

Middlefield Zoning Board of Appeals

February 26, 2019

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne
2. Roll Call: Present were Chris Champagne-regular, Joe Angello-regular, Charles Augur-regular, Michael Skelps-alternate, Dave Glueck-regular and Peter Neidhardt-alternate who was seated as regular.
3. Amendments to Agenda
4. Approval of Agenda

Motion to approve the agenda as published was made by Chris Champagne seconded by Charles Augur and approved by all.

5. Approval of Minutes

Motion to approve January 22nd minutes as published was made by Dave Glueck, seconded by Charles Augur and approved by all.

Motion to approve February 26th minutes as published was made by Joe Angello, seconded by Peter Neidhardt and approved by all.

Legal notice was read into record by Dave Glueck to open the public hearing for 195 Ross Rd.

Linda Tabor was present to speak about the supplication for 195 Ross Rd to construct a carport with solar panels.

For the record no one was present in the audience.

Ms. Tabor would like to put a carport with solar panels on her property. She has a sloping lot on a corner. Solar panels could not effectively be placed on her house roof. A package provided by Ms. Tabor was marked exhibit A. She will be taking down trees to accommodate the solar panels. The lowest point of the carport will be to the south.

Notice of abutting neighbors was presented. Measurements for the amount of variance needed was discussed. Markers and property lines were discussed. Mr. Champagne asked if there was another option for placement of the carport. Dave Glueck asked about the reflection of the solar panels because he admittedly did not know about panels. Mr. Glueck clarified the function of the structure. Ms. Tabor talked about the design of the structure and the height.

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The concrete slab for the carport will be 26X24 and the structure is slightly different.

Ms. Tabor also stated she wanted to use the carport to store her trailer under it.

Alternative locations was discussed. Joe Angello asked about putting a ground mount array in the leaching fields. Mr. Champagne asked if Ms. Tabor checked with the sanitarian to see if the panels could be placed in the leaching fields.

Joe Angello pulled a satellite picture of Ms. Tabor's property. Discussions of trees being removed continued. Mr. Champagne asked about properties that were similar for harmony. Discussions continued with more questions regarding the solar panels. Harmony and esthetics were discussed. Mr. Champagne suggested continuing the public hearing so they could get more information regarding solar panels and placement in front yard setbacks.

Access to the back yard was discussed for emergency access. Installation of solar panels continued to be discussed. Mr. Champagne explained the (the board) can continue the public hearing if they feel not enough information has been provided and if the applicant wants to continue.

The board asked Ms. Tabor to provide more information regarding the solar panels. She also talked about a time constraint and "net metering". Mr. Glueck asked to visit the property again. The board also asked if the solar representative could come to the next meeting. Harmony was furthered discussed.

Motions to continue the Public Hearing of 195 Ross Rd on April 23 was made by Charles Augur, seconded by Peter Neidhardt, and approved by all.

6. Public Hearing was continued with no deliberations.

7. New Business: none

8. Chairman's Report:

Membership to the CT Federation of Planning and Zoning Agency's was discussed

9. Miscellaneous. Nothing

10. Adjourn

Motion to adjourn as 10:20 was made by Joe Angello, seconded by Dave Glueck and approved by all.