



# Town of Sheffield

*Planning Board*

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## **Regular Meeting**

**Wednesday, October 9, 2013, 7:00 PM**

### **TOWN HALL – 2nd FLOOR MEETING ROOM**

Planning Board Members Present: Peter Cherneff, Chair  
James T. Collingwood Jr.  
Maria Nation  
David A. Smith, Sr  
Margaret Martin

Members of the Public Present: John Segalla, 1717 MR-GB Rd. New Marlborough  
Chris Weld, 1640 Home Rd. Sheffield

The Chair called this Regular Meeting of the Planning Board to order at 7 p.m.

### **Form A Application, Segalla Sand and Gravel:**

Full name of applicants/deeded owner(s): Segalla Sand and Gravel, 112 Allyndale Rd. North Canaan, CT 06018.

Brief explanation of application and fee paid: Paid \$100. Purchased 22 acre parcel, most of which is in CT, in Fall of 2012. A small sliver of this parcel, part of the road frontage, is in MA. They are splitting the MA lot into 2 pieces, one will remain with the house lot and the other is frontage for the larger acreage.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Southern Berkshire Registry of Deeds: Book 2219, page 304. Assessors Map, Parcel 8-2-0. Rural District: 140 Clayton Rd., North Canaan, CT.

Name of civil engineer company and representative presenting Form A: John F. Segalla Jr. represented the owner at the Planning Board meeting. DiCara Land Surveying Services prepared the maps of the properties.

Form A determination / Board member voting outcome: The applicant will bring the mylar to the next meeting. The Board will confirm with the Town Assessor's Office that all outstanding taxes have been paid.

**Special Permit Application for Light Manufacturing, Berkshire Mountain Holdings:** Chris Weld explained that he is planning to move his Distillery from his farm on Home Road to a property on Route 7 south of the town center. He said that his business has been growing 30% per year and that his license allows him to sell retail, he is planning a manufacturing and retail space, a small museum describing local lore from the prohibition era and teaching gardens. Mr. Weld said that Harold Fine has made a complaint with the DEP regarding potential mold and

fungus and that others have voiced concern over possible DUI problems. Mr. Weld stated that he would work to prevent problems with alcohol over-consumption and that the problems with fungus and mold appear to occur with much bigger facilities.

Planning Board members noted two buildings on Mr. Weld's proposed plans, one for the distillery and the other for dry storage, and they pointed out that the second building would make the total square footage over 10,000 square feet. They noted that bylaw 9.4.5 would then apply.

Mr. Weld made handwritten modifications to his application.

***J. Collingwood made a Motion to accept Berkshire Mountain Holdings Special Permit Application with the corrections noted on the application and with the understanding that amended applications would be turned in this week. D. Smith Sr. seconded the motion. J. Collingwood then withdrew the motion.***

The Chair recommended that all Board Members review the Conflict of Interest Law prior to the next meeting.

Chris Weld withdrew his Special Permit Application.

**Minutes:**

***D. Smith Sr. made a Motion to accept the Minutes of September 25, 2013 as modified. His motion was seconded by J. Collingwood and approved unanimously.***

**Formula Businesses:** The Chair, P. Cherneff read a proposed formula business bylaw that he had drafted. The proposed bylaw would allow a formula business in a business park in Sheffield. P. Cherneff would like to ask the Select Board for permission to get help from Attorney Mark Bobrowski. The Board discusses the process of bylaw approval: public hearing, a vote at Town Meeting and approval by the State Attorney General.

**Berkshire Regional Planning Commission:** An announcement was read which said that on Halloween Don Dubendorf would be speaking at the 5<sup>th</sup> Thursday Dinner at 5:30 on the topic of Formula Businesses.

***J. Collingwood made a Motion to adjourn, seconded by P. Cherneff. The Motion was approved unanimously.***

At 10:00 PM the Planning Board adjourned the Regular Meeting.

Respectfully submitted



Nadia Milleron  
Secretary to the Planning Board

# Town of Sheffield Planning Board

Regular Meeting

Date: Wednesday, October 9, 2013

Time: 7 pm

<u>Name</u>	<u>Address</u>	<u>Representing</u>
John F. Segalla, Jr.	1717 Mill River-G.3 Rd. Newborough, MA	Segalla Sand & Gravel, Inc.
Chris Welch	1640 Hummel	Be-lashe with Distiller