

Middlefield Zoning Board of Appeals

April 27, 2021

Minutes

(Not approved at time of filing)

1. Regular Meeting called to order by Chris Champagne at 7:07 p.m. **ZOOM.**
2. Roll Call: Present were Chris Champagne-regular, Dave Glueck-regular, Charles Augur-regular, Peter Neidhardt-regular and Michael Skelps-alternate 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 Dave Glueck, seconded by Mike Skelps and approved by all.

5. Approval of Minutes

Motion to approve the minutes for March 23, 2021 meeting correcting a typo on pg. 21 paragraph 2, was made by Dave Glueck, seconded by Peter Neidhardt and approved by all.

Dave Glueck read the legal notice to open the Public Hearing into the record.

Motion to re-open the Public Hearing on 32 Seminole Rd was made by Chris Champagne, seconded by Mike Skelps, and approved by all.

Isabela Bukowski or her contractor was not present.

Motion to continue the Public Hearing on 32 Seminole Rd was made by Dave Glueck, seconded by Peter Neidhardt, and approved by all.

Motion to open the Public Hearing on 36 Miller Rd was made by Mike Skelps, seconded by Peter Neidhardt, and approved by all.

Justin Johnson was present to speak about his application. When the property was purchased, the structure was uninhabitable. There was a breezeway attached from the house to a single car garage. The property is narrow. He wants to remove the single garage and build a 2-car structure attached to the house. This will address esthetics. This will also lessen the non-conformity by about 3 feet.

Mr. Champagne spoke about the application and read a letter from Mr. Fornesca, a neighbor on Miller Rd, in regards to the application into the record. The height of the structure will be between 18'2" and 18'10". It will be 28' wide by 30' deep.

Mr. Glueck said on his site visit he notices a pin marking. He asked about property lines. Mr. Champagne asked the board if they had any other questions and if anyone from the public was present to speak.

Motion to close the Public Hearing on 36 Miller Rd. was made by Mike Skelps, seconded by Dave Glueck and approved by all.

Zoning Board of Appeals—April 27, 2021

6. Deliberations: No Deliberations Public Hearing will be continued.

7. Mike Skelps felt the application was straight forward and he did not have any issues with it. The other board members agreed. Mr. Champagne also agreed and wording and measurements for the variance was discussed.

Motion to approve a 15 ft front variance from section 4.4 of the zoning regulations to permit the construction of a two-car garage on the easterly side of the 36 Miller rd. property, consistent with the application presented subject to the following conditions:

- 1, Height of structure not to exceed 21 ft
- 2, Width of structure not to exceed 34 ft.

Motion was made by Mike Skelps, seconded by Dave Glueck, and approved by all.

8. New Business None

9. 28 Massasoit Rd. Jennifer Connelly and Timothy Heer

Jennifer Connelly and Timothy Heer were present to speak about the application. After purchasing the property, they found out they needed to replace the roof. There were several leaks and the shingles in the front would need proper venting to prevent future rotting. The house is a block-built house that sits at an angle on the property, angled about 28 ft from the road. Chris explained they did not need approval to replace the roof in its non-conforming state however the new segment (porch) will require a variance. He explained the site visit by the board members and asked the property be marked. Jennifer asked about a time frame for this process explaining they had to move into the house soon in order to meet their mortgage requirements. The public hearing will be set for May 25 2021. The part existing can repaired right away he explained harmony and hardship requirements for the Public Hearing, Ms. Connelly did send letters to the abutters.

9. Chairmen's Report: nothing to report

10. Miscellaneous: nothing to report

11. Adjournment:

Motion to adjourn at 8:06 was made by Michael Skelps, seconded by Peter Neidhardt and approved by all.