

Zoning Board of Appeals—November 25, 2025

Middlefield Zoning Board of Appeals

November 25, 2025

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:00 p.m.
2. Roll Call: Chris Champagne-regular, Michael Olszewski-regular, Dave Glueck-regular, and Gary Kowalewski-alternate.
3. Amendments to Agenda: none
4. Approval of Agenda

Motions 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 from October 28, 2025 was made by Mike Olszewski, seconded by Gary Kowalewski, and approved by all.

Dave Glueck read the Legal notice into the record.

Motion to open the Public Hearing for 11 School St was made by Mike Olszewski, seconded by Dave Glueck and approved by all.

The applicant was unable to attend and asked for the meeting to be continued

Motion to continue the Public Hearing for 11 School St was made by Mike Olszewski, seconded by Dave Glueck and approved by all.

Motion to open the Public Hearing for 222 Meriden Rd was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.

The property was not marked for board members. The applicant said they were not notified about this or the meeting or the abutters. Therefore, nothing was done in the appropriate time schedule. Abutters list sent the day before and put into the file. Chris Champagne explained all the procedures for the variance. The project was briefly talked about. The well and septic location were discussed. Next meeting is December 16th and the Public Hearing will be continued at that meeting.

Motion to continue the Public Hearing 222 Meriden Rd was made by Chris Champagne, seconded by Dave Glueck and approved by all.

6. 11 School St continued

7. 222 Meriden Rd continued

8. New Business: none

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9. Approval of 2026 meetings: The board agreed on the meeting dates and agreed to move the meeting time to 7:30.

Motion to approve the 2026 ZBA meeting schedule as published with a start time change to 7:30 was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.

10. Chairman's report: Chris Champagne addressed the departure of two members Peter Neidhardt and Mike Janis. He has spoken to the First Selectmen to replace these members ASAP, at which time, when departures are official, Gary Kowalewski will move to regular member.

11. Miscellaneous: nothing

10: Adjourn

Motion to adjourn at 7:30 was made by Mike Olszewski, seconded by Gary Kowalewski and approved by all.