

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

Minutes of the July 28, 2021 Regular Meeting

Jan Wojas, called the meeting to order at 6:32 PM.

Attendance:

Members		Alternates	
A	Brown, Jay	X	Warner, Bill
X	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

Seating of Alternates

Bill Warner was seated as a regular member.

Public Comment

Marianne Corona reported on the importance of coordination between the land use departments to ensure that steps are not missed. Ms. Corona also stated the Pogmore property was sold and that the Commission should be aware if there is development that there is pollution from the Durham/Middlefield Dump in the water in this area. She further indicated that the two towns share in filtering wells because of this pollution.

Public Hearing- None

Old Business-

a. Affordable Housing Plan- Feedback from Commission Members

The Commission discussed the Affordable Housing Plan and provided feedback to the Town Planner to be forwarded on the Town's Consultant's.

b. Projections Regulation- Final Draft with Attorney's Changes

The Commission and Staff went over the changes to the proposed regulation. A public hearing will be set for September 29, 2021.

New Business

a. Cannabis Bill/Moratorium Discussion- Draft Language Provided from Attorney

Town Planner Newton provided the Commission with a draft of possible Moratorium language and a brief explanation of other avenues for Cannabis regulation provided for under the new law.

Commission member Warner indicated he would like a prohibition of the uses for the Town. Commissioner Warner suggested placing the use in the Prohibited Use Section of the Regulations and using the definitions from the draft Moratorium language. The Commission members present at the meeting agreed. Staff will draft the prohibition language and a public hearing will be held on September 29, 2021 on the matter.

Commission member Warner also stated he would like to see the same prohibition on Adult Oriented Uses. Staff and the Commission discussed the matter. A regulation will be drafted and submitted for public hearing on September 29, 2021.

Report of the ZEO

The ZEO was not present for the meeting but did provide the Commission a written report.

Commission member Warner asked about the progress at the Powder Ridge Veterinarian in regards to compliance with a site plan. Town Planner Newton stated she would ask the ZEO for an update.

Report of the Town Planner

Town Planner Newton reported on the P.A. 21-29 and the changes to Accessory apartments and parking requirements. Ms. Newton indicated she would have a side by side comparison for the commission at the next meeting where they can discuss adopting the changes or opting out.

Ms. Newton indicated she had been finalizing the definitions updates for the regulations and will have them in final draft form for the Commission at the next meeting.

Ms. Newton shared with the Commission the final draft of the Zoning Fine Citation ordinance. Ms. Newton briefed the Commission on the importance of the Ordinance. Ms. Newton advised the Commission that the Town is having a public hearing on August 17, 2021 and encouraged the Commission members to attend.

The Commission stated they would like a letter of support written on behalf of the Commission. Ms. Newton stated she would draft something and share for approval.

Chairman's Report

NONE

Approval of Minutes- May 26, 2021

Bill Warner made a motion to approve the minute as written. Paul Pizzo seconded the motion. Motion carried unanimously.

Scheduling of Hearings

Public Hearings on the following items will take place on September 29, 2021.

- Projections Regulations
- Prohibition on Cannabis Uses
- Prohibition on Adult Oriented Uses

Adjournment

Paul Pizzo made a motion to adjourn the meeting. Eric Ekblade seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:22 PM.

Respectfully submitted,

Robin Newton

Robin Newton, AICP, CZEO
Town Planner

Meeting Recording:

<https://middlefieldct.org/wp-content/uploads/2021/07/New-Recording-3.m4a>