

Zoning Board of Appeals—September 23, 2025

Middlefield Zoning Board of Appeals

September 23, 2025

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:13 p.m.
2. Roll Call: Chris Champagne-regular, Dave Glueck-regular, Mike Olszewski-regular, and Gary Kowalewski-alternate. Gary was seated as regular.

The Legal Notice was read at previous meeting but there was not a quorum

3. Amendments to Agenda: none
4. Approval of Agenda

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

5. Approval of minutes

Motion to approve the minutes of the July 22, regular meeting and July 24, 2025 special meeting as published was made by Mike Olszewski, seconded by Gary Kowalewski, and approved by all.

Mr. Champagne explained the procedure regarding quorums.

Motion to open the Public Hearing on 26 Janet Dr. was made by Dave Glueck, seconded by Mike Olszewski, and approved by all.

Derek Matcheski was present to discuss his application. He would like to construct a front porch. Measurements and dimensions were discussed and a drawing was presented and marked exhibit B

Hardship and esthetics were discussed along with the amounts of the variance were discussed. Height width and length of porch with steps were discussed.

Abutters have been notified and there was no one in the audience to speak about the application.

Motion to close the Public Hearing for 26 Janet Dr. was made by Dave Glueck, seconded by Mike Olszewski, and approved by all.

6. Deliberations: 26 Janet Dr

Conditions and amounts of variances were discussed by all members. Esthetics was discussed as well as safety access.

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Motion to approve a 26 ft. front yard variance from section 4.4 of the zoning regulations to permit the construction of a front porch on the 26 Janet Dr. property, consistent with the application presented, subject to the following conditions:

1. Height of structure not to exceed 13 ft.
2. Width of variance not to exceed 28 ft

Motion was made by Chris Champagne, seconded by Mike Olszewski and approved by all.

7. New Business: A new application was received and is awaiting approval from zoning. No Public Hearing will be scheduled, until approval.

8. Chairmen's Report:

Mr. Champagne spoke with Bob Yamartino regarding getting new members and the importance of having a full board.

9. Miscellaneous: none

10: Adjourn

Motion to adjourn at 7:55 was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.