

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING
December 7, 2023

Present: Chair, Sydney Waller, Abby Rodd, Roy Kortick, Bill Ralston, Johnnie Nemec, Arthur Weinstock. Also attending: (Zoom) J. Pindar Van Kampen, TB rep. and Neal Newman, Middlefield ZEO.

The meeting was called to order at 7:02 PM by Chair Waller.

Privilege of the Floor. Two Middlefield citizens were attending; they were welcomed, & introduced themselves, [Betsy Foster and Carol Kennedy.]

Minutes of November 2 Planning Board meeting were read by J.Nemec, acting secretary; amended, and accepted as amended. Motion to approve as amended; J. Nemec, A. Weinstock 2nd, All in favor.

There were no Projects from the community.

Old Business:

The Jim Forbes site plan (Tax map #70.14-1-14) review was completed following post ZBA area variance approval. Motion to approve; J. Nemec, B. Ralston 2nd, All in favor.

Review of draft Short Term Rental TEXT for Town website. Text will be distributed to Town Board for adoption / amending/posting. The intent is to alert property owners to register with county codes prior to operating. Motion to forward; J. Nemec, R. Kortick 2nd, All in favor.

No updates on the status of Town Board's Comprehensive Plan.

Updates from most recent Town Board meeting: Chair Waller reported on items of note from the Nov. Town Board meeting, such as a need to relocate the town barn, which is too close to CV Creek. New site must NOT be on a busy road.

There were no Updates on Climate Smart Community Task Force. Chair Waller has

requested a leave of absence from that committee.

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New Business:

Accessory Dwelling Units (ADUs): Review DRAFT regs from ADU Subcommittee (Ralston, Kortick Waller, with ZEO Newman as available). Discussion. Subcommittee will meet again & revise prior to next meeting.

Announcements: Noting with regret resignation of A. Baugnet, a loss to the PB. A TY card will be sent to Baugnet. Must recruit a new member & a secretary.

Motion to adjourn; A. Weinstock; A. Rodd 2nd, All in favor.

Meeting adjourned at 8:34PM.

Respectfully submitted,
Sydney L. Waller with Johnnie Nemec, temporary acting secretaries

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