

Town of Middlefield Planning Board
Minutes of regular meeting, January 5, 2017
Present were members Newman, Kortick, Nemec, Karl and Waller;
also Town Board members Dave Edwards and Robert Tabor.

Minutes of the December regular meeting were read. Motion by Kortick, 2nd by Nemec to approve the minutes as read. All in favor

1) Jon McManus of McManus Engineering appeared, representing Caroline O'Brien, with a proposal to reconstruct a residence at 209 Lippitt Development Rd. (tax map # 70.11-1-20.00)

PB members examined the site plan and building elevation and plan view drawings. Applicant has been granted a variance by the Zoning Board of Appeals for construction in the lake and river protection district within 100 feet of Otsego Lake.

Also present was attorney Michelle Kennedy, representing adjacent landowner Dietrich Snell, to address Mr. Snell's concerns about the conditions attached to the variance.

Motion by Nemec, 2nd by Waller to approve this site plan, with the conditions detailed in the ZBA minutes. All in favor, motion carried.

2) Jim Doherty and Mary Jo Cronin of Revolution Solar, and Sarah Stewart of Red Shed brewery appeared regarding their proposal to renovate the building at 709 County Rte. 33 (the former dollhouse factory) into warehouse and office space and possibly a farm brewery branch office (pub). Discussion of current zoning status under the PDD designation from 1984. Discussion of changes in zoning law to allow restaurants, farm breweries and related businesses without a PDD or special permit. Secretary will check the original PDD to confirm the current allowable land use.

Consensus that the PB should meet early in February to discuss ongoing zoning amendments. Secretary will notify the Town Clerk of an early meeting at 6:15 PM on February 2.

There being no further business, motion by Newman, 2nd by Kortick to adjourn. All in favor.

Meeting adjourned at 8:05 PM.

respectfully submitted, _____
Neal Newman, secretary