

Middlefield Zoning Board of Appeals

January 23, 2018

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:10.
2. Roll Call: Present were Chris Champagne-regular, Dave Glueck-regular, Joe Angello-regular, and Charles Augur-regular, enough members were present for a quorum, to move forward.

3. Approval of Agenda

4. Motion to approve

Motion to approve the agenda as published was made by Dave Glueck seconded by Joe Angello and approved by all.

5. Approval of minutes.

November 28 no corrections

December 19: Pg. 2 correct wording (item 6 and correct spelling (item 8)

Motion approve minutes as amended was made by Joe Angello, seconded by Charles Augur and approved by all.

Motion to re-open the Public Hearing for 159 Baileyville Rd. was made by Dave Glueck, seconded by Joe Angello and approved by all.

159 Baileyville Rd, Gene Gargiulo

An email received 01-19-18 (to Land Use Department) was read into the record by Mr. Champagne. Mr. Gargiulo is withdrawing his application.

Motion to dismiss the application for 159 Baileyville Rd. per email request was made by Chris Champagne, seconded by Charlie Augur, and approved by all.

Motion to open the Public Hearing for 8 Hickory Pl. was made by Charlie Augur, seconded by Dave Glueck, and approved by all.

It was noted that no one else was present in the audience. The applicant made a decision to go forward with public hearing. Ryan Carey (owner) and his father were present to address the application.

Zoning Board of Appeals—January 23, 2018

For the record, Mr. Carey presented an amended application with the proper regulations noted for the variance. Certificates of mailing were presented. The new variance will be from regulation 09.05.05 (interior lot). The boundary line to be used will be parallel to Cider Mill Rd and considered the front yard. Measurements were discussed. The deck will be 10 ft. wide with approximately a 2 ft. overhang so the amount of variance needed will be 14 ft.

Mr. Champagne asked the board if they had any other questions regarding “other locations”. Brief discussions continued.

Mr. Champagne discussed conditions if approved. He also asked if anyone had any other questions.

Mr. Champagne explained the CT State Statute regarding the board’s voting. He gave the option to the applicant to keep the public hearing open. The applicant chose to go forward with 4 members.

Motion to close the Public Hearing for 8 Hickory Pl. was made by Dave Glueck, seconded by Charles Augur and approved by all.

6. Deliberations for 159 Baileyville Rd. No deliberations due to withdrawal of the application.

7. Deliberations for 8 Hickory Pl.

The board discussed the application, conditions and wording for the motion. Emergency Access was discussed. Property direction was discussed.

Motion to approve a 14 ft. street line variance from section 09.05.05 of the Zoning Regulations to construct a new front porch overhang on the 8 Hickory Pl. Property consistent with the application presented, subject to the following conditions:

1. Height of structure shall not exceed 18 ft.

2. Width of variance shall not exceed 14 ft. as measure from the westerly side yard setback line

Motion was made by Chris Champagne, seconded by Charlie Augur, and approved by all.

Mr. Champagne explained the next steps of the process to the applicant.

8. New Business: None

9. Chairmen’s report: Mr. Champagne was asked to review his budget line item. He discussed that with the board before he needs to fill out the required paper work.

10. Miscellaneous: nothing

11. Adjournment:

Motion to adjourn was made by Dave Glueck and seconded by Charles Augur all were in favor meeting adjourned at 8:03.