

Middlefield Zoning Board of Appeals

January 28, 2020

Minutes

(Not approved at time of filing)

1. Meeting called to order by Chris Champagne at 7:40
2. Roll Call: Present were Chris Champagne-regular, Michael Janis-regular, Charles Augur-regular and Michael Olszewski-alternate. The board will wait for Dave Glueck before seating an alternate.
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 approve the minutes for November 26, 2019 was made by Charles Augur, seconded by Mike Janis and approved by all.

Motion to approve the minutes for December 17, 2019 with the following corrections was made by Charles Augur, seconded by Mike Janis and approved by all

Pg. 1 item 5 correct Skelps and the word “seconded”

Pg. 2 2nd paragraph correct Skelps

Board took a short break at which time Dave Glueck arrived.

Motion to re-open the Public Hearing on 32 Maple St was made by Dave Glueck, seconded by Michael Janis and approved by all.

Brian Kolarz was present to discuss his application. He wants to put a 6 ft privacy fence on his property which is a corner lot. He is still discussing where the fence would be placed. Mr. Champagne marked the map and sketches presented as exhibit A & B. Dave Glueck asked about the diagram presented and the amounts of variance for placement of the fence. Emergency access to the property was discussed. Mr. Champagne spoke about the regulations and alternatives that could be taken as other options. Mr. Champagne asked if the property could be remarked. Mr. Champagne would like to keep the Public Hearing open until a more definitive plans was made.

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

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6. Deliberations for 32 Maple St. was continued to February 2020

7. New Business: none

8. Eric Block 47 Toad Ridge Rd.

Mr. Block was present to speak about his application to construct a garage which he would need a front yard variance for from section 04.02.01 of the Planning and Zoning Regulations.

Mr. Champagne explained the process. Amounts for the variance were discussed. Mr. Block was asked to mark the property. Notice to abutting neighbors was discussed. The Public Hearing was set for February 26, 2020. Mike Janis reminded Mr. Block to measure eaves and overhangs to allow proper measurements for the variance.

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

10. Miscellaneous: Nothing to report

11. Adjournment:

Motion to adjourn at 8:30 was made by Michael Olszewski, seconded by Mike Janis and all were in favor.