

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

Minutes of the February 24, 2021 Regular Meeting Via ZOOM

Jan Wojas, called the meeting to order at 6:29 PM.

Attendance:

Members		Alternates	
X	Brown, Jay- 6:43 p.m.	X	Warner, Bill
X	Ekblade, Eric- 7:02 p.m.		
X	Hinsch, Ken- 6:34 p.m.		
X	Pizzo, Paul	Others	
X	Wojas, Jan	X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		X	Russ, Jerry, ZEO- 6:35
		A	Bailey, Ed, <i>ex officio member</i>

A=Absent

X=Present

Public Comment

None

Public Hearing- None

Old Business- None

New Business

a. Application of Gary Bullock for property located at 57 Mack Road for the establishment of a home occupation to make soy candles for offsite sales. Assessor Map 11, Lot 228, Zone MD.

Town Planner gave an overview of the application and indicated there was a staff review and memo in the commission members packets.

Applicant, Gary Bullock, explained his application and business he is wishing to establish through all legal means.

Chairman Wojas asked for any commission questions or discussion from the Commission members.

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36 Commissioner Pizzo indicated he reviewed the application and supporting materials and does not
37 see any issues with the proposal.

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39 Paul Pizzo made a motion to approve the application of Gary Bullock for property located at 57
40 Mack Road for the establishment of a home occupation to make soy candles for offsite sales.
41 Assessor Map 11, Lot 228, Zone MD with the following conditions:

- 42
43 1. An administrative Zoning Permit application is required.
44 2. Any necessary Health Department permits be acquired.
45 3. The Applicant shall apply for a renewal on a bi-annual basis with the Zoning Enforcement Official.
46 This renewal shall require an inspection for compliance with this permit.
47 4. No site work is proposed or allowed under this permit.
48 5. All requirements of Section 4.9.2 regarding outdoor storage, non-resident employees and retail
49 sales are incorporated into this approval.

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51 Bill Warner seconded the motion. Jan Wojas, Bill Warner, and Paul Pizzo voted in favor. Ken
52 Hinsch abstained. Motion passed.

53
54 **b. Informal Discussion-Lyman Orchard- Halloween Event**

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56 Attorney John Corona was present on behalf of Lyman Orchards for this informal discussion.

57
58 The Town Planner, Robin Newton, gave a brief overview of the proposal. Ms. Newton indicated we
59 were looking to get the Commission's feedback as to whether this event could be considered
60 customary and incidental to an Agricultural Use.

61
62 Attorney Corona gave an overview of the use. Attorney Corona indicated the temporary use would
63 be during the month of October and would be a haunted trail. Attorney Corona wanted to make
64 sure the Commission agreed this would be an accessory use to an agricultural primary use.

65
66 A discussion ensued amongst the Commission members and Attorney Corona regarding location of
67 the use, site safety and temporary nature of the use. The Commission felt that this use could be
68 permitted as an accessory use to the Agricultural primary use.

69
70 **Report of the ZEO**

71
72 Jerry Russ gave an update on multiple different violations including Jimmy D's, Epic Farms and
73 Peters Lane. Mr. Russ gave a brief update on the CT Storage facility and construction project.

74
75 Commissioner Warner indicated that a zoning citation ordinance might be a good tool for the Town
76 to consider adopting as it would provide a step before having to expend legal fees on the Town's
77 attorney to bring violators to Court.

78
79 Town Planner Newton indicated that she and the First Selectman had discussed this option earlier
80 in the week and that she was currently drafting an ordinance.

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82
83
84 **Report of the Town Planner**

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86 Town Planner Newton went into a little more detail regarding the Zoning Citation Ordinance and
87 drafting.

88
89 Ms. Newton advised the Commission that on March 16th at the Board of Selectmen meeting will
90 include an informational session on the development of affordable housing plan. This will be an
91 information session only to help educate and inform the public as to what the legal definition is in
92 the State of CT, where Middlefield currently stands for affordable housing, and what types of steps
93 can we take to promote affordable housing.

94
95
96 **Chairman's Report**

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98 Jan Wojas reported he received his information for the upcoming commissioners training on March
99 6th and thanked the Planner for getting everyone signed up.

100
101 **Approval of Minutes - December 21, 2020**

102 A discussion took place regarding some proposed changes. The Commission agreed to keep the
103 minutes as written.

104
105 Bill Warner made a motion to approve the minutes as written. Ken Hinsch seconded the motion.
106 Motion carried unanimously.

107
108 **Approval of Minutes- January 27, 2021**

109
110 Ken Hinsch made a motion to approve the minute as written. Bill Warner seconded the motion.
111 Motion carried unanimously.

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113 **Scheduling of Hearings**

114 NONE

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116 **Adjournment**

117
118 Jay Brown made a motion to adjourn the meeting. Ken Hinsch seconded the motion. The motion
119 carried unanimously. The meeting was adjourned at 7:12 PM.

120
121 Respectfully submitted,

122
123 *Robin Newton*

124 Robin Newton, AICP, CZEO
125 Town Planner

126
127 Meeting Link:

128
129 Meeting Recording:

130 [https://us02web.zoom.us/rec/share/QBbJxCyCnBS-
131 RsTmQC_cFZCIJCYla9svEy28rRY9nJ9CFiwbs1LT4HAVYVvKkiPo-.dcb_EB2A74NYhpHo](https://us02web.zoom.us/rec/share/QBbJxCyCnBS-RsTmQC_cFZCIJCYla9svEy28rRY9nJ9CFiwbs1LT4HAVYVvKkiPo-.dcb_EB2A74NYhpHo)