

The meeting was called to order by Chairperson Dorothy Rathbun at 7:05 p.m.. Members and applicants were convened in person and via internet connection. Present in person were Zoning Board of Appeals (ZBA) members Dorothy Rathbun, Frank Miosek, Brennan Hoag, William Gibson. ZBA member Lorna Wilhelm was present via Zoom, as were applicants Ashley Montgomery representing Montgomery Farms LLC and Brian Rogers representing Mt. Miles Inc.. Zoning Enforcement Officer, Neal Newman was present in person to assist as needed. All other persons present signed a register to be filed with these minutes.

**Mt. Miles Inc. case no. 11-10-2021-1 Lot: 81-1-36.00**

An application for a permanent Special Permit had been filed to authorize the development of an RV site on the 181.58 acre property, which would otherwise be prevented as a second trailer on the property according to Article IV, paragraph A. 2: "Use of a trailer shall be subject to all state regulations pertaining thereto, and use of more than one (1) trailer per lot of land shall require a special permit. Commercial use of trailers shall not be permitted."

The applicants provided a site map illustrating all setbacks from other buildings, from the eleven acre lake, roads, distance from power lines; location of septic, slope, etc. The usage of the RV will be seasonal for non-commercial visitation by family and friends.

After discussion and questioning a motion was put forth by Lorna Wilhelm to approve a permanent Special permit to allow placement of a second trailer for non-commercial use on this property considering the 181 acre size of the property and the above referenced precautions taken by the applicants.

Motion was seconded by Bill Gibson, and was approved unanimously, 5 to 0, by the ZBA members.

**Ashley Montgomery, case no. 11-09-2021-2 Lot: 71.00-1-8.00  
Montgomery Farms, LLC**

This second application was filed requesting a variance to permit placement of two lofted camping cabins 100 feet apart on a vacant field within the 223 acre property nearly surrounded by six other tracts of the same ownership, totaling approximately 800 acres. Middlefield Zoning Law Article V, paragraph B states : "Principal Buildings per Lot: There shall only be one (1) principal building per lot, except that where a sufficiently large parcel exists, up to three principal buildings may be established, provided each structure has in identifiable land area which satisfies the lot area and yard requirements of the district regulations applying to the district in which they are located." A variance is required because three principal building already exist.

The three buildings used as dwellings, one of which is for the family caring for the properties, are each over 800 feet apart. The proposed cabins would be placed in an eleven acre field, 360 feet from the nearest existing dwelling.

Of the contiguous parcels, only one has different ownership. Its boundary is some 3738 feet from the cabin site. That dwelling is nearly a mile away, approximated at 4995 feet from the proposed site.

After discussing related logistics committed to by the applicant regarding the distance from all other structures, setbacks to various boundaries, limited road construction, there not being any trees to remove and most significantly the size of the property being adequate to accommodate many more dwellings, a motion was made by Frank Miosek. The motion was to approve construction of two seasonal cabins approximately 40 ft. by 32 ft. and at least 100 feet apart from each other on this Montgomery Farms Inc. parcel. The motion was seconded by Brennan Hoag and was approved with five votes in favor; zero against.

There being no other business, the meeting was adjourned.

Respectfully submitted,

  
William Gibson, acting secretary