

Town of Middlefield Planning Board
Minutes of the regular meeting, July 5, 2018

Present: R. deRosa, M. Fink, M. Karl, R. Kortick, J. Nemec, B. Ralston, S. Waller
Also: Peg Leon (Town Board Member); Neal Newman, ZEO

Meeting called to order at 7:05 P.M.

Minutes of the June 7, 2018 meeting read. Motion to approve (with corrections): J. Nemec, 2nd. S. Waller. All in favor.

- Andy Baugnet presented his proposal for a simple division of his property at 281 Skillen Road into one (1) 9.1 acre parcel and one (1) 45 acre parcel. He presented all the necessary documentation. Motion to accept the proposal as completed by S. Waller, 2nd. R. Kortick. All in favor.
- As part of the preceding discussion, Mr. Baugnet suggested that the checklist stipulate more clearly that a survey on plastic mylar, accompanied by two (2) copies, is required.
- Pursuant to the board's previous discussion of the definition of a Tourist Home, two (2) proposals were made:
 - Amend Article 5, E, 1b of our Zoning Laws as follows: change "Tourist Home" to "Transient Rental."

(B) To adopt the following language from the current Otsego County definition of transient and residential rentals:

" For purposes of this definition, a Transient Rental shall mean the leasing of or a portion of a dwelling to individuals for a term of less than three months, or where the tenant does not move his or her furniture, possessions and belongings into the dwelling with the intention of making it the tenant's official residence."

Motion to adopt by J. Nemec, 2nd. S. Waller. All in favor

- General discussion re: redefining "owner occupation."
- General discussion re: our current definition of a 'junkyard" (p.4, #10). Member Ralston to look into the issue further. This section of our current definition caused some befuddlement due to its ambiguity: ***"... not to include more than two (2) unlicensed vehicles."***

Motion to adjourn by S. Waller, 2nd. by M. Karl. All in favor.

Meeting adjourned at 8:24 P.M.

Respectfully submitted, Secretary