

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

Minutes of Regular Meeting July 23, 2025

The meeting was called to order at 6:31 PM.

Attendance:

Members	Alternates
A Brown, Jay	X McNamara, Susan
X Ekblade, Eric	X Wheeler, Scott
X Hinsch, Ken	A Kirshner, Nate
A Warner, Bill	Others
X Weber, Kathy	X Newton, Robin, Town Planner
	A Curtis, Brian, Engineer
	A Yamartino, Bob, <i>exoficio member</i>

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

A=Absent

X=Present

Seating of Alternates

Susan McNamara was seated for Bill Warner. Scott Wheeler was seated for Jay Brown. Ken Hinsch was acting as Chair for this meeting.

Public Comment- NONE

Receipt of Applications: NONE

a. **Public Hearing-** Application for Middlefield 66, LLC for a Special Permit for the construction of a retail convenience store with a drive-thru and fueling facility with associated site improvements for property located at 8 Higby Road, Middlefield, CT

The hearing was opened at 6:34 p.m. The Town Planner explained that the information from the June Special Meeting would be incorporated into this new application and public hearing process and made officially as part of the record.

Nate Kirschner of Middlefield 66, LLC gave a brief overview of the project and explained the updates made since the public hearing in June which included the addition of internal sidewalks and a truck pull of next to the building, additional landscaping, explained the stacking on Route

66 and distance to the Jackson Hill Road light, went over the type of lighting proposed on the building and read into the record the report from the Town Engineer.

The Commission inquired regarding compaction of soils and fire suppression for the site.

The hearing was opened to the public who expressed the following concerns or comments:

- Concerns about tractor trailers going down Higby Road
- Concerns about tractor trailers using Route 91 accessing Middletown and going through the residential neighborhoods in Middletown to get there.
- Concerns about drawing in more traffic.
- Concern regarding the issue of speeding which already exists on Jackson Hill Road
- Concern about increased traffic from Durham
- A resident stated it was a good fit for the site and that people would not need to go out of the way for gas.
- A concern about needing redlight cameras at the intersection of Higby and Route 66.
- There was a question about the fencing that IWWA had suggested.
- A concern that truck drivers would “nap” on the site.

The applicants traffic engineer responded that it is unlikely that a tractor trailer would be looking to go through residential neighborhoods to access the highway when they can go down Route 66 to obtain highway access. He added that gas stations do not increase traffic and that 55% trips are passerby trips per DOT.

With no further comments the public hearing was continued until the next regularly scheduled meeting in August.

Approval of Minutes

Kathy Weber made a motion to approve the minutes as written. Ken Hinsch seconded the motion. Motion carried unanimously.

Adjournment

Susan McNamara made a motion to adjourn the meeting. Ken Hinsch seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:47 p.m.

Respectfully submitted,

Robin Newton

Robin Newton, AICP, CZEO
Town Planner