

MIDDLEFIELD PLANNING BOARD  
MEETING MINUTES  
11/13/12

The meeting came to order at 6:30pm. Board members present were Michael Hale, Terry Crean, Janine Savoy, Maureen Sullivan, and Alan Vint. Larry Smith of the PVPC was also present.

Larry Smith reported that this was the last meeting he could attend re the Use Tables. Any work to be done on the Village Center District using his time would require additional funding.

**Use Tables**

The committee went over Larry Smith's latest version of the Use Tables, reviewing changes made at the board's last meeting and making a few additional revisions. The main revisions include:

Modify the standards and conditions of the two types of B&B use so that B&Bs with 4 or fewer bedrooms requires that the owner must live on the premises. B&Bs with 5 or more bedrooms, the owner can live off premises.

Home Occupations would be allowed in accessory structures (to allow for uses that are not suitable in a residence). Home Occupation in accessory structures over 2000 sq ft, when in excess of a floor area of 33% of the combined residential and accessory structure, will require a special permit.

Adult Entertainment was added as a principle use in the Business District by special permit from the Planning Board.

An addition to the definition of ag/res was made. The words 'provide a rural setting for residential life' were added.

Commercial solar was added as an Industrial Use.

**Creation of a Village Center District**

Larry Smith recommended that the board make an application to the PVPC Technical Assistance program. Applications are being reviewed now and Larry encouraged the board to apply soon. Maureen will draft a narrative for the application.

The board scheduled a meeting for Monday, November 19 at 6:30 to review the grant application and a meeting on Tuesday, November 27 at 6:30 to catch up on old business and minutes.

A motion was made and seconded that Terry Crean serve as the representative to the PVPC. The vote was 4 yes, one no.

A motion was made and seconded that Alan would serve as the alternate to the PVPC. The vote was a unanimous yes.

The meeting was adjourned.

Respectfully Submitted  
Maureen Sullivan, Secretary