

## Town of Middlefield Planning Board Minutes of the regular meeting, February 1, 2018

Meeting called to order: 7:05 PM

Present: Dick deRosa, Michael Fink, Marion Karl, Sydney Waller

Also: Town Board members Peg Leon and Bud Tabor, Neal Newman (ZEO)

Motion to accept the January 4, 2018 minutes by S. Waller, 2<sup>nd</sup>. by Dick deRosa. All in favor.

1. Tom Morgan of 473 State Highway 166, Middlefield, approached the board for guidance with respect to a sub-division. He will be dividing a fifteen-acre parcel. He was advised that because the property had not been sub-divided since 1991, he could, if he wished, do a one-acre sub-division. The board suggested that he consider a minor sub-division and provided him with the appropriate instruction sheets. Each of the proposed lots has a well and septic system. A proposed three-acre lot would need a perk test and if his daughter wishes to erect a structure it would have to conform to setback and road frontage requirements, etc.

2. Mary Leonard of Carefree Gardens/ Origins Café appeared with plans for an extension to the existing commercial kitchen. Motion to amend the PDD application to included the extended kitchen by Dick deRosa, 2<sup>nd</sup>. by Sydney Waller – all in favor.

3. Privilege of the Floor: Roberta O’Neil-Keeler informed the board that she is in favor of short term rentals or any acceptable businesses in private homes in Bowerstown and elsewhere. Bill Waller asked if there had been any formal complaints re: short-term rentals in Bowerstown. He was advised that several Bowerstown residents had attended previous Planning Board meetings and had registered their concerns. Following a very general discussion, predominantly expressions of opposition to the establishment of a permitting process, the board advised those in attendance that the Town Board has decided not to pursue short term permitting in the town at this time. Thus, the members of the planning board are not now considering the issue.

4. Bill Ralston appeared before the board to express his interest in filling the vacancy that now exists as a result of previous chair Neal Newman’s resignation. The board looks upon his candidacy with enthusiasm and is awaiting his getting back to us re: his success at getting the Friends of the Park board, of which he is a member, to switch their meeting day so that he would be free to join us.

Motion to adjourn: S. Waller, 2<sup>nd</sup>. R. deRosa

Meeting adjourned at 8:25 PM

\* Bill Ralston has advised the Planning Board that he can meet on Thursdays, so as far as the Planning Board is concerned his name should be put forth to the Town Board to fill the existing vacancy.