

Middlefield Zoning Board of Appeals

October 26, 2021

Minutes

(Not approved at time of filing)

1. Regular Meeting called to order by Chris Champagne at 7:04
2. Roll Call: Present were Chris Champagne-regular, Dave Glueck-regular, Peter Neidhardt-regular, Charles Augur-regular, Michael Janis-regular, Michael Skelps-alternate and Michael Olszewski-alternate,
3. Amendments to the agenda.
4. Approval of Agenda

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

5. Approval of Minutes

Pg. 1 Public Hearing last sentence change to Mr. Champagne “entertained a notion to” close the Public Hearing

Motion to approve the minutes for September 28, 2021 as amended was made by Charles Augur, seconded by Peter Neidhardt with 1 abstention and approved by 6 members

Dave Glueck read the legal notice into the record.

Motion to open the Public Hearing on 114/116 Cedar St. was made by Peter Neidhardt, seconded by Charles Augur, and approved by all.

Atty. Corona was here to represent applicant Joseph Konefal Jr. They would like to move a lot line to include a fire pond. There was a map delineated by colored lines to show what is being proposed. Dave Glueck took measurement when he did his site visit. There is an existing on the property. There is an easement existing that will not change or go away. There will be no changes other than the lot line change. Nothing physical will change. For the record abutting neighbors were notified.

Mr. Champagne asked if anyone from the public was present to speak about the application. Peter Tyc representing the Fire Department would like to be included for record only any changes made including property name and contact information changes.

Tom Bradley 110 Cedar St was present to speak in favor. There was no rebuttal.

Motion to close the Public Hearing on 114/116 Cedar St was made by Charles Augur, seconded by Michael Janis, and approved by all.

6. Deliberations: 114/116 Cedar St

Mr. Champagne stated this was more a clerical variance. Dave Glueck stated keeping the fire pond accessible was important. Amounts of variance and wording were discussed.

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Motion to approve a variance from section 4.8.4 of the Zoning Regulations to permit the existing outbuilding located on 116 Cedar St to be incorporated in the 114 Cedar St property, approximately 38 feet from the assumed street line, consistent with the application projected, subject to the following conditions:

- 1. Width of variance shall not exceed 60 ft in an east west direction.**

Motions was made by Charles Augur, seconded Peter Neidhardt, and approved by all

7. New Business: 96 Cedar St Sam Mala

Mr. Mala was present to review his application for 96 Cedar St. He has been renovation his house, which he recently purchased. He added a porch to the front of the house to accommodate the renovations for a new entrance. He will need a variance to come into the setback.

Mr. champagne explained the process for the public hearing. He explained harmony, esthetics, and hardship and notification to abutting neighbors. A Public Hearing will be scheduled for November 23rd. He explained the site visit.

8. Chairmen's Report: nothing to report

9. Miscellaneous: none

10. Adjournment:

Motion to adjourn at 7:55 was made by Mike Skelps, seconded by Charles Augur and approved by all.