

Middlefield Zoning Board of Appeals

May 25, 2021

Minutes

(Not approved at time of filing)

1. Regular Meeting called to order by Chris Champagne at 7:11 p.m.

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

For the record this is the 1st meeting in person since the pandemic closures.

3. Amendments to the agenda.

4. Approval of Agenda

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

5. Approval of Minutes

Motion to approve the minutes for April 27, 2021 meeting correcting a typo on pg. 1 *noticed* 2nd to last sentence, page 2 Deliberations *for 36 Miller Rd, item 9, hey to they*, was made by Chris Champagne, 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 Dave Glueck, 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 28 Massasoit Rd was made by Dave Glueck, seconded by Chris Champagne, and approved by all.

Jeanine Connelly and Tim Heer were present to discuss their application. The roof needs to be replaced before occupancy. They would like to extend the existing porch because the roof is not properly vented and would only rot out again with the current design if not done properly. Dave Glueck asked a question about the new design. Chris talked about the drawings presented. The house was built before the current code. They are trying to bring the house more into conformity with the new codes. Chris asked for an approximate height of the new area. Tim thought it might be about 80 or 90 “.

Notices to the abutting neighbors have been sent. Dave asked about the width of the proposed porch. Chris asked about esthetics and harmony. The discussion continued. Chris asked if there was anyone in the public present to speak about the application.

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Chris explained the rules regarding the amount of attending board members and the applicants chose to go forward with 4 members.

Motion to close the Public Hearing on 28 Massasoit Rd. was made by Mike Skelps, seconded by Dave Glueck and approved by all.

6. Deliberations: 32 Seminole Rd. No Deliberations Public Hearing will be continued.

7. Deliberations 28 Massasoit Rd

Dave Glueck said the proposed activity was straight forward and most of the work can be done without a variance and with a variance they will be able to make it more in harmony with the neighborhood. Chris said most variances are for desirability and this one was for necessity. Peter agreed.

Measurements were discussed. Language for the motion was discussed.

Motion to approve an 8 ft variance from section 4.4 of the zoning regulations to permit the replacement of the existing roof not to extend the existing front porch on the 28 Massasoit Rd Property, consistent with the application presented subject to the following conditions:

- 1, Height of new front porch no to exceed 15 ft
- 2, Width of structure not to exceed existing structure

Motion was made by Chris Champagne, seconded by Dave Glueck, and approved by all.

8. New Business 57 Louis Rd

Mr. Heiligmann was present to speak about his application. The leaching field is in the back of the property and he wants to move the least amount of leaching field as possible to put in an inground pool. A map was presented for the record. He felt he would need approx. 6 ft into the setback for the pool, patio and fence area. Chris explained hardship harmony and esthetics for the application. He explained abutting neighbors. Mr. Heiligmann is working with the Health Department and an engineer to determine the amount of leaching field that would need to be moved. Chris asked to have the property marked for the board members to visit. A public hearing is set for June 22, 2021.

9. Chairmen's Report: nothing to report

10. Miscellaneous: Dave is asking for a template motion sheet.

11. Adjournment:

Motion to adjourn at 8:13 was made by Michael Skelps, seconded by Peter Neidhardt and approved by all.