

Middlefield Planning Board

Minutes of August 28, 2013

The meeting was convened at 6:41 P.M.. Attending were Terry Crean, Cam McNeill , Alan Vint, Michael Hale

Meeting Called to Order: 6:33 P.M.

No mail of any note.

Proposed Village District

A Guidance Presentation by Professional Planner Larry Smith from PVPC

The following items were topics of discussion directly related to the development of a new proposed Village District which may appear in the Use Tables:

Special permit granting authority. The ZBA or the Planning Board
(discussed and debated - no action taken)

Regulation/s on Agricultural Use re: parcels of land 5 acres or less.
(discussed and debated - no action taken)

Multi-family housing units.
(discussed and debated - no action taken)

Rooming or lodging houses. Needs to be moved to "commercial use"?
Item was added by building commissioner. Migrant farm worker housing?
Room and boarding with an employer? Air B and B's? Consensus:
remove rooming and lodging houses from use table.

Community Facilities Section:

Add a "mixed use" column that will require a special permit.

B and B's are by-right in Village Center District.
Communication towers discussed and debated.
Gas Station in Village Center District. Do we have population density to support one???

These by-law edits and suggestions "are not chiseled in granite." They can be changed as needed.

Medical / Dental Center discussion.

Light Manufacturing discussion.

Wholesale, Industrial & Transportation: (Section discussed)

Green Community Theme: By right on town land.

Accessory Uses:

Zoning districts should follow lot lines.

Do we need to split lots?

Historic District established by a group of town's people.

Where does it begin and end?

Is it same as Business and/or Village Center District?

Business District / Village Center District (should they be the same?).

Need to Refer to Assessor's Maps.

Design Standards:

Do we have "benchmark properties" to establish a theme?

Example: Sidewalks, Park and visit several locations, etc.

Parking concerns: shared driveways - shared parking, etc.

Commercial egg production questions. Right-to-Farm By-law.

The next meeting will be held on Wednesday, September 11th, 2013
(Village District Project continued with Larry Smith - PVPC Planner)

The meeting was adjourned at 8:12 P.M. Big storm brewing!!

Respectfully submitted,

Terrence Crean,
Board Secretary

