

Middlefield Zoning Board of Appeals

January 26, 2021

Minutes

(Not approved at time of filing)

1. Regular Meeting called to order by Chris Champagne at 7:03 p.m. **ZOOM.**

2. Roll Call: Present were Chris Champagne-regular, Dave Glueck-regular, Michael Skelps-alternate and Charles Augur-regular, and Peter Neidhardt-regular Michael Skelps was seated as regular.

3. Amendments to the agenda.

4. Approval of Agenda

Motion to approve the agenda as published was made by Michael Skelps, seconded by Dave Glueck and approved by all.

5. Approval of Minutes

Motion to approve the minutes for December 22, 2020 as published, was made by Michael Skelps, seconded by Peter Neidhardt and approved by all.

Motion to continue the Public Hearing on 265 Jackson Hill Rd was made by Peter Neidhardt, seconded by Dave Glueck and approved by all

Kris Wrobel was present for the continuance. He is requesting a front yard variance to install a 6 ft fence for safety and privacy. He stated the reasons for the requested variance for members of the commission who were not present at the first Public Hearing.

Dave Glueck asked about the brook on ;the property which is 20 feet on the left to right across the property parallel to the road. Mr. Champagne explained the fence would be approximately 35 ft. into the property asking for a 25' variance. He spoke about the regulation in general and thought the P&Z commission made the decision that 6 ft fences would impair access. Mr. Wrobel did drive around town and the neighborhood and saw several houses with 6 ft fences.

No one from the public was zoom present.

Motion to close the Public Hearing on 265 Jackson Hill Rd was made by Peter Neidhardt, seconded by Michael Skelps and approved by all.

6. Deliberations: 265 Jackson Hill Rd for approximately a 25' variance for regulations 8.16.01 and 8.16.02.

Michael Skelps talked about hardship and harmony and he thought they was not fully satisfied. Dave Glueck spoke about placement in the front yard setback as an alternative. Mr. Champagne discussed the regulation in general and feels it should be revisited with the Planning and Zoning Commission. Deliberations continued and wording for the motion was discussed.

Motion to grant a variance from the Middlefield Zoning Regulations section 08.16.01 and 08.16.02 to permit construction of a 6 ft fence approximately 35 ft from the street line at 265 Jackson Hill Rd was made by Chris Champagne, seconded by Peter Neidhardt. Members voted 1 in favor and 4 opposed. Motion is denied.

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7. New Business None

8. 49 Mattabeseck Rd.

Ryan Pelkey has submitted an application for a variance from section 04.02.01 of the Middlefield Zoning Regulation to construct a shed within the setbacks. Mr. Champagne explained the process for the public hearing. He explained hardship and harmony. He asked the location be marked for the site visit. The list of abutting neighbors was presented in the package sent to all board members. A Public Hearing was scheduled for February 23, 2021.

9. Chairmen's Report: There is a request from the Finance Director to review the budget. Chris Champagne will address this.

10.. Miscellaneous: nothing to report

11.. Adjournment:

Motion to adjourn at 8:08 was made by Charles Augur, seconded by Peter Neidhardt and approved by all.