

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

Minutes of the May 26, 2021 Regular Meeting Via ZOOM

Paul Pizzo, called the meeting to order at 6:30 PM.

**Attendance:**

Members		Alternates	
X	Brown, Jay	X	Warner, Bill
A	Ekblade, Eric		
X	Hinsch, Ken		
X	Pizzo, Paul	Others	
A	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

**Seating of Alternates**

Bill Warner was seated as a regular member.

**Public Comment**

Marianne Corona stated she supported the application of Lyman Farms. She stated that this type of business is what Middlefield is all about.

**Public Hearing-** None

**Old Business-** None

**New Business**

Application 0402-21, Lyman Farm, 70 Lyman Road, Middlefield, request for a site plan modification for the expansion of a deck, kitchen addition, and associated parking areas. Assessor Map 20, Lot 1, Zone AG2.

Attorney Corona was present representing Lyman Farm. Attorney Corona gave a brief presentation of the submittal which included a description of the project and overview of the plan submittals.

Town Planner Newton went through the Staff Memo regarding this application along with submittals that were received after the memo was created.

Jay Brown made Motion to Approve Application 0402-21, Lyman Farm, 70 Lyman Road, Middlefield, request for a site plan modification for the expansion of a deck, kitchen addition and associated parking areas. Assessor Map 20, Lot 1, Zone AG2., with the following conditions:

1. An administrative Zoning Permit application is required.
2. A pre-construction meeting is required with Town Staff prior to the start of any construction activities- this includes the building additions and new parking area.
3. All parking spaces shall be stripped and maintained.
4. The applicant shall submit a lighting plan to be approved by the Town Planner.
5. All site improvements are required to be completed before a CO is provided for the Deck expansion.

Bill Warner second the motion. Motion carried 3-0-1 with Ken Hinsch abstaining due to technical difficulties.

### **Report of the ZEO**

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

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

Town Planner Newton reported that she would be sending the commission the tables from the Affordable Housing Consultant back out the Commission for them to fill in the comments/feedback section and then send back to her. She will compile all the comments into one document and then have a workshop with the Commission to discuss.

Ms. Newton also let the Commission know she will not be available for the next meeting in June and inquired how the Commission would like to proceed with having a meeting. Acting Chairman Paul Pizzo stated they would wait to see if any business came in and if not would consider cancelling the meeting.

### **Chairman's Report**

NONE

### **Approval of Minutes- April 28, 2021**

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

### **Scheduling of Hearings**

NONE

### **Adjournment**

Jay Brown made a motion to adjourn the meeting. Ken Hinsch seconded the motion. The motion carried unanimously. The meeting was adjourned at 6:50 PM.

Respectfully submitted,

*Robin Newton*

Robin Newton, AICP, CZEO  
Town Planner

Meeting Recording:

[https://us02web.zoom.us/rec/share/BSI2UXhWJ\\_xA5NCa731sCLkkDPxKqwQTukPUB5P6t8fvKh9nIRFtq\\_Z7eJgwCJzH.BlfjuCVbCBe0eR4N](https://us02web.zoom.us/rec/share/BSI2UXhWJ_xA5NCa731sCLkkDPxKqwQTukPUB5P6t8fvKh9nIRFtq_Z7eJgwCJzH.BlfjuCVbCBe0eR4N)