

Minutes - Town of Middlefield Planning Board, November 6, 2025 (Draft)

Board Members Present: Carol Kennedy, Sydney Waller, Cleo Mook, Abby Rodd, Rob Mol, Johnnie Nemec

Others Present: Neal Newman Town of Middlefield ZEO

Call to Order: Chair Sydney Waller, 7:02 PM

Privilege of the Floor – None.

Minutes of October 2, 2025, Meeting

Read by Carol Kennedy secretary. *Motion to approve as modified Johnnie Nemec October minutes as modified, seconded by Cleo Mook, all were in favor.*

Projects from the community (in the order of application)

None

Old Business & Reports

Update from most recent Town Board meeting

Sydney Waller reported on the meeting. The application for the subdivision for the Zanetti property (328 Barnum Rd) was discussed including the possible driveway placement and the variance.

Update on Climate Smart Community Task Force

Approval for solar panels on the Town of Middlefield garage (Solar Liberty Solutions). Panels are movable if Town gets a different garage building.

New Business

How to Better Protect Prime Farmland through zoning?

First step could be to have some definitions from the Solar Law added to the Zoning Law Definitions that clarify the following (for example): Farm Operation, Prime Farmland, Active Agricultural Land, Mineral Soil Groups 1-4 (may not be necessary since it is included in the Prime Farmland Definition). Perhaps also adding Farmland of Statewide Importance which is currently not part of the Solar Law definitions.

Some discussion about the importance of using “Farm Operations” as the overarching focus when we begin to formulate zoning modifications.

Data about acreage from Otsego County Farmland Protection document for Town of Middlefield, which has more than other Towns in Otsego - Prime farmland 7,157 Farmland of statewide importance 14,898 Prime farmland if drained 2,145.

There was a short discussion about reviewing site plan reviews and the possible modification of the wording in Section E of the Zoning Law to clarify when site plan reviews are required.

Some discussion about designating certain areas as Agricultural Districts (in addition to Hamlet and R-80 zones) that have additional zoning requirements. It could encourage any new residence include an active Farm Operation.

Another meeting of the Farmland Protection subcommittee will be scheduled where we will review important definitions needed for clarifying or modifying existing zoning law.

Announcements

Upper Susquehanna Farm Forum meeting will occur on Saturday at 2 pm at Cooperstown Co-Works

Motion to adjourn made by Johnnie Nemecek; seconded by Abby Rodd. All were in favor.

Meeting ended at 8:16pm. Minutes respectfully submitted, C. Kennedy

DRAFT