.

Chairman Warner made a motion to appoint Ms. Newton as the Interim ZEO. Jay Brown seconded the motion. Motion was carried unanimously.

Report of the Town Planner:

Ms. Newton reported she would be looking at some of the questions that came up during the Two-Family residence discussion in April. She stated she was focusing on available parcels versus open space and wetlands, etc. She did indicate it would be difficult to really ascertain how many Two-family units would be possible but would give the public a better idea as to what the proposal could be.

Chairman Warner indicated it could also include the conversion of a one family to a two family, though he indicated that would be highly unlikely. He also asked that any draft include the use as a Special Permit so that at least an abutter would know what is being proposed adjacent to them.

Chairman's Report

Chairman Warner asked if the Town Planner could take the project list the Town presented and go through and state how it meets the POCD and what type of permitting it would require for the Planning and Zoning Commission.

Approval of Minutes- NONE

Scheduling of Hearings

NONE

Adjournment

Jay Brown made a motion to adjourn the meeting. Kathy Weber seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:45 PM.

Respectfully submitted,

Robin Newton
Robin Newton, AICP, CZEO
Town Planner