

Middlefield Planning Board

Minutes of July 10, 2013

The meeting was convened at 6:33 P.M.. Attending were Terry Crean, Michael Hale, Janine Savoy, Alan Vint

Guests: Larry Smith, Planner with Pioneer Valley Planning Commission
Gerry Garner, Middlefield Building Commissioner

Meeting Called to Order: 6:35 P.M.

A Review of Potential Edits and Revisions of Use Tables

Discussion Items

Agricultural Section:

Farm Stand Issue/s
MGL 40 A, Section 3 (changes are proposed) Omit references to Section 3
A change of Less than 5 acres to Less than 2 acres
Tree Farms Section Deleted

Principal Use:

Add Rooming House and Lodging House (Definitions Required)
Shooting Range Establishment Pros and Cons
Bars, Taverns, Lounges (Sprinkler Systems now Required?)
Bed and Breakfast with more than 4 bedrooms
Commercial Tent Facility / Activity
Special Event Permits Pros and Cons (does town have noise regulations?)
Camping and/or Camping Facilities (a significant talking point)
Home Based Business / Home Occupations (See Section 4.7) (Accessory Use?)

Section 7 Definitions:

Bed and Breakfast (for people who are transient in nature)
Child Care Facility/ Day Care Facility: MGL, Commercial Use?, By Right or by Special Permit? Existing Definition?
Home Child Day Care / Family Day Care Home & Elder Day Care Home:
By Right or by Special Permit?
Check State Language and Requirements
Congregate Living (A new principal use?)
Medical Marijuana Regulations

Home Occupations:

Home Based Business, Cottage Industries, (examine the nature of your own specific community)
Cottage Industry 1 and Cottage Industry 2 (By Right or by Special Permit?)
Salient Variables: storage, number of employees, manufacturing, use intensity (see it - hear it- smell it) The goal is to protect everyone in the community

Inn/s:

An Inn is a Hotel, different from a bed and breakfast, (does owner need to live there?), Inns not allowed in R/A district (commercial), Should "Inn/s" be eliminated?

Model Home Based Business By-law:

Buildings, Parking Lots and Water Run-off Issues
Failed Business Reclamation Issues

The next meeting will be held on Wednesday, July 31st, 2013

The meeting was adjourned at 9:05 P.M.

Respectfully submitted,

Terrence Crean,
Board Secretary