

Minutes - Town of Middlefield Planning Board, Feb 5, 2026

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

Others Present: Neal Newman Town of Middlefield ZEO

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

Privilege of the Floor – None.

Minutes of January 8, 2026, Meeting

Read by Carol Kennedy secretary. *Motion to approve January 8, 2026, minutes as modified, Johnnie Nemec, seconded by Julie Joyce. All were in favor.*

Projects from the community - None

Old Business & Reports

- **GIS Workshop Feedback – Next steps**
 - Our Planning Board members were the first group to participate in this presentation of the updated Otsego County GIS web system. The new system has many useful tutorials and online help.
- **How to Better Protect Farmland through Zoning Discussion**
 - The Planning Board reviewed the recommendations made by town attorney of the Farm Related Definitions.

Motion to forward amended proposed Farm Related Definitions to Town Board - Abby Rodd, seconded by Johnnie Nemec. All were in favor.

- **Farmland Protection Subcommittee: Next Steps?**
 - There was a brief discussion of the distinction between protecting farmland or farm operations and farmers, the idea that all farm operations do not protect prime farmland, and that farming or a farm operation can occur on land that is not prime farmland. We also discussed the economic challenges faced by smaller farms or farm operations and possible ideas, for example, farm cooperatives, that could help support them.
 - There was additional discussion about the limited power the Town has through zoning law to support maintaining Prime Farmland, Farm Operations or small farms. Ideas were shared about how this could be done. For example, the definition of Agricultural Use could be expanded to include more support for value-added processing on farms. This might be done by allowing farmstands in certain hamlets, which are not currently permitted. Another idea was to investigate increased tax breaks for small farm operations based on farm sales or income from farm.
 - Rob Mol will organize a meeting (weeknight maybe 6 pm).

New Business

- **Short Term Rentals (STRs) in Middlefield**
 - Julie Joyce will work on creating a Town of Middlefield list based on Otsego County's list of STRs.
- **Discussion of Possible Additions to Planned Development District (PDD) Maps**
 - Before 1991, any subdivisions (like Pleasant Meadows) were done as residential PDDs.
 - Currently, we only have commercial PDDs and no residential PDDs shown on maps.

Motion to adjourn made by Abby Rodd, seconded by Johnnie Nemec. All were in favor.

Meeting ended at 8:21 PM. Minutes respectfully submitted, C. Kennedy