

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

Minutes of the April 28, 2021 Regular Meeting Via ZOOM

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

Attendance:

Members		Alternates	
X	Brown, Jay	P	Warner, Bill- 6:41 p.m.
A	Ekblade, Eric		
X	Hinsch, Ken		
X	Pizzo, Paul	Others	
X	Wojas, Jan	X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		A	Russ, Jerry, ZEO
		A	Bailey, Ed, <i>ex officio member</i>

A=Absent

X=Present

Public Comment

Marianne Corona asked if she would be able to ask questions during the presentation. Town Planner Robin Newton advised her that she would not be able to as this was not a public workshop or public hearing, it was only a workshop for the Commission and the Consultant. Ms. Corona stated she disagreed and felt that since it was a public meeting she could speak. Town Planner Newton again advised that the ability to speak is for Public Hearings and that if Ms. Corona had questions she could reach out the office and she would be more than happy to answer her questions. Ms. Corona indicate she would not do that.

Public Hearing- None

Old Business- None

New Business

- a. **Presentation from Tyche Planning Consultants- Affordable Housing Plan Workshop**

John Guzkowski from Tyche Planning and Policy Group was presented a review of the Town of

35 Middlefield's Regulations and POCD, specifically how those documents and policies relate to
36 Affordable Housing opportunities in Middlefield. The Commission discussed some of the
37 information presented but will have a follow up meeting to review the tables in the presentation to
38 make recommendations for the Affordable Housing Plan. The Town Planner will send out the
39 original presentation link made to the Town, the tables from this presentation and the survey
40 results.

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42 **b. Review of Draft Regulations- Definitions**

43 The Town Planner reported that she had heard back from Chairman Wojas on a couple of additional
44 items he would like to see defined. She indicated she would follow up on those for the next
45 meeting.

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47 Town Planner Newton asked if any other member had questions regarding the proposed definitions
48 or any would like to see additional definitions to let her know. No members indicated any issues
49 with what was drafted.

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51 **c. Review of Draft Regulations- Projections**

52 Town Planner Newton reported back on the items Board members had provided feedback on.
53 Those items were discussed with a consensus on which changes to make. Those changes will be
54 made and then forwarded to the Attorney for review and comment.

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57 **Report of the ZEO**

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59 The ZEO was not present for the meeting. The Town Planner gave a brief update of a couple of
60 items she was aware of.

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62 **Report of the Town Planner**

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64 Town Planner Newton reported that unless the E.O. are extended the Board would be meeting again
65 in person at their next meeting in May.

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67 **Chairman's Report**

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69 NONE

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71 **Approval of Minutes- March 24, 2021**

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73 Ken Hirsch made a motion to approve the minute as written. Jay Brown seconded the motion.
74 Motion carried unanimously.

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76 **Scheduling of Hearings**

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78 NONE

79 **Adjournment**

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81 Paul Pizzo made a motion to adjourn the meeting. Bill Warner seconded the motion. The motion
82 carried unanimously. The meeting was adjourned at 7:48 PM.

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84 Respectfully submitted,

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Robin Newton

Robin Newton, AICP, CZEO

Town Planner

Meeting Recording:

https://us02web.zoom.us/rec/share/IY2AhwtjR6CO5QtsadX_mqwzxnnSfnP3jIAfjJCNPUE-dtXwy5ZdkW9kyyaNROH.F59w1_cFHOPr6lX