

Town of Middlefield Planning Board

Minutes of the regular meeting, December 7, 2017

Meeting started at 7:00 P.M.

Present: M. Karl, R.Kortick, N. Newman, S. Waller

Minutes of the November 2, 2017 meeting were read. Motion by Waller, 2nd by Kortick to approve the minutes. All in favor.

1) The Leonard family appeared representing Carefree Gardens / Origins Cafe at 558 Beaver Meadow Road. They are applying for a Planned Development District re-zoning to accommodate the cafe business. A letter of intent was presented, along with a sketch plan, a copy of the deed, and a completed EAF. The PDD process was discussed and the requirements were made clear.

Because this is an existing temporary-permit use, the town has information on the impact of the current business.

There was discussion of the need for more parking areas, and the addition of another off-road parking lot will be included in the site plan.

They will return at the next meeting with a completed site plan and the other required documents in order to allow the Town Board to schedule a public hearing as soon as possible.

2) Discussion of the current and future Town Board and Planning Board makeup.

**There being no further business,
motion to adjourn by R. Kortick, 2nd. by S. Waller**

Meeting adjourned at 8:20 P.M.

Respectfully submitted,

**Neal Newman,
acting secretary**