

Middlefield Zoning Board of Appeals

February 25, 2020

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, Charles Augur-regular, Dave Glueck-regular, Michael Skelps-alternate and Michael Olszewski-alternate. Michael Olszewski was seated at as regular.

Dave Glueck read the Legal Notice into the Record

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

Typo Last paragraph Kotlarz

Motion to approve the minutes for January 28, 2020 as published was made by Michael Olszewski, seconded by Dave Glueck and approved by all.

Motion to re-open the Public Hearing on 32 Maple St was made by Mike Skelps, seconded by Michael Olszewski and approved by all.

Mr. Kotlarz was present to continue the Public Hearing. Mr. Champagne explained the details of the application to Mike Skelps who was not present for the last meeting. Mr. Champagne asked the applicant to verify where he would like to install the fence. Michael Olszewski questioned the measurements. Discussion continued. Mr. Glueck talked about the view obstruction regarding trees and or shrubs. Mr. Kotlarz was given options and it was decided he would recess the hearing to decide the best options given.

Motion to recess the Public Hearing for 32 Maple St was made by Chris Champagne seconded by Dave Glueck, and approved by all.

Motion to open the Public Hearing on 47 Toad Ridge Rd was made by Charles Augur, seconded by Michael Olszewski, and approved by all.

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Eric Block was present to speak about this application. Overhangs and amounts of variances needed were discussed. Heights of the addition will continue with the roof lines existing. Esthetics were discussed. For the Record no was in the audience to speak about the application. The land topography was noted as the hardship. Emergency access was discussed.

Motion to closed the Public Hearing for 47 Toad Ridge Rd was made by Dave Glueck, seconded by Mike Skelps and approved by all.

Mr. Champagne explained the next steps of the process to Mr. Block who chose not to stay for the final decision.

7. Deliberations for 47 Toad Ridge Rd.

Topography and street lines were discussed for the amount of variance needed. Wording was discussed.

Motion to approve a front yard variance from section 04.02.01 of the Zoning Regulations to permit the construction of a garage at the 47 Toad Ridge property, consistent with the application presented, subject to the following conditions:

1. **Garage shall be no closer to the road than the foundation of the existing residential structure, which is approximately 25 ft from the road.**
2. **Height of garage not to exceed the height of the peak of the existing residential structure**
3. **3. Height of variance not to exceed 23 ft.**

Motion was made by Charles Augur, seconded by Mike Olszewski, and approved by all.

Motion to re-open the Public Hearing for 32 Maple St. was made by Dave Glueck, seconded by Mike Skelps and approved by all.

Mr. Kotlarz would like to have a 6' fence variance. He said his entire yard is exposed for view from the Derby Rd street line.

Motion to close the Public Hearing for 32 Maple St. was made by Mike Skelps, seconded by Michael Olszewski and approved by all.

6. Deliberations for 32 Maple St

Dave Glueck appreciated Mr. Kotlarz for doing due diligence and checking visibility. Wording for the motion was discussed.

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Motion to approve a variance from section 08.16.01 and 08.16.02 of the zoning regulations to permit the construction of a 6 ft fence in the 32 Maple St property consistent with the application presented with the following conditions:

- 1. Fence to be no closer than 10 ft, from the southerly/Maple St. property line**
- 2. Fence to be no closer than 10 ft from the westerly/Derby Rd property line**

Motion Made by Chris Champagne, seconded by Charles Augur and approved by all.

Mr. Champagne explained the next steps to be taken to Mr. Kotlarz

8. New Business: none

9. Chairman's Report: Nothing new to report

10. Miscellaneous: Nothing to report

11. Adjournment:

Motion to adjourn at 8:58 was made by Dave Glueck, seconded by Michael Olszewski and all were in favor.