

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

Minutes of the October 27, 2021

Jan Wojas, called the meeting to order at 6:31 PM.

**Attendance:**

Members		Alternates	
A	Brown, Jay	A	Warner, Bill
X	Ekblade, Eric	A	Wheeler, Scott
X	Hinsch, Ken		
A	Pizzo, Paul	Others	
X	Wojas, Jan	X	Newton, Robin, Town Planner
		A	Curtis, Brian, Engineer
		X	Russ, Jerry, ZEO
		A	Bailey, Ed, <i>ex officio member</i>

A=Absent

X=Present

**Seating of Alternates**

No alternates seated.

**Public Comment**

The members of the public asked about the public hearing. It was noted the applicant requested a postponement until the November 24<sup>th</sup> meeting.

There was no other public comment.

**Receipt of Applications:**

- a) Joseph Mineri, Timberwood Construction, LLC- Applicant, Robert W. Treat & Jeanette A. Treat, for an Interior Lot subject to Section 4.8 of the Middlefield Zoning Regulations, 31 High Street & Baileyville Road, Assessor Map 10, Block 10.5, Lot 82, Zone MD. (Application Received 10/27/2021, Open Public Hearing by 12/31/2021)

Town Planner Newton indicated that after discussion with Attorney Willis the applicant needed to submit a special permit application for the proposed interior lot. The regulations use the word “and” when discussing applications for this type of lot. This application will be held simultaneously

with the subdivision proposal on November 24<sup>th</sup>. Attorney Willis indicated the Commission should act on the applications on the same night.

### **Public Hearing-**

- a) Joseph Mineri, Timberwood Construction, LLC- Applicant, Robert W. Treat & Jeanette A. Treat, Owners, for a 4 lot Subdivision at 31 High Street & Baileyville Road, Assessor Map 10, Block 10.5, Lot 82, Zone MD. (65 Day decision period ends 12/3/2021)

The applicant requested that the opening of the public hearing be postponed until November 24, 2021.

Eric Ekblade made a motion to postpone the opening of the public hearing until the November 24, 2021, meeting at the request of the applicant. Ken Hinsch seconded the motion. Motion carried unanimously.

### **Old Business-**

- a) Joseph Mineri, Timberwood Construction, LLC- Applicant, Robert W. Treat & Jeanette A. Treat, Owners, for a 4 lot Subdivision at 31 High Street & Baileyville Road, Assessor Map 10, Block 10.5, Lot 82, Zone MD. (65 Day decision period ends 12/3/2021) **Postponed**

### **New Business**

- a) Discussion of Accessory Dwelling Units Possible Changes per P.A. 21-29

Town Planner Newton went over the comparison memo with the Commissions. The memo showed the differences between the public act and the current regulations. No decisions were made as to how to proceed so that the Commission members not present at the meeting could review and comment on.

- b) Affordable Housing Draft Plan- Commission feedback for final Draft for Public Comment Session

Town Planner Newton handed out the draft Affordable Housing Plan. She requested the Commission review the plan and send any feedback or comments to her no later than November 15<sup>th</sup>. Ms. Newton indicated the back half of the plan with the implementation strategies are what she would like comments on.

### **Report of the ZEO**

Mr. Russ was present for the meeting. Mr. Russ shared a written report with the Commission which included updates on Monarca, Cedar Street and Main Street.

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

Town Planner Newton asked the Commission what they would like to start working on next regarding updating the regulations. She reminded the Commission that monies were set aside to hire a consultant to assist in writing Design Guidelines for Middlefield's Commercial Areas. She indicated she would start a RFQ and discuss further at the next meeting.

Chairman Wojas brought up a couple of items he would like to see in the regulations. Those included adding guide key to the uses table as one of the initials was missing. Additionally, he would

like to see a link to the GIS on the Zoning Map and indicated that the key on the current zoning map has strange numbers on it.

### **Chairman's Report**

NONE

### **Approval of Minutes- September 29, 2021**

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

### **Scheduling of Hearings**

### **Adjournment**

Erik Ekblade made a motion to adjourn the meeting. Ken Hinsch seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:28 PM.

Respectfully submitted,

*Robin Newton*

Robin Newton, AICP, CZEO  
Town Planner