

Minutes, 12/17/2024, Middlefield Planning Board.

Attendees:

Cam McNeill, Diann Thome, Andrea Tosi, Michael Hitchcock, Nicole Fecteau

Visitors – Sherry Vendetti, Doreen Black

Set back on roads - where do you measure your 40 feet from?

Bylaws do have definition of a street line: When a street line can't be identified then it's 25 feet distance from the center of the street. This would be normative for 50 foot street but we have streets with 40, 50 or 60 feet.

Accessory dwelling units bylaw - needs updating due to new state laws, which go into effect February 2, 2025. There will be a hybrid State public hearing on January 10, 2025.

Mass.gov details are available for accessory dwelling units ADU. No more than half of principal dwelling or 900 square feet, whatever is smaller. No owner occupancy regulation is required.

Must change current town bylaw from 750 square feet to 900 - ours says must be attached - need to change that. Ours says needs special permit and state says they don't. Need to change that.

Cam - still need AG's approval for our bylaws from previous special town meeting.

Diane - unregistered cars? Camping regulation? Building inspector can enforce car issues according to our current bylaw.

May want to address trailers, not considered a motor vehicle, how many can a person have outside of view or in view?

Camping should say 24 days non-consecutive or consecutive. Currently only says 24 days consecutive except by annual permit from Board of Selectmen. Sherry recommends a need for stricter / more clarified bylaw for camping.

Next meeting - Tuesday January 14th, 6:15 pm