

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

**Board Members Present:** Alan Vint, Michael Hale, Cam McNeill, Terry Crean  
Meeting was called to order at 5:08 P.M.

**Minutes:**

February 26, 2014 minutes were reviewed. Cam McNeill made a motion to approve the minutes with an amendment. Alan Vint seconded the motion. All were in favor. 0 opposed.

Cam requested copies of the Towns' bylaws from the Municipal Law Unit in Worcester. Kelly Donovan stated that a Public Records request has an unknown cost. Cam and Michael Hale volunteered to search the town files. They will contact the Town Clerk to arrange a mutually convenient time.

Objects of search:

Large wind turbine bylaw / Small wind turbine bylaw / Solar bylaw / Accessory Dwelling Unit bylaw  
Dining Club bylaw / Cell Tower bylaw / Wild and Scenic bylaw

**Middlefield Mixed Use Village Center District dated 11/1/13** discussed as follows:

The Mixed Use portion of the title was questioned. Mixed Use describes a combination of residential and business district.

The substance of the 4.9.1 INTENT was questioned and accepted as written.

4.93 Design Standards paragraph g) roadside sidewalks should be provided when sites are developed or redeveloped was discussed. It was pointed out that the word *should* is used instead of the word *must*.

4.93 Paragraph i) Discussion on materials used for paving material led to language change: Functional walkways with appropriate materials from Concrete or brick walkways.

Page one through five has been covered. Page six still remains.

The Recording Secretary left the meeting at 6:50 P.M. Meeting continued.

**Informational Items:**

Model Home-Based Business Bylaw

Section 4.9 Middlefield Mixed Use Village Center District 11/1/13

**Next Meeting:**

Next meeting will be held on March 26, 2014 at 5:00 PM.

Respectfully submitted,

Suzanne C. Lemieux  
Recording Secretary