

Middlefield Zoning Board of Appeals

May 28, 2019

Minutes

(Not approved at time of filing)

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

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

5. Approval of Minutes

Motion to approve April 23rd minutes as published was made by Peter Neidhardt, seconded by Dave Glueck and approved by all.

Dave Glueck read the legal notice for the Public Hearing for 27 Cedar St.

Mr. Angello explained the process regarding four (4) members present.

Motion to open the Public Hearing for 27 Cedar St was made by Peter Neidhardt, seconded by Michael Skelps and approved by all.

Present were Mr. and Mrs. Rzecka of 27 Cedar St. to present their application.

Notice to abutting neighbors is on file.

Mrs. Rzecka stated she would like to take part of the 3 season porch to make a family room. They will make a 4 ft. foundation to reinforce the current foundation which has severe water damage due to the age of the home and the slop of the property. The property being on a corner lot has 2 front setbacks. Septic, leaching, and well placement were discussed. Alternative locations were discussed. The height would be 14 to 16 ft. Esthetics were discussed. No one on the board had any questions. The applicants did apply and receive a variance in the past for the wrap around porch. Dave Glueck explained at that time the options of continuing due to only 4 members present. The applicant decided to go forward. Measurements were discussed for the amounts of variance needed. Abutting neighbors list was marked exhibit A, the map drawing provided by the Rzecka' s was marked exhibit B.

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Motions to close the Public Hearing of 27 Cedar St was made by Joe Angello, seconded by Dave Glueck, and approved by all.

Joe Angello added there was no one present to speak in favor or against the application For the Record.

6. Deliberations for 27 Cedar St

Dave Glueck spoke about the uniqueness of the property. Over the years the Town has paved and taken over parts of the land that made it difficult to find the true property pins that might not have required a variance to be issued. Joe Angello thought the amount of variance was minimal. Total amounts were discussed. Wording for the motions was discussed.

Motion to approve a 14 ft. street line variance (Cedar St) and an 8 ft. side yard variance (Derby Rd) from section 04.02-.1 of the Zoning Regulations to construct an addition to the existing residence on the 27 Cedar St property consistent with the application presented subject to the following conditions:

- 1. Width of the street line variance (Cedar St) shall not exceed 18 ft. from the existing porch.**
- 2. Width of the side yard (Derby Rd) variance shall not exceed 27 ft. from the front porch line.**
- 3. Height shall not exceed 16 Ft.**

Motion was made by Dave Glueck, seconded by Peter Neidhardt and approved by all.

Mr. Angello explained the next steps of the variance process. The deliberation findings were briefly discussed.

7. New Business: none

8. Chairman's Report: none

9. Miscellaneous. Nothing

10. Adjourn

Motion to adjourn as 8:39 was made by Michael Skelps, seconded by Peter Neidhardt and approved by all.