

**TOWN OF MIDDLEFIELD
PLANNING BOARD
March 26, 2014
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present: Alan Vint, Michael Hale, Cam McNeill, Terry Crean
Meeting was called to order at 5:00 P.M.

Minutes:

March 12, 2014 minutes were reviewed. Alan Vint made a motion to approve the minutes as written. Michael Hale seconded the motion. All were in favor. 0 opposed.

Email: Larry Smith's responses to questions from Planning Board:

1. 3.1 Intensity Regulations page, what do a., b., and c refer to?
These already exist as footnotes in 3.1 Intensity Regulations on Pg. 3.4
2. Where a section on special permits for seasonal businesses would be added?
Section IV Special land use regulations in old bylaw
3. Definition of Accessory use: There is no definition for accessory use in Section 7
Set up block in use tables:
Home Based Businesses
A) Home Occupation
B) Cottage Industry
Accessory Use: A use of structures or land that is subordinate to the primary residential use of the property.
4. Do signage requirements apply to agriculture?
Go back to Signage and add 4.5.5 Agricultural Use signs must comply with Business and Village Center rules even if they are in the Agricultural Zone.
Discussions of signs ensued.
The Board will think about what signs to allow.
Cam will research other towns' sign regulations.
5. Certificate of Occupancy?
Alan will ask Building Commissioner Gerry Garner for a description of a certificate of occupancy.
6. Primary residents vs. seasonal ?
The Board voted to have Alan pursue Town Counsel, inquiring in writing with possible verbal follow up inquiring into the regulating validity of excluding seasonal residents from operating a home based business.

Informational Items:

Model Home-Based Business Bylaw

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

Table 3.0 Use Regulations

Terry Crean made a motion to adjourn the meeting at 6:55 P.M. All were in favor. 0 opposed.

Next Meeting:

Next meeting will be held on March 17, 2014 at 5:00 PM.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary

