

Middlefield Planning Board

Minutes of September 11, 2013

The meeting was convened at 6:30 P.M.. Attending were Terry Crean, Cam McNeill , Alan Vint, Janine Savoy

No minutes

No mail

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:

Larry handed out a new handout reflecting the changes to the use tables that were made last week. Shaded sections reflect the changes we made.

This evenings discussion topics:

Alan: recreational private camps for children. Seasonal issues.

Regulated by special permits.

E-mail discussion. Not all members getting messages.

Does board want to do overlay district or hard district?

A hard district imposes a charter or a style to it. The kind of character that the board likes such as Vermont small town style / character.

Do you want the center of town looking like Route 9 in Hadley?

Good zoning does not happen by accident.

Cam asks question: If its a hard district, could someone put in gas pumps and/or a cinder block style auto repair shop? Is that where you really want to have those things?? This is Middlefield!!! What does this community want? So we want a strip mall or a country village?

Gas pumps are never again coming back to Middlefield.

Zoning decisions are not etched in stone. Can change things when the wonderful idea comes along.

Cam again raises issue that land use is equal to land value. If you restrict a use you will diminish a land's value. Rebuttal: Zoning and Planning exists so as to direct appropriate land uses to appropriate areas. Lets have no zoning at all!! A tractor repair business in center of town? How do the abutters feel about these unique uses??

Is historic district same as village center district?
Where does each begin and end?

Mixed Use Village Center: Purpose Section read aloud by board members.

Reactions: Cam goes back to auto repair shop use. Janine's questions about should this be referenced with our building code, height restrictions, etc.. Dominant adjacent street question? What is that??

Cam's question on what does traditional mean??

Parking requirements?? Excessive?? Rules give guidance into the future!

Boards need waiver provisions.

Cam's questions about screening, tree planting, right-of-ways, etc..

Shared parking issues with mixed uses. Need adequate parking for all uses at all times. If it won't work --- you don't get the waiver.

Lighting question using the Huntington Country Store as an example.

Lighting has to be adequate to run the business.

Proof of ownership question from Janine. What if back taxes are not paid -- can you still make money off of your land???

Licenses vs. Permits debate: pros and cons.

Cam's concern re: that the town is looking for every possible means of getting people to pay their taxes is a good thing??

Action Item:

Alan makes a motion that we consult town council.

Can the town withhold the issuance of all permits licenses, etc. if they owe back taxes?

Seconded by Terry. Unanimous approval!

Discussion: On street parking availability.

Combined parking encouraged.

Parking Management Plan read and discussed.

Next meeting: September 25th @ 6:00 P.M. so we can catch up with back minutes. Will need to confirm.

Meeting adjourned: 8:16 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Terrence Crean', with a large, sweeping flourish at the end.

Terrence Crean,
Board Secretary