

**TOWN OF MIDDLEFIELD  
PLANNING BOARD  
May 27, 2015  
MIDDLEFIELD TOWN HALL  
MINUTES**

**Board Members Present:**

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

Nature Conservancy Representative Markelle Smith presented 6 copies and a Mylar of a proposed sub-division for the property of Richard and Susan Merrill at 102 West Hill Rd to the Board for their consideration. The property was surveyed by Richard Roberge. The Merrill's proposal is to stake out 8.4 acres with their house and divide the remaining 148 acres into a separate parcel. There is 250 ft of frontage with the 8.4 acres and 774 ft. with the 148 acres. The Nature Conservancy would like to purchase the 148 acres. The Conservation restriction would be placed on the 148 acres and held by Arenda. The fee of \$35 that was issued by Richard Roberge was submitted to the Board. The Board approved the proposal and signed the Mylar and the other copies. Markelle Smith took one copy and the Mylar.

Reorganization: There was a discussion about electing a Chairman. Alan will serve as Chair until the Public Hearing for the proposed bylaw is held.

Minutes: May 13 minutes were reviewed. GVWR will be deleted and sentence changed to "The Gross Vehicle Weight was changed from 2 tons to 12,000 lbs." Alan made a motion to approve the minutes as slightly amended. Bob seconded the motion. The motion passed unanimously.

There was a discussion of the rewriting of the Residence Based Business Bylaw. Some of the proposed bylaw changes may authorize the Planning Board to become the Special Permit Granting Authority under some conditions. The proposed bylaw draft will be published and available before the hearings are held. A vote to approve the amended bylaws will be taken at a special town meeting.

Private or Commercial Amusement and Recreational Facilities were discussed. Some items included were: Allowing the facilities to be used as an accessory as well as a principle use; Maureen Sullivan entertained a motion and called a vote to conclude this one particular item: The Private or Commercial Non-public Recreational Use, both as a principle use and accessory use were removed from the draft use table. The proposed changes will be considered as its' own separate bylaw. Alan Vint seconded the motion. Maureen, Alan, Michael and Bob were in favor. Cam opposed. Motion passed.

**Next meeting:** June 10, 2015 at 6:00 P.M.

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

Respectfully submitted,

