

Middlefield Zoning Board of Appeals

August 25, 2020

Minutes

(Not approved at time of filing)

1. **Regular** Meeting called to order by Chris Champagne at 7:37 p.m.
2. Roll Call: Present were Chris Champagne-regular, Charles Augur-regular, Dave Glueck-regular, Michael Janis-regular, Peter Neidhardt-regular, Michael Skelps-alternate and Michael Olszewski-alternate

The Public Hearings Legal Notice was read into the record by Dave Glueck.

3. Amendments to the agenda.
4. Approval of Agenda

Motion to approve the agenda as published was made by Chris Champagne, seconded by Mike Olszewski and approved by all.

5. Approval of Minutes

Motion to approve the minutes for July 21, 2020, as published was made by David Glueck, seconded by Michael Olszewski and approved by all.

Motion to open the Public Hearing for 28 Esther Dr was made by Mike Olszewski, seconded by Michael Janis and approved by all.

Steven Tyc, 28 Esther Dr. provided a complete package according to Chris Champagne. Abutting neighbor lists was read into the record. Mr. Champagne asked Mr. Tyc to explain his application. He is on a corner lot with 2 front yard setbacks. He explained the topography of the property and why he chose the location. Harmony was discussed. Measurements and height were discussed. Mr. Champagne asked if any one was in the audience to speak for or against the application. Pete Tyc spoke in favor of the application. Robert Johnson sent an email to Mr. Champagne to be read into the record in favor of the application. The email was marked exhibit A for the record.

A motion to close the Public Hearing on 28 Esther Dr was made by Charlie Augur, seconded by Michael Olszewski and approved by all.

Motion to open the Public Hearing for 10 Fowler Development was made by Mike Olszewski, seconded by Michael Janis and approved by all.

Nancy Gossman was present to speak about her application. She will be building a rear deck toward the lake in a right of way. Lot 19 is the property deeded for a Right of Way for electrical service for the sewer grinder pumps. No One can build on that lot. Lot 11 is where the sewer connections go and she cannot build on that side. She is asking for a variance to complete the approved renovation to finish with a deck off the porch. The size will

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8'X14'. An abutting list of 13 of the 14 property owners was on the list. Mr. Champagne asked if the 14th property owner was notified. It was determined he is on lot 12 and the variance is for lot 10. It was noted lots 10 and 11 are separate lots. Kathy Croteau spoke to say it would complete the porch which will bring the house back into neighborhood conformity. The discussion continued with comments from the public. Steve Porteus 6 Lake Shore Dr. spoke in favor of the application. Rich Croteau owner of 2 houses on Fowler Development because of the closeness of the properties and setbacks no other houses could be built on the property. He was in favor as was Eric Cromack

A motion to close the Public Hearing on 10 Fowler Development was made by Michael Olszewski, seconded by Charles Augur and approved by all.

6.. Deliberations for 28 Esther Dr

Michael Janis spoke about the harmony regarding the trees and fence. Dave Glueck spoke about the harmony but also agreed the hardship of the property outweighed the harmony issues. .Conditions and wording for the motion continued.

Motion to approve a 55 ft street line variance on the Dwight Dr. side from section 04.02.01 of the zoning regulations to permit the construction of a prebuilt shed on the 28 Esther Dr. property consistent with the application presented, subject to the following conditions:

1. Height not shed not to exceed 14 ft.
2. Width of variance not to exceed 22 ft

Motion was made by Chris Champagne, seconded by Dave Glueck. 4 members voted in favor 1 opposed, motion carried.

7. Deliberations 10 Fowler Development

Peter Neidhardt realized the 14th property owner was not an abutter and wanted to be sure the board is comfortable continuing. Discussion continued. Mr. Champagne said they should limit themselves to the application presented and base the decision on what was presented. Conditions for the variance were discussed.

Motion to approve an 8 ft side yard setback variance from section 04.02.01 of the zoning regulations to permit the construction of a deck on 10 Fowler Development property consistent with the application presented and subject to the following conditions:

1. Width of variance not to exceed 16 ft.

Motion was made by Chris Champagne, seconded by Charlie Augur and approved by all.

8. New Business: none

9. Chairman's Report: All agreed Zoom meetings were difficult for this commission.

10. Miscellaneous: nothing to report

1. Adjournment:

Motion to adjourn at was made by Mike Olszewski, seconded by Dave Glueck @9:25 and all were in favor.