



**Middlefield Town Hall
Zoning Board of Appeals
Meeting Minutes
December 09, 2021**

Members: Chair Mary Courtney, Maureen Sullivan and Sherry Venditti. Rec.Sec. Suzanne C. Lemieux

Meeting was called to order at 6:20

25 Bell Rd.

- Maureen contacted the board regarding construction at 25 Bell Rd. Mary contacted the building commissioner William Girard, asking if he issued a building permit and if he was available for a phone conference at 6:30 tonight, Girard responded that he had and would be available. Mary requested a copy of the building permit be sent.

Phone Conference/William Girard Building Commissioner

- Receipt of paperwork was acknowledged. Girard confirmed that the measurements on the site plan were taken by the landowner, and that he did not confirm the measurements. At this point, the footing and walls have been poured. If the measurements are not correct, Girard suggested a variance be filed due to inadequate setbacks. The setback to Old Bell Rd was questioned. Girard will contact the property owners, Frank and Linda Lopinsky, tonight to schedule an appointment to confirm the measurements and send a copy of the building permit. The Board will meet with Girard next Thursday, December 16 at 6:30 o'clock, via telephone.

Follow up on Special Permit Application Letter on 0 Town Hill Rd.:

- Town Council recommended to close the hearing for failure of the applicant to provide information requested from the Board and for failure to process the application, the Board would then file a decision with the Town detailing that denial. The reason for his recommendation in this regard is that simply sending a letter will arguably not constitute final action on the applicant. The Board agreed to meet again next Thursday December 16 and will post that meeting and include the closing of the 0 Town Hill Rd application. Mary will email Town Council to find out if anything more final is required.

Minutes: Minutes will be printed out for next week.

Motion to adjourn at 6:54.

Respectfully submitted, Suzanne C. Lemieux,

Recording Secretary