

Middlefield Zoning Board of Appeals

December 17, 2019

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:35
2. Roll Call: Present were Chris Champagne-regular, Michael Janis-regular, Charles Augur-regular, Peter Neidhardt-alternate and Michael Skelps-alternate and New member Michael Olszewski-alternate.

It was noted Dave Glueck will be arriving late.

3. Approval of Agenda
4. **Motion to approve the agenda as published was made by Charlie Augur, seconded by Michael Janis and approved by all.**
5. Approval of Minutes

Motion to table the minutes for November 26, 2019 was made by Charles Augur, seconded by Mike Janis and approved by all.

Motion to continue the Public Hearing on 32 Maple St was made by Charles Augur, seconded by Michael Janis and approved by all.

Mr. Champagne explained to the applicant he would not have to re-notify his abutting neighbors.

Motion to open the Public Hearing for 9 Maryland Dr was made by Michael skelps, second3ed by Charlie Augur and approved by all.

Mr. Astle would like to put a 14'X16' 12' high shed in the setback due to the contour and shape of his property. Mr. Astle presented pictures of his property to show hardship. The shed will be 6' from the property line on the left and 16' from the corner of the shed on the other side. The shed will sit on a pad within his fence area (which a previous variance was given). The shed will be esthetically suitable. He did look at the neighborhood and saw several shed close to the property lines. Lot coverage was discussed. Covenants and Restrictions were discussed. No one was in attendance to rebut the application. Measurements were discussed.

Motion to closed the Public Hearing for 9 Maryland Dr was made by Dave Glueck, seconded by Charlie Augur and approved by all.

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Motion to open the Public Hearing for 385 Baileyville Rd was made by Michael Janis, seconded by Charlie Augur, and approved by all.

Michael Skeps was seated as regular for this portion of the Public Hearing. Mr. Stone for 385 Baileyville Rd would like to put an L shaped porch on the front and side of his house. He will be demolishing a mudroom that is currently on the side of the house. There will be a 10' overhang. Height measurement and esthetics were discussed. Pictures presented by the applicant were marked as exhibits A, B, and C. Property lines were discussed. Other than demolishing the house and starting from scratch (due to non-conformity) the variance was the only other option.

Motion to close the Public Hearing for 385 Baileyville Rd was made by Chris Champagne, seconded by Dave Glueck and all were in favor.

6. Deliberations for 37 Derby Rd; Public Hearing was continued to January 2020

7. Deliberations for 9 Maryland Dr: Peter Neidhardt was seated as a regular member for this portion of the proceedings.

Mr. Glueck said Mr. Astle gave a really good presentation and the lot is a very difficult area to position the shed. His hardship is the land. Mr. Astle's past fence variance was discussed., Some members did feel this would not obstruct any line of sight and was the best position for the shed. Wording for the variance was discussed.

Motion to approve a 15 ft west side setback variance and a 6 ft south side variance from section 04.02.01 of the Zoning Regulations to permit the construction of a 14'X16' shed consistent with the application presented, subject to the following conditions for the 9 Maryland Dr Property:

- 1. Width of west side variance shall not exceed 15 ft**
- 2. Width of south side variance shall no exceed 18 ft**
- 3. Height of shed shall not exceed 14 ft.**

Motion was made by Chris Champagne, seconded by Charlie Augur and all were in favor.

8. Deliberations for 385 Baileyville Rd: Michael Skelps was seated as regular for this portion of the proceedings.

The hardship is the existing structure is built on property line and is already non-conforming. The new porch will improve the esthetics and assessment of the property. The exhibits provided showed pictures with and without the porch needing the variance. It was agreed the porch would be much more esthetically pleasing if the variance was approved. Members discussed the application. Measurements were discussed. Wording for the variance was discussed.

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Motion to approve a 14 ft side yard variance from section 04.02.01 of the Zoning Regulations to permit the construction of a covered porch at 385 Baileyville Rd property consistent with the application provided, subject to the following conditions:

- 1. Width of variance not to exceed 11 ft.**
- 2. Height of structure not to exceed 14 ft.**

Motion made by Chris Champagne, seconded by Mike Janis and all were in favor.

9. New Business: none

10. Chairman's Report: Welcome Mike Olszewski as new alternate to board.

11. Miscellaneous: Nothing to report

12. Adjournment:

Motion to adjourn at 9:15 was made by Michael Janis, seconded by Charles Augur and all were in favor.