

Middlefield Planning Board

Minutes of October 30, 2013

The meeting was convened at 6:33 P.M..

Attending were: Terry Crean, Michael Hale, Cam McNeill, Janine Savoy,
Alan Vint

No mail reviewed:

Minutes:

time allotted for a review of minutes
lengthy discussion re: May 2nd minutes
minutes of meeting October 10th were reviewed, amended and approved
State ethics commission request for May 2nd meeting minutes.

Larry Smith enter at 6:45 P.M

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.

Sign requirements (internal and external lighting). No internal lighting.
Board recognizes Mr. Paul Rock and his concerns re: historic district.
Extensive discussion re: difference/s between historic district and village
center district.
Extensive signage size discussion.

Board recognizes Mr. Paul Rock re: his signage questions.
Screening issues as they relate to signage.

Table of Use Regulations:

One family / two family issues.

Conversion of one to the other.

Rewording of the agricultural section. Larry has to re-write (two acres)

Cam's riding stables, nursery, farm animals exemption questions.

Adult entertainment section questions. Industrial district??? Not adopted.

Missing by-law sections!!!!!! Sad status. Not funny anymore.

Sunderland one page example re: zoning. Cliff Side apartments.

Boat Livery questions / Self-Storage unit questions.

Town of Hadley Use Table example (Attorney General concerns).

Cam's boiler-plate issues and concerns. Format changes.

What's missing???

Cross country ski lodge, trading post, small motor repair questions.

See it, smell it, touch it, taste it concept.

If by-law is not working ---- change it.

Child care accessory use (5 or 6) questions / definition / placement issue.

Establishment of District section.

Design Guidelines: (guidelines for planning board).

Janine's planning board procedural issues and concerns.

Discussion of hunting by-law.

Special Town Meetings need to be scheduled.

Need additional funds to pay Larry.

Meeting adjourned: 8:22 P.M.

Next Meeting: November 20, 2013 @ 6:30P.M.

Respectfully submitted,

Terrence Crean,

Board Secretary

