

**TOWN OF MIDDLEFIELD
PLANNING BOARD
July 29, 2015
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present:

Chairman Alan Vint, Maureen Sullivan, Michael Hale, Bob Costa and Cam McNeill.
Meeting was called to order at 6:00 P.M.

Minutes:

2015/7/16 minutes were reviewed. Alan made a motion to accept the minutes as amended. Bob Costa seconded. Motion passed unanimously.

4.7.4 Discussion on Square Feet ensued. Alan made a motion to vote to limit a total of 5,000 sq.ft. for any building which will be used for accessory building purposes. Maureen seconded. Motion passed unanimously. Maureen read the language "No accessory structure shall exceed 5,000 square feet". Alan made a motion to approve this as read. Bob Costa seconded. Motion passed unanimously.

4. Floor Area

A home occupation may not use more than 25% of the gross floor area of the dwelling up to a maximum of 2,000 square feet. The Planning Board may issue a Special Permit allowing the use of a greater percentage and/or square footage and/or the use of accessory structures. No accessory structure shall exceed 5,000 square feet.

4.7.5 It was agreed to replace the comma after dwelling with a period and to eliminate the sentence "no more than 49% of combined gross floor" and add " No accessory structure shall exceed 5,000 square feet" to the following paragraph:

D. Floor Area

A cottage industry may not use more than 33% of the gross floor area of the dwelling. The Planning Board may issue a Special Permit allowing the use of a greater percentage. No accessory structure shall exceed 5000 square feet.

The Board reviewed the sections that each member will be responsible for at the informational hearing. The Board was in favor of having Town Counsel review the Model Resident Based Business draft 7/29/15 and the Middlefield Mixed Use Village Center District 6/08/15.

Next meetings: August 12 and 26, 2015 at 6:00 P.M.

The agenda on the 12th is to work on how presentations are going to go at the informational hearing.

Adjournment: Alan made a motion to adjourn at 8:10 P.M. Cam seconded the motion. The motion passed unanimously.

Respectfully submitted,
Suzanne C. Lemieux
Recording Secretary

