Planning Board Minutes of Meeting: -- **7/24/12**

Attending: Michael Hale, Chair; Janine Savoy, Secretary; Alan Vint, Terry Crean, Maureen Sullivan.

Meeting called to order at: -- 7:05pm -- Adjourned at: -- 9:13pm --

Minutes of previous meeting date -- **7/17/2012   -- approved with corrections from Maureen**.

Next Meeting scheduled for: -- 1 week, July 31, 7pm. Meeting proposed by Larry Smith, consultant on Use Tables, for his next visit in person.

Agenda this meeting: -- **Sign ANR lot division**

Crystal Main brought mylar and copies of a lot division with plenty of frontage along Bell Rd. She and Archie had the surveyor divide their lot in half, with house on one side and pond on other, for the purpose of not having all their land attached to the house before refinancing. Board signed multiple copies of plan, had Form A, got check for fee.

Review info from PVPC on Use Table choices

Mike: Our bylaws have the most in concordance with Chesterfield. Alan: I looked several over. They don't seem so different. Our general format is not that bad, except for the vagueness on definitions. It's more about adding to what we have than redacting.

Maureen: Other towns break down and separate uses better. Monterey has 3 types of restaurant, 3 types of retail. We lump 'any wholesale, retail business, research lab, service, and light manufacturing.' We lump 'hotel, motel, restaurant'. Both Becket and Monterey did a good job. Monterey has 10 principal uses. And they have exempt and institutional uses so they can have parks and we don't have many of those entries. Alan: Yes, a lot o these are broken down better. Is it Otis with the really good Home Based Business definition? I think that kind of detail is appropriate to give guidance to the ZBA.

Terry: I'm on the same page with having the detail. I liked Buckland's, but also our town's format is workable; just the content needs work. Janine: I'd tried a format like this. [Handed around 3 column version as discussed at a previous meeting.] I agree with Terry about needing to have a format to hold stuff as we talk about it. Here I was just putting in examples, messing around with my husband about his dirt bike riding.

Alan: 80% of the line items are the same in all the towns with only a couple standouts --like separate line for sawmill and for slaughterhouse. Almost all have kennel, recreational things. I do think it's good to differentiate motorized recreational and not. Terry: I agree –look through the other towns, take the best and leave the rest. But first did we agree on the overlay district? Alan: We were going to add another District. Village District just sounds better. But didn't we talk of dividing it into a business and historic. Maureen: I think just to keep it simple, that a district change could be a part 2 of the process, rather than doing both a Use Table change vote, and a District change vote. Alan: But if it's a benign change, why not? Terry: If we do the table with the new zones, couldn't that be one vote? Alan: With me it's fine to call it Commercial, but it's really a village district more than it's commercial.

Mike: We should poll residents in the village. But if we don't have any radical new proposals for the district, it shouldn't be a big deal. Alan: So A-R, Village, and Floodplain. Maureen: I think you're overlooking that there is part of the Business District that's not in the village. If you have options available to you because you have larger space, you may not want the same uses as in the tight, built-up spaces. As you go up Bell Rd, there's a lot of potential room for development, but you'd make that constrained by the rules for the Village Business District. It makes sense to not have the same rules apply when you have very different circumstances. Alan: I can agree with that, but maybe we could just add uses to the A-R District. As long as you can't smell it, taste it, etc, then you can do a business there.

Mike: I noticed differences with Chesterfield. They have 2-family; don't allow any mobile homes, even during construction. They have a lot of community uses, and have a cluster bylaw. They have so much more than ours. They also a common driveway allowance. I saw several opportunities to enhance our bylaw by looking over Chesterfield Use Tables. Maureen: I think there's a little something in all of them. If we go through and just say yes-no to each, after the 3rd time, we won't have to say it. Larry is expecting us to have on-paper examples and say 'this is what we mean to allow.' If we don't have it on paper, we'll just erode our budget. Alan: I agree, just discussing in general isn't going to help.

[Did some checking off of items on Chesterfield's list. Noted that just inclusion of use was being checked off, not the allowance designation for each district.] Mike: [on Farm Stand] Can't grow it all here. 50% is a big constraint if you're going to have a successful business. They have conservation land. We don't, and it's a good thing to have.

Maureen: [re slaughterhouse] It's more commercial than agricultural, which would be more clear if Ag uses were separated out, instead of blurring the line with slaughter house right after horticultural.

Alan: For clarity we should leave an item in even if it says N,N,N, for every district, even if unlisted ones are automatically not allowed? Maureen: At end of day, you need to look at how many No's you have on the page.

Alan: I hadn't looked at Larry's mockup closely. He has covered most of what we've been discussing. Maureen: This has been a homework assignment of collating, and we're trying to collate at a meeting. I made 2 documents of Larry's mock up --one saved with my comments. Terry: Can you prep the PB computer with that document? Maureen: MS-Works will not read this.

Old Business Progress Reported: Janine asked if any mail? Mike: One notice from Becket on meeting Aug 8th about a gas station on Rte 20. Janine: Did anyone check emails this week? Maureen: No, I didn't. Janine: But you're checking for Planning Board email on your computer usually? Maureen: I am. Janine: If Larry sent the table template by email, can't we just open that on the Planning Board computer? Maureen: I don't think he sent it to the Planning@middlefieldma.net address, just to our personal addresses, but I can forward it.

Agenda next meeting: -- Review Use Table suggestions and questions with Larry Smith

--Minutes respectfully submitted by Secretary Janine Savoy.

Old Business (items from previous meetings listed for tracking follow-through, and deleted when done.)

Mtg 5/15/12
Review Use Tables prior to meeting w/ PVPC. (all)
Get current ByLaws available on website.
Collate/ provide all paperwork for AG on Wind Turbine BL. (MH)
Find new Master Plan Committee members; write job description.
Get all documents on PB computer as Board's electronic filing storage.
~~Manage getting minutes on web pg.~~
Mtg 5/30/12
Review example Bylaws of Chester, Shutesbury, Lanesboro. (all)
Mtg 6/12/12
change combo on lock
put computer in Town Hall storage.
Mtg 6/26/12
Email Larry to get 32 boilerplate conditions, & S'hamp standards & conditions (MH)
Type Wind Bylaw numbering from hard-copy to electronic file, & proofread.
Supply members with copy of letter on Master Plan Survey inquiry for future reply.
Mtg 7/17/12
Review Bylaws from Buckland, Heath, Otis, Chesterfield, Monterey (all)
Create or check off/ scratch off a list of uses suggested for Middlefield (all)
Mtg 7/24/12
Forward needed files to Board email address to be retrieved on PB computer. (MS)