

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

Minutes of the March 24, 2021 Regular Meeting Via ZOOM

Jan Wojas, called the meeting to order at 6:30 PM.

**Attendance:**

Members		Alternates	
X	Brown, Jay	A	Warner, Bill
X	Ekblade, Eric		
X	Hinsch, Ken		
X	Pizzo, Paul- 6:36 pm	Others	
X	Wojas, Jan	X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		X	Russ, Jerry, ZEO
		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 Vogel & Associates for a Home Occupation for a virtual real estate office located at 111 Powder Hill Road, Middlefield, CT, Assessor Map 13, Lot 13, Zone AG2.**

Commissioner Jay Brown recused himself from this application.

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

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

35 There were no questions from the Commission.  
36 Eric Eckblade made a motion to approve the application of Vogel & Associates for a Home  
37 Occupation for a virtual real estate office located at 111 Powder Hill Road, Middlefield, CT, Assessor  
38 Map 13, Lot 13, Zone AG2 with the following conditions:  
39

- 40 1. An administrative Zoning Permit application is required.
- 41 2. The Applicant shall apply for renewal on a bi-annual basis with the Zoning Enforcement Official.  
42 This renewal shall require an inspection for compliance with this permit.
- 43 3. No site work is proposed or allowed under this permit.
- 44 4. All requirements of Section 4.9.2 regarding outdoor storage, non-resident employees and retail  
45 sales are incorporated into this approval.
- 46 5. Placement of the sign requires a Zoning Permit and shall not exceed 2 square feet.

47  
48 Paul Pizzo seconded the motion. Jan Wojas, Eric Ekblade, Ken Hinsch, and Paul Pizzo voted in favor.  
49 Jay Brown abstained. Motion passed.  
50

### 51 **Report of the ZEO**

52  
53  
54 Jerry Russ gave an update on the 228 Meriden Road Violation. He also gave a construction update  
55 for CT Self Storage. Commissioner Pizzo asked if staff could look at the plans and let him know  
56 exactly where the planting buffer is located on the slope.  
57

58 Mr. Russ informed the Commission of a Lyman Orchards application for a deck and kitchen  
59 expansion. Town Planner Newton did indicated that she was working with Attorney Corona for an  
60 application submittal for a site plan modification at the next meeting.  
61

### 62 **Report of the Town Planner**

63  
64 Town Planner Newton informed the Commission that staff was working with Attorney Willis for  
65 compliance at the Meriden Road violation. She indicated that this violation was causing a loss from  
66 an economic development standpoint as the violations are encroaching on the abutting property  
67 which is for sale. Multiple interested parties have had concerns about purchasing the property with  
68 the outstanding violations next door.  
69

70 Ms. Newton stated that at the next meeting in April the Affordable Housing Plan Consultant will be  
71 coming to do a workshop with them regarding the status of the current regulations and the POCD  
72 and how these documents either help facilitate affordable housing or hinder affordable housing.  
73 Ms. Newton did mention that affordable housing in this aspect is not 8-30g affordable housing, we  
74 are discussing naturally occurring affordable housing. She indicated she would like the  
75 Commission to review their regulations and POCD and be ready to discuss their thoughts with the  
76 Consultant.  
77

78 Ms. Newton updated the Commission on regulation next steps. She indicated she is working on  
79 adding definitions and a draft projection regulation.  
80

81 Ms. Newton asked the Commission what they see as the next most important items to work on.  
82 Commissioner Pizzo indicated he would like to see the Commission work on housing issues. Town  
83 Planner Newton indicated we would be addressing that, but she was waiting to see what happens at  
84 the legislative sessions before drafting regulations.

85 Chairman Wojas indicated he would like to take a look at the signage requirements and stated he  
86 would email the planner directly about his concerns with the current regulations.

87

88 **Chairman's Report**

89

90 Chairman Wojas read into the record reappointments for Eric Ekblade, Jay Brown, and Bill Warner  
91 from the First Selectman.

92

93 **Approval of Minutes- February 24, 2021**

94

95 Paul Pizzo made a motion to approve the minute as written. Jay Brown seconded the motion.  
96 Motion carried unanimously.

97

98 **Scheduling of Hearings**

99 NONE

100

101 **Adjournment**

102

103 Eric Ekblade made a motion to adjourn the meeting. Paul Pizzo seconded the motion. The motion  
104 carried unanimously. The meeting was adjourned at 6:50 PM.

105

106 Respectfully submitted,

107

108 *Robin Newton*

109 Robin Newton, AICP, CZEO  
110 Town Planner

111

112 Meeting Recording:

113 <https://us02web.zoom.us/rec/share/lbJmue0bAYutPBYIT5U4TNimtmJXXD6hhAbppw7D7SczgakIPfu7aVfYB9kJf4bYA.NUbLw1k7mm-OAgV8>

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