

MIDDLEFIELD PLANNING & ZONING COMMISSION
405 Main Street
Middlefield, Connecticut 06455

Minutes of the October 21, 2019 Regular Meeting

Erin Howard called the meeting to order at 6:30 PM.

Attendance:

Members		Alternates	
X	Boyle, Kevin	X	Hinsch, Ken
X	Brown, Jay	X	Pizzo, Paul
X	Ekblade, Eric		
X	Howard, Erin	Others	
X	Wojas, Jan	X	Warner, Bill (Interim Town Planner)
		A	Curtis, Brian
		A	Russ, Jerry
		A	Bailey, Ed, <i>ex officio member</i>

A=Absent

X=Present

Paul Pizzo introduced himself to the Commission and explained that he had been on the Board of Finance and Zoning Board of Appeals in the past. Erin Howard added that she will be stepping down from the Board by the end of the year due to working for the City of Hartford.

Public Comment

None.

CGS 8-24 Review: Proposed transfer of unused portion of temporary cul de sac from Town of Middlefield to adjacent property owners at 29 Aresco Drive and 6 Elvira Drive

Bill Warner reviewed his report and showed that Aresco Drive had been developed with a temporary cul de sac and explained that it was supposed to have been dug up and deeded over to the abutting landowners. The property owner at 29 Aresco Drive is now having a hard time refinancing because of this. Mr. Warner researched the files and determined that it had been intended to be deeded over to the abutting property owners by the Planning Commission.

The Board of Selectmen have already approved this transfer, but cannot complete it until Planning and Zoning signs off. Mr. Warner did state that he didn't feel that was necessary as Planning and Zoning has already approved it twice, but the lawyers involved require it.

Eric Ekblade made a motion, seconded by Jay Brown, to issue a favorable report to the Board of Selectmen regarding proposed transfer of unused portion of cul de sac from Town of Middlefield to adjacent property owners at 29 Aresco Drive and 6 Elvira Drive under a CGS 8-24 review. Motion carried unanimously.

Report of the ZEO

Jerry Russ had sent his report stating the installation of the solar project is moving along nicely. No further applications have come in and the chronic violators are in the slow process of remediation.

Report of the Town Planner

Bill Warner noted that he hasn't heard a word from Powder Ridge Veterinary Hospital and will contact them. The zoning regulations and map are all up-to-date on the website and the GIS should be going live very soon. They will go through all of the subdivisions that have occurred since the last assessor's map was done. He added that 90 percent of the solar installation is in Middletown and is going along very quickly.

Mr. Warner added that the gas station has walked away from the corner property on Route 66. It is six dry acres, but doesn't seem to be able to attract a retail presence. He also had a good meeting about the Red Dog Saloon and a very unique restaurant is interested in it. They do want to keep a lot of the character of the Red Dog and probably add a small addition. The big challenge there will be the septic.

The self-storage project has applied to wetlands, but has not yet applied to Planning and Zoning as they are working to create a full application.

Mr. Warner also reported that there is a proposed application for property right on the Middletown line for a large indoor soccer facility. It is currently at wetlands and they will be submitting the plans to them. Mr. Warner felt it could be a great project with almost no impact on any neighbors in Middle field. He also reported that he spoke to people about a two-lot subdivision on Jackson Hill Road. Cooper-Atkins is

doing an environmental clean-up.

Kevin Boyle asked if anything was going on with the Coleman properties by Red Dog and Mr. Warner stated that there was not. He has tried to contact Jimmy Coleman about a sliver of property behind the Red Dog.

Chairman's Report

Erin Howard asked everyone to confirm their contact information and noted that she has also received a Freedom of Information guide regarding agendas and notices. Bill Warner is working on the processes in town to make sure things are being done properly. She noted that it has made her job much easier by getting planner reports beforehand and his managing the agenda.

Ms. Howard also reported that the Town Planner position will be re-advertised and go out to all the planning networks. Mr. Warner stated that it would be a significant amount of money to use CCM. Ms. Howard has reiterated the importance of needing some stability and hopefully when she steps down, there will be a planner in place.

Approval of Minutes - September 16, 2019 Meeting

Eric Ekblade made a motion, seconded by Kevin Boyle, to approve the September 16, 2019 meeting minutes, as presented. Motion carried, with Jay Brown abstaining.

Bill Warner reported that the Monarca situation appears to have gotten worse. Erin Howard thought it should be referred to the Zoning Enforcement Officer. Kevin Boyle added that it is also next to wetlands. Ms. Howard stated that there has been a Cease and Desist issued to Monarca and the First Selectman has been noticed. Kevin Boyle felt it was really a Board of Selectmen issue as it is trespassing, but Ms. Howard added that it is also a coverage issue. Mr. Warner stated that the town should go in and put up a fence. He also noted that it is Mr. Monarca that wants to build the indoor soccer facility. Mr. Boyle suggested that the chair have a discussion with the First Selectman about this issue.

Adjournment

Eric Ekblade made a motion, seconded by Kevin Boyle, to adjourn the meeting. Motion carried unanimously. The meeting was adjourned at 6:58 PM.

Respectfully submitted,

Debi Waz

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