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Middlefield Planning Board

Minutes of September 25, 2013

The meeting was convened at 6:32 P.M.. Attending were Terry Crean, Cam McNeill , Alan Vint,

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 new copies reflecting the changes that were made last meeting.

Map Review Activity:

Map works: Mass GIS vs. assessors records.

Do we include the fairgrounds?

Who owns the fairgrounds?

District should go as far as Bill D's. home?

Do we include town offices?

Should highway department be included within the proposed district?

Will this be the future site of a public safety complex?

Typically village centers include their institutional uses.

Should meet appropriate design standards.

Discussion about Village Center: Community Facilities / Solar Farms / Television Towers / Cell Towers

Master Plan Committee: Cam stated that large majority of town people expressed interest in emergency center where public works buildings are now.

Grant Funding issues.

How hard would it be for town to sub-divide its own land?

Need survey lines. Have to hire a surveyor.

Are we going to include "back lots" as part of village center?

Land owner will have more / better options re: land use.

A discussion of the westerly side of Skyline Trail within the Village Center District.

Design Guidelines:

Does the board want to go there?

Take the best and leave the rest?

Review guidelines line by line?

Two ways of doing business: Design requirements or design guidelines.

Can planning boards adopt design requirements and/or guidelines without town approval?? Possible need to consult town counsel? Tough to get requirements passed.

Next Meeting: October 9, 2013 @ 6:00P.M.

Meeting adjourned: 7:47 P.M.

Respectfully submitted,

Terrence Crean,
Board Secretary