

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

Minutes of the September 27, 2023

The meeting was called to order at 6:30 PM.

Attendance:

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

A=Absent
 X=Present

Seating of Alternates

Susan McNamara was seated as a regular. Nate Kirschner recused himself for this meeting as he is an applicant.

Public Comment

There was no public comment.

Receipt of Applications:

- a. Fikret Cecujanin-Special Use Permit- Establish Restaurant Use, Site Improvements and Façade Updates-222 Meriden Road. (Assessor Map 2, Lot 7) (Received 9/27/23)
 Town Planner Newton indicated this submission was currently incomplete but that she is working with the applicant to obtain the necessary documentation for the next meeting.
 A Motion was made by Susan McNamara to set the public hearing for October 25th. Motion was seconded by Kathy Weber. Motion carried unanimously.
- b. Robert Burt- Zone Change- Industrial to Residential- 106 Main Street. (Assessor Map 9, Lot 152)(Received 9/27/23).
 Town Planner Newton indicated that this application was also incomplete and that the

applicant has been made aware of what is needed to proceed. James Dorsey was present and indicated that he would be the point of contact going forward for this application. Mr. Dorsey stated he will reach out to Staff to discuss the needed information.

A Motion was made by Susan McNamara to set the public hearing for October 25th. Motion was seconded by Kathy Weber. Motion carried unanimously.

Public Hearing-

a. NHG Acquisitions, LLC, Text Amendment, Section 5.3 Permitted Uses, Section 5.4 Dimensional Standards, Zone DD1. (Application Received 08/23/23)(Public Hearing 09/27/23)

The public hearing was opened at 6:38 p.m. Nate Kirschner and Steven Inglese were present for NHG Acquisitions, LLC to present the proposed text amendment. Mr. Kirschner explained he is not representing the applicant, that he is the actual applicant and that he and Mr. Inglese are business partners. Mr. Kirschner then went over with the Commission the proposed changes which included adding drive-throughs for banks and other professional retail establishments, drive-throughs for restaurants and automobile filling stations.

The Chairman pointed out that as proposed the changes would be applicable to all the commercial zoning districts. Mr. Kirschner stated that could be amended if the Commission didn't want to see those uses in those zones.

A discussion between the commission and applicant took place regarding the possibility of multi-family on the Route 66 Corridor. The applicant stated that they did not propose that for a couple of reasons. The first being there currently is no water or sewer to the sites making it feasible for density for multi-family. Additionally, Mr. Kirschner indicated that the Commission recently tried to pass a text amendment for two-family structures and that the proposal was not well received from the public and the Commission withdrew their own proposal.

Town Planner Newton indicated that the applicant and Commission should review the proposed changes in the dimensional section regarding coverage. Chairman Warner indicated he was not in favor of the increase to 75%. Mr. Kirschner indicated they would leave it at 60%.

The applicant and commission decided to leave the public hearing open so the applicant can make some minor changes and come back next month when there will be more members of the Board present.

b. Town of Middlefield- Remove Forestry per Order of Non-Compliance from DEEP, Sections 4.3 & 6.2 Permitted Uses. Removal Definition "Selective Timbering" Section 2.2. Town Planner Newton gave the Commission the background regarding this text change. She explained that DEEP is requesting the removal of these items as they are under the exclusive jurisdiction of DEEP. Ms. Newton explained where in the regulations it was being removed from.

Susan McNamara made a motion to approve the text changes as presented. Kathy Weber seconded the motion. A discussion regarding the effective date of the regulation change to be effective ensued. October 15th was agreed upon. Motion carried unanimously.

Old Business-

None

New Business

- a. NHG Acquisitions, LLC, Text Amendment, Section 5.3 Permitted Uses, Section 5.4 Dimensional Standards, Zone DD1. (Application Received 08/23/23)(Public Hearing 09/27/23)

Continued to the October 25, 2023 Meeting.

- b. Town of Middlefield- Remove Forestry per Order of Non-Compliance from DEEP, Sections 4.3 & 6.2 Permitted Uses. Removal Definition "Selective Timbering" Section 2.2.

Susan McNamara made a motion to approve the text changes as presented. Kathy Weber seconded the motion. A discussion regarding the effective date of the regulation change to be effective ensued. October 15th was agreed upon. Motion carried unanimously.

Report of the ZEO

Ms. Newton gave a brief update on 222 Meriden Road and High Street Subdivision easement issue.

Report of the Town Planner:

Ms. Newton indicated she would like to start working through the regulations with the Commission as they have not been updated in quite some time. She will be adding, with the Chairman's permission, an ongoing agenda item for a Regulation Workshop. Chairman Warner and the commission were in favor of this.

Ms. Newton reported that the Ice Cream Shop on Lorraine Terrace is looking to add a small storage shed to the rear of the existing building and would like the Commission to allow a Staff review and sign off. Chairman Warner asked if it was a "Kloter Farm" type shed. Ms. Newton replied it was. The Commission was favorable of Staff reviewing and signing off on the proposal.

Ms. Newton also requested the ability to review and approve a small gravel parking area located adjacent to the Town Skating pond off Strickland Road. The Commission was fine with this request. Chairman Warner asked for a motion to approve an 8-24 referral for this public improvement. Kathy Weber made a motion to approve the 8-24 referral for the construction of a parking area adjacent to the Town's Skating Pond off Strickland Road. Susan McNamara seconded the motion. Motion was carried unanimously.

Chairman's Report

Chairman Warner asked for a motion to add an informal discussion of 8 Higby Road to the agenda. Kathy Weber made a motion to add an informal discussion regarding 8 Higby Road to the agenda. Susan McNamara seconded the motion. Motion was carried unanimously.

Nate Kirschner and Steven Inglese were present to present an informal plan to the commission showing a site design for 8 Higby Road which would include an automobile filling station, drive through restaurant or bank and a 75 unit apartment building to the rear piece of the parcel which abuts Higby. The automobile filling station and drive-through would be located adjacent to Route 66.

Approval of Minutes- July 27, 2023

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

Adjournment

Susan McNamara made a motion to adjourn the meeting. Kathy Weber seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:30 PM.

Respectfully submitted,

Robin Newton

Robin Newton, AICP, CZEO
Town Planner