

Middlefield Planning Board

Minutes of November 20, 2013

The meeting was convened at 6:30 P.M..

Attending were: Terry Crean, Michael Hale, Cam McNeill, Janine Savoy,  
Alan Vint

Guest Presenter: Larry Smith

No mail reviewed

No minutes review and/or approved

**Proposed Village District**

A Guidance Presentation by Professional Planner Larry Smith from PVPC:

The following items were topics of discussion directly related to the development of a new proposed Village District which may appear in the next edition of the town's Use Table:

Larry handed out new copies reflecting the changes that were made during the last meeting.

Board to prepare to schedule a public hearing date. Not before January!

Where will the funds come from to pay Larry? Discussion

Appreciation expressed for Larry's help and guidance.

Commercial kennels, animal hospital: a change in the use tables?

New MA dog laws mentioned.

Kennel Licenses, number of dogs, animal inspectors, Jan Hines mentioned.

No adult entertainment by-law yet.

Review of work session with building commissioner:  
bed and breakfast concerns, 4 or fewer "guest rooms", owner must reside  
in house.

Child care numbers change from 5 to 6. "Six or less".

Scratched congregate living section

Definition of Inn -- scratched -- no allowance for an inn.

### Home Occupation Section:

Gerry expressed his concerns.

Break into three standards instead of two.

Stuck it in as a definition. Larry says you should not do that.

Cottage industries:

Parking lots issues: size, number, off-street, etc..

Gross vehicle weight criteria

Time of home based business: hours of operation -- open to public!!

7:00 or 9:00 P.M. This is a residential community!!!!!!!!!!!!!!

Outside storage. None allowed. Landscape business??????

Loggers, electrician, stone mason ????? Jay Swift's operation??

Outdoor storage open to discretion of planning board.

Square footage dialog: 49% issue and concerns. Need to be changed??

Use must be secondary to house size.

Sculpture studio example on River Road discussed.

Lives there and works there.

Next things re: Table of Use:

Adult entertainment footage requirement. (500 ---- 700 ----- 200 ft.)?????

Need to develop a plan for having the public hearing session/s.

How do we make material available to the public?

Need to develop a format of presentation.

Larry's quote, "Planning is 90 % reacting".

Parking standards, screening standards, special permit procedures all need to be in place.

Everybody should be using same special permit form.

Should we circulate draft materials to the public a few weeks before hearing.

A plan for the posting of past planning board minutes.

Meeting adjourned: 8:42 P.M.

Next Meeting: December 11, 2013 @ 5:00 P.M.

Respectfully submitted,  
Terrence Crean,  
Board Secretary

