

**TOWN OF MIDDLEFIELD  
PLANNING BOARD  
FEBRUARY 12, 2014  
MIDDLEFIELD TOWN HALL  
MINUTES**

**Board Members Present:** Alan Vint, Terry Crean, Michael Hale, Cam McNeill

**Regrets:** Janine Savoy

Meeting was called to order at 5:08 PM.

Alan Vint announced that the Citizen Planner Training Collaborative will be having a workshop in Worcester. Alan strongly urged the Board to attend.

**Minutes:**

January 22, 2014 minutes were read by Cam McNeill. Alan Vint made a motion to approve the minutes. Terry Crean seconded the motion. All were in favor. 0 opposed.

**Home Based Business Bylaw issue Jan 22, 2014:**

**Items discussed:**

**4.7.3 Standards for All Home-based Businesses:**

(a) Residency Requirements. Principle residence concerning seasonal residents interested in operating business at home. Seasonal residents may apply for a special permit. This will be reviewed further.

(b) Minimum Dimensional Requirements:

Home Occupations require a minimum lot size of 2 acres with 200' of frontage.

This was agreed at the October, 2013 meeting and will stand.

**4.7.4 Additional standards for Home Occupations:**

Alan will consult Larry about the wording in paragraph (d) Certificate of Occupancy.

**4.7.5 Additional standards for Cottage Industries:**

© Use of Accessory Structures

Discussion on outsize structures that were built 20 years ago.

**Adult Entertainment Bylaw:**

Business cannot be located within 200 ft. of a residence or park

**Intensity Regulations:**

Question on where to find note (b) and note (c) indicated in Minimum Yard Dimensions as well as note (a) under Maximum Height of Buildings.

**Signs:**

4.5.4 Business and Industrial Signs paragraph © needs to be rewritten.

4.5.3 Accessory Uses requires discretion in a residential area

**Informational Items:**

Model Home-Based Business Bylaw

Intensity Regulations (Dimensions)

Sign Revisions

Adult Entertainment Bylaw

Establishment of Districts

Alan made a motion to adjourn at 7:00 P.M. Terry seconded the motion. All were in favor.

**Next Meeting:**

Next meeting will be held on February 26, 2014 at 3:00PM.

**Adjournment:**

Alan Vint made a motion to adjourn at 7:00PM. Terry Crean seconded the motion. All were in favor.

Respectfully submitted,

Suzanne C. Lemieux

