

# Middlefield Zoning Board of Appeals

April 23, 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, Mike Janis-regular, Michael Skelps-alternate, and Peter Neidhardt-alternate
3. Amendments to Agenda
4. Approval of Agenda

**Motion to approve the agenda as published was made by Joe Angello seconded by Peter Neidhardt and approved by all.**

5. Approval of Minutes

**Corrections: Pg. 1 correct the word to be application  
Pg. 2 4<sup>th</sup> paragraph change they to the applicant  
Also correct the Date in the Header and minutes**

**Motion to approve March 26<sup>th</sup> minutes as amended was made by Chris Champagne, seconded by Charles Augur and approved by all.**

Before continuing the Public Hearing the board waited for Dave Glueck to arrive at 7:42.

**Motions to reopen the Public Hearing for 195 Ross Rd was made by Mike Janis, seconded by Peter Neidhardt and approved by all. Mr. Neidhardt, who had been seated as a member during the public hearing on March 26th, remained seated for this application.**

*Linda Tabor began by stating that she had revised her plan and would now only need a 10' variance on the side only. She provided a revised sketch of the property to Board members that was marked exhibit C that showed the carport in two locations – one that fully complied with the setback requirements and one that extended 10' into the side yard setback. She has submitted a zoning and building application that will not need any variances. The dimensions will remain the same and the fence has been removed. She also stated there will be no glare from solar panels. Mr. Champagne noted that the Board was not aware of any revisions to the original plan that was discussed during the public hearing on March 26th and asked Ms. Tabor if she had submitted a revised application with the land use office. She indicated that she had not done so.*

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*Based on the new documentation that she had provided, Mr. Glueck asked Ms. Tabor if it was possible to construct the carport with solar panels on her property without obtaining any variances. Ms. Tabor confirmed that she could do so as shown on the property sketch.*

*A heated discussion ensued. As Mr. Glueck and Ms. Tabor continued to speak at the same time, Mr. Champagne asked Ms. Tabor to let Mr. Glueck finish his remarks before responding. Ms. Tabor then walked out of the meeting stating that she did not need any variances and that she would build the carport in conformity with the setback requirements.*

**Motions to close the Public Hearing of 195 Ross Rd was made by Dave Glueck, seconded by Charles Augur, and approved by all.**

**Motions to accept the withdraw of the application at hand for 195 Ross Rd. was made by Charles Augur, seconded by Joe Angello and approved by all.**

**6.** Application was withdrawn with no deliberations.

**7.** Mrs. Rzczka was present to speak about her application. Mrs. Rzczka would like to expand the footprint to allow a three seasoned porch to be changed because of severe water issues. A previous variance was issued to build a porch in August 2011.

Abutting neighbors have been notified.

Amounts of variance needed were discussed.

A map was submitted and discussed. Marking the area was discussed. Mr. Champagne talked about hardship and harmony.

A Public Hearing will be scheduled for May 28, 2019 at 7:30.

**8.** New Business: none

**9.** Chairman's Report: none

**10.** Miscellaneous. Nothing

**11.** Adjourn

**Motion to adjourn as 8:16 was made by Joe Angello, seconded by Mike Janis and approved by all.**