

TOWN OF MIDDLEFIELD PLANNING BOARD
MINUTES OF THE REGULAR MEETING, August 6, 2020

PRESENT: Chair: Sydney Waller, Andy Baugnet, Richard deRosa, Marion Karl, Roy Kortick, Johnnie Nemec, Bill Ralston

Also: Neal Newman, Town of Middlefield ZEO, Bud Tabor Town Board Member

Meeting called to order: 7:02 P.M. by Chair Waller

Minutes of the July 2, 2020 meeting read. Motion to approve as read approved by J. Nemec, 2nd by R. Kortick . All in favor

NEW BUSINESS

Planning Board members reviewed the current multiple-page (five page, ppgs. 12-16) language for site plan review. All present (including ZEO Neal Newman and TB representative Bud Tabor) agreed current text is dense, confusing, not user-friendly, sometimes contradictory, often irrelevant and could easily be frustrating to an applicant. Titled **Developments Requiring Site Plan Review**, much of it actually pertains to a large, multiple-unit conventional housing "development." We agreed it confuses the steps in the site plan review process. According to the ZEO, the language was not developed for Middlefield, but originated from other communities' zoning laws. We agreed that the relevant parts could be moved to the pre-existing areas in our Zoning Law -- some to go under Planned Development District (PDD) and Lake /Lakeshore Protection Area, and Article V General Regulations, with some to be eliminated. There may remain a section for housing developments, although these will automatically become a PDD.

Planning Board member Bill Ralston agreed to do the initial editing/redistribution work, to share with the Planning Board at the next meeting, depending on room in the agenda.

Motion to adjourn by B. Ralston, 2nd J. Nemec. All in favor

Meeting adjourned at 7:58 P.M.

Respectfully submitted, A. Baugnet