

**TOWN OF MIDDLEFIELD
PLANNING BOARD
January 13, 2016
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present:

Chairman Alan Vint, Michael Hale, Bob Costa and Cam McNeill.

Regrets: Maureen Sullivan

Meeting was called to order at 5:45 P.M.

Minutes:

1/06 minutes were reviewed. Alan made a motion to approve the minutes as amended. Bob seconded. Motion passed unanimously.

Bed & Breakfast:

Cam researched the Board of Health regulations and submitted the following regulations.

- According to the regulations, it clearly states breakfast not meals. A B&B home is three units or less. A B&B establishment is 4 units or more. All B&B homes serving full breakfast and B&B establishments serving full or continental breakfast shall require a food establishment permit.
- The Definition of Bed & Breakfast in Section 7.0 will be deleted and replaced with the State Board of Health definitions for B&B home and B&B establishment. It was agreed to cap the amount of rooms for let, in the B&B establishment from four up to ten rooms.
- Under the Use tables, four guest rooms or less will be crossed out. Instead of having one B&B in the use tables, Two B&Bs will be added: one Bed & Breakfast home and one Bed & Breakfast establishment. On the sidebar will be noted: Refer to Massachusetts 105 CMR See sections 590.002 and 590.009. Cumulative Maximum Building Area shall remain.

Cam will research the technical definitions of Inns.

Adopted definitions as follows:

- Bed and Breakfast Establishment means a private owner-occupied house where four up to ten rooms are let and a breakfast is included in the rent.
- Bed and Breakfast Home means a private, owner-occupied house where three or fewer rooms are let and a breakfast is included in the rent.

Section 7.0 Definitions (6-18-2015)

- Elder Care Home –Accept as is
- Essential Services
Replace the word appurtenant with associated.
- Farm Business – Accept as is
- Farm Stand – Accept as is
- Family Day Care Home
- Cam will research to see if the amount of children can be limited and what the gross floor area would be. There may be regulation stating that you can't tell someone that they cannot have a legitimate day care in their home.

- Residence Based Business

In third sentence, replace home with residence. Bob made a motion to remove “Residence base business is intended to be start up or incubator” and the rest of that line. Cam seconded. Alan made a motion that we table Bob’s motion to the next meeting. Bob seconded. Motion passed unanimously.

Next meeting: January 27th at 5:30 P.M. Everyone seconded.

Adjournment: Bob made a motion to adjourn at 7:30 P.M. Cam seconded the motion. The motion passed unanimously.

Information:

105 CMR: Department of Public Health

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary