

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

Minutes of the February 23, 2022

Jan Wojas, called the meeting to order at 6:34 PM.

Attendance:

Members

Alternates

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

A=Absent

X=Present

Seating of Alternates

Bill Warner was seated for Paul Pizzo.

Public Comment

There was no public comment.

Receipt of Applications: None

Public Hearing-

- a. **Application of the Lyman Farm, Inc., for a Zone Change from PC to AG-2 for approximately 0.17 acres of property known as 7 Lyman Road, Assessor's Map 17, Lot 20, Zone PC.**

Chairman Wojas recused himself for this hearing. Bill Warner was acting Chairman.

B. Warner opened the public hearing. Attorney Corona gave a brief overview of the request. Town Planner Newton shared the maps that were submitted so the Commission and the public could see the impact of the request. Attorney Corona indicated the request was for an

exchange of .17 acres from the PC zone to the AG-2 zone. The only abutters to this zone change area are the Lymans.

B. Warner asked if there were any questions from the public. No one spoke.

B. Warner asked if any commission members had questions or comments. There were no questions from the commission.

Jay Brown made a motion to close the public meeting. Ken Hinsch seconded the motion. B. Warner during discussion indicated the change of the same area to an AG-2 zone made sense to allow the expansion of a residential structure. Motion carried unanimously.

b. Application of Sebastiano Spada, for a Zone Change of approximately 5.06 acres of land from AG2 to IPD2 for property known as 48 Industrial Park Access Road, Assessor's Map 18, Lot 34D, Zone AG2.

Chairman Wojas was reseated for this application.

Jay Brown made a motion to open the public hearing. Ken Hinsch seconded the motion. Motion carried unanimously.

Sebby Spada, applicant and property owner, made a presentation to the Commission regarding his request. Mr. Spada explained that his property fronts off of Industrial Park Access Road and is the only lot that is not zoned IPD2. Mr. Spada explained his business and that his home occupation that was approved in 2021 did not provided enough space for the business. He felt it made more sense to request a zone change and place an industrial building on his parcel for his business.

Town Planner Newton shared the screen to show the zoned areas and Mr. Spada's property.

Chairman Wojas opened the hearing to the Commission for questions.

The Commission asked questions regarding the placement of the building and wetlands, height of building, one or two story, and parking. Town Planner Newton explained these are all items they will need to present if the zone change is approved when they submit a site plan application.

Mr. Spada indicated the plan they presented had actually gone through the inland wetlands commission and received approval. The Commission has concerns with the lack of information on the plan and the close distance to the wetlands regarding how you would grade and build the building without actually impacting the wetlands area. The Commission advised to maybe look at another location on the lot.

B. Warner indicated that he would recommend the applicant, if this zone change were to be approved, try and obtain a variance for the single-family home use so that it would not be non-conforming.

B. Warner made a motion to close the public hearing. Jay Brown seconded the motion. Motion carried unanimously.

Old Business- NONE

New Business

- b. Application of the Lyman Farm, Inc., for a Zone Change from PC to AG-2 for approximately 0.17 acres of property known as 7 Lyman Road, Assessor's Map 17, Lot 20, Zone PC.**

Jan Wojas was recused for this decision.

Jay Brown made a motion to approve the zone change as submitted. Ken Hinsch seconded the motion. Motion was approved unanimously.

- b. Application of Sebastiano Spada, for a Zone Change of approximately 5.06 acres of land from AG2 to IPD2 for property known as 48 Industrial Park Access Road, Assessor's Map 18, Lot 34D, Zone AG2.**

B. Warner made a motion to approve the zone change as submitted. Jay Brown seconded the motion. Motion as unanimously.

- c. Informal Discussion- Dan Wojak-1 Lorraine Terrace- Dog Park and Restaurant- DD1 Zone- Text Amendment Discussion to allow Dog Park**

Mr. Wojas gave an overview of his idea for a new business located at 1 Lorraine Terrace. Town Planner Newton shared the screen to show the area and the building as provided by Mr. Wojas.

Town Planner Newton explained that the use of a restaurant/bar is allowed in the DD1 zone but that a dog park is not. Mr. Wojas is looking for feedback form the Commission as to their feelings regarding the addition of the use by way of text amendment.

The Commission asked some questions regarding parking, the use of the building, lighting and how the uses would work together.

The Commission expressed positive feedback regarding the informal proposal.

B. Warner stated he would like to see the use as an accessory use, not as a stand alone use.

Report of the ZEO

The ZEO was not present, but Town Planner Newton stated there were no changes from the previous report.

The Commission asked that the ZEO follow up with Xenelis as we are approaching year 3 and there appears to be a substantial amount of soil still present.

Report of the Town Planner

Town Planner Newton gave an update as to the status of the Affordable Housing Plan. A public information session will be held from 6-6:30 before the PZC nest meeting in March with the consultant.

R. Newton asked the commission to review the recommendations and action items and if there was anything further that any member would like to see added to please let her know.

R. Newton asked the Commission if there were any other comments or changes to the Route 66 RFP before sending it out.

B. Warner asked which properties were being included. R. Newton brought up the GIS system and reviewed the properties. B. Warner stated he would like to see all four corners included in the proposal. The Commission discussed and agreed to revise to include the additional properties.

Chairman Wojas indicated he would like to see language added about designs that provide a sense of space and differentiation from the Towns of Middletown and Meriden.

B. Warner added to add some language concerning transit-oriented development as there is a bus line along Route 66.

Chairman's Report

Chairman Wojas reported on a document her received from the DEEP for 140 West Street. Chairman Wojas indicated there was some difficulty with mail delivery as it was certified.

Approval of Minutes- January 26, 2022

Jay Brown made a motion to approve the minutes as written. Bill Warner seconded the motion. Ken Hinsch abstained. Motion carried 3-0-1

Scheduling of Hearings

NONE

Election of Officers

As there were not the required number of members per the By-laws the election of officers was tabled to the next meeting.

Adjournment

Jay Brown made a motion to adjourn the meeting. Ken Hinsch seconded the motion. The motion carried unanimously. The meeting was adjourned at 7:49 PM.

Respectfully submitted,

Robin Newton

Robin Newton, AICP, CZEO
Town Planner

Meeting Recording Link:

https://us02web.zoom.us/rec/share/imxry6MGT0lfbWYyLc5a7u2IGYZjsiTPjLcsjEhPN0eOph06MztFHRNYFMSveXOG.FAf3p2_QsXrpdQHa