

**TOWN OF MIDDLEFIELD  
PLANNING BOARD  
June 11, 2014  
MIDDLEFIELD TOWN HALL  
MINUTES**

**Board Members Present:**

Chairman Alan Vint, Michael Hale, Cam McNeill, Maureen Sullivan, Jay Swift  
Meeting was called to order at 6:11 P.M.

**Minutes:**

April 30 minutes were reviewed. Alan Vint made a motion to accept the minutes of May 14, 2014. Michael Hale seconded the motion. All were in favor. 0 opposed.

May 28 minutes were reviewed. Alan made a motion to accept the minutes of May 28, 2014 as amended. Jay Swift seconded the motion. All were in favor. 0 opposed.

**Village Center District:**

Maureen Sullivan commented on the first sentence: The intent section should be strong; the word compact is inaccurate. The district, as already drawn and on the map, is not compact. Some issues that were discussed:

- Smaller footprint: Too large of a center district could promote cheap housing that would be built too close together. Exact location of Village Center was debated.
- Adopting smaller building lots as standard for everyone in village center. Allowing property of conforming lots to become denser will encourage large spaces to stay intact. Mirroring present lot sizes and cutting off the depths of property.
- Residents' concerns

The Board will look at the parcel lots already existing.

Next Meeting with Larry Smith will be June 25 at 6:00 P.M.

**Adjournment:**

Cam made a motion to adjourn the meeting at 8:05 P.M. Jay seconded the motion. All were in favor. 0 opposed.

Respectfully submitted,  
Suzanne C. Lemieux