

Middlefield Planning Board Minutes , Sept 5, 2024

Present: Sydney Waller, chair; Roy Kortick, Arthur Weinstock, Bill Ralston;

Zoom: Carol Kennedy, secretary (non-voting)

Other officials present: Neal Newman, Town of Middlefield ZEO

- I- The meeting was called to order at 7PM by Chairman Waller.
- II- Privilege of the Floor: None
- III- Minutes of August meeting were read. Motion by Arthur Weinstock, 2nd by Roy Kortick to approve, all in favor.
- IV- Projects from the community : Chris Reinauer, 162 Pegg's Bay, returned to the board with a site plan, as requested at August meeting, per Shoreline Protection regs: *No building or structure within five hundred (500) feet of the shoreline shall be erected or existing building altered unless and until a site plan showing such proposed development is approved by the Town Planning Board and a building permit therefor issued.*

Discussion ensued, regarding: whether a deck makes a non-conforming structure more non-conforming by extending closer to neighboring property; that a one story camp had become two stories, with an increase in # of bedrooms and in size of new building; whether and how these changes may affect Watershed septic requirements in the Protection Area.

Motion to approve the site plan as presented, for a bunk house with two bedrooms downstairs and an upstairs designated solely for storage; and for a main house with one bedroom downstairs and three bedrooms upstairs, for a total of no more than 6 bedrooms total. Motion by Arthur Weinstock, seconded by Roy Kortick, all in favor.

Old Business: Bill Ralston attended the most recent Town Board meeting and reported that the Planning Board would be reviewing the Shoreline Protection regs for possible updates including adding more definitions.

The most recent Middlefield Climate Smart Community task force minutes had been circulated prior to the meeting. Highlights included that via the Task Force efforts, Middlefield has been awarded a \$10,000 grant from Clean Energy Communities, with the support of MVEDD (Mohawk Valley Economic Development District) and OCCA. The Town Board has agreed to use the funds to install a heatpump in the Highway Building office. The task force will be presenting a How-To-Cut-Costs on-Your Electricity-Bill workshop, organized by member Jim Hill, an educational program; and

when five heatpumps are installed in Middlefield homes post May 10 2024, the Town may receive another significant grant.

VI New Business:

The board agreed it is time to review Middlefield's current Shoreline Protection regs, with an eye to clarification and more definitions of terms used in the law, such as FOOTPRINT, STRUCTURE, DECK and RESIDENTIAL. Roy Kortick, Bill Ralston and Sydney Waller agreed to serve on the working group.

VII There being no other business, motion to adjourn by Bill Ralston, 2nd by Arthur Weinstock. All in favor; the meeting was adjourned at 8:20.

Respectfully submitted, Carol Kennedy