

**TOWN OF MIDDLEFIELD
PLANNING BOARD
January 27, 2016
MIDDLEFIELD TOWN HALL
MINUTES**

Board Members Present:

Chair Alan Vint, Bob Costa, Cam McNeill and Maureen Sullivan. Michael Hale arrived at 6:00. Meeting was called to order at 5:45 P.M.

Minutes:

1/13 minutes were reviewed. Alan made a motion to approve the minutes as amended. Cam seconded. Cam and Bob were in favor. Maureen abstained due to previous absence. Cam will research the technical definition of “Inns” and “Child Day Care versus Family Day Care”.

Bed & Breakfast:

New language was added to the Use Regulations, Revisions & Additions to Definitions and Model Residence-Based Business Bylaw as follows:

Table 3.0 USE REGULATIONS

Bed and Breakfast Establishment	SPPB	Y	Y	Refer to 105 CMR sect. 590, with the exception found in 590.002 to the number of rooms allowed in the definitions section. Cumulative Maximum Building Area shall remain.
Bed and Breakfast Home	SPPB	Y	Y	

Section 7.0 REVISIONS & ADDITIONS TO DEFINITIONS

Bed and Breakfast Establishment - a private owner-occupied house where four up to ten rooms are let and a breakfast in included in the rent.

Bed and Breakfast Home – a private, owner-occupied house where three or fewer rooms are let and a breakfast is included in the rent.

Replaced the word appurtenant with associated:

Essential Services - Services and **associated** equipment and installations provided by public utility or governmental agencies through underground or overhead gas, electrical, telephone, sewerage, drainage, refuse, water, traffic, fire and police systems. Specifically excluded from this definition are buildings or overhead transmission towers.

Wording removed from Light Manufacturing:

Typical items for processing, fabricating, assembly, or disassembly include but are not limited to apparel, home accessories, food, drapes, clothing, accessories, bedspreads, decorations, artificial plants, jewelry, instruments, computers, and electronic devices. Such facilities shall have a maximum building area of 2500sf, shall employ no more than 25 employees per shift, and shall not operate more than two shifts per day, Monday thru Friday. The Planning Board may issue a Special Permit permitting a larger building area, greater number of employees or extended days of operation where they find that it is consistent with the intent of this Bylaw and will not have a detrimental effect on the surrounding neighborhood.

Adopted:

Light Manufacturing - where all processing, fabricating, assembly, or disassembly of items takes place wholly within an enclosed building. Such uses are characterized as lower in intensity, cleaner, and generally more compatible with abutting property uses and do not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation and other nuisance characteristics. Such light industry must be capable of operation in such a manner as to control the external effects of the manufacturing process, such as odors, vibrations, emissions, or other nuisance characteristics through prevention or mitigation devices and conduct of operations.

MODEL RESIDENCE BASED BUSINESS BYLAW

Remove the words “or services” before “of products”.

k. Retail Sales

There shall be no sales of products on the premises which are not produced on the premises, except those sales which are incidental to the business. For example, a music teacher may sell sheet music. In addition, there shall be no designated area intended specifically for retail sales.

Draft copies older than January 27, 2016 should be deleted.

Next meeting: February 10th at 5:30 P.M.

Adjournment: Bob made a motion to adjourn at 7:35 P.M. Cam seconded the motion. Motion passed unanimously.

Respectfully submitted,

Suzanne C. Lemieux
Recording Secretary