

**TOWN OF MIDDLEFIELD
PLANNING BOARD
June 18, 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.

The final drafts of documents were organized. The 11/01/2013 documents are considered to be the latest version.

Changes: Under Mixed Use Village Center District, 4.9.3 Design Standards under i): 'Concrete or brick walkways' were changed to 'Functional walkways with appropriate materials'.

Under Signage, 4.95 should be changed to 4.9.5. Under b) ground signs c. twelve should be written out as well as numbered (12), and d. and five should be written out as well as numbered (5).

In 7.0 Term Definitions 4.10 'Adult Entertainment Establishments' was added. Under Adult Video Store "substantial or significant portion of stock" was added. The three dots and 'Add a new:' will be deleted. The number 4.10 was verified.

Middlefield-Additional required Zoning Bylaw revisions: will be removed. The word 'Terms' will be removed from title: Terms Definitions.

Under Bed and Breakfast- A' single family' was added to house where short-term lodging rooms and 'breakfast' was added to is provided. The operator(s) of the Bed and Breakfast must live in the home being utilized was added. 'The operator of an inn providing four lodging units or less shall live on the premises' and 'The operator of an inn providing more than four lodging units does not have to live on the premises' were removed.

Under Child Care Facility/Center, 'Child Care Facilities shall be inspected annually by the building inspector and certified as in compliance.'

Under Cottage Industry, 'home-based business' will be changed to 'residence- based business'.

Under Home-based Business: Home-based business shall be changed to Residence- based business'. The sentence 'Home- based businesses are intended to be start-up or incubator type businesses that, once they become successful and outgrow their residential location, relocate and expand to the Business District' was removed.

Maureen will save these changes and send them to the Board members.

Next meeting: July 2, 2015 at 6:00 P.M.

Adjournment: Cam made a motion to adjourn at 8:05. Maureen seconded the motion. The motion passed unanimously.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary

