

MIDDLEFIELD PLANNING BOARD
INFORMATIONAL MEETING MINUTES
3/2/13

The meeting came to order at 1:32pm. Members present were Michael Hale, Terry Crean, Janine Savoy, Alan Vint and Maureen Sullivan. Building Commissioner Gerry Garner attended the meeting as a spectator in the audience.

Michael welcomed the assembly and gave a brief history of the Planning Board and an explanation of the Table Of Uses update process.

Janine explained to the audience that the proposed changes were a work in progress and invited input from the residents of the community.

The floor was opened for comment. Concerns were expressed about the category of Agricultural Uses on less than 5 acres and requirement for a Special Permit to conduct a commercial operation on less than 5 acres. Other discussion in regards to this section included need for changes to the definition of farm stand to bring it into agreement with section C of agriculture on 5 acres and over. The board acknowledged a need to revisit this section.

There was a comment from the audience that zoning districts “don’t work” in Middlefield.

After considerable questioning on the Agricultural Use section of the Use Tables a break was taken for refreshments.

Upon reassembling, Chairman Hale acknowledged that the meeting was running long. He suggested that the Use Tables be set aside and that the committee would take comments on the proposed Home Based Business bylaw.

Concerns over the screening requirements for heavy equipment used in a home-based business were aired. It was pointed out by the committee that heavy equipment on farms was exempt from this requirement and that the requirement did not apply to the storage of heavy equipment on property that was not the site of a home-based business.

There was general agreement from the assembled that the form needed to be simplified.

The meeting adjourned at 3:45pm

Respectfully Submitted,
Maureen A. Sullivan, Secretary