

PLANNING BOARD

MINUTES REGULAR BUSINESS MEETING Thursday, March 25, 2010

Meeting was called to order at 7:00 PM.

Members present were: David Smith Sr., Peter Cherneff, Tim Fulco, Anthony Gulotta and Christopher Tomich. Margaret Martin was absent. Sign-in sheet attached.

P. Cherneff will not attend the next meeting.

Minutes: *D. Smith Sr. made a motion, seconded and approved, to accept the minutes of the Regular Business Meeting of March 11, 2010 as submitted.*

D. Smith Sr. made a motion, seconded and approved, to accept the minutes of the Planning Board's Public Hearing of March 11, 2010, on the Special Permit Application of Four Corners LLC, as submitted.

Form A Application:

Full name of applicants/deeded owner(s): David J. and Melissa M. Consolini

Brief explanation of application and fee paid: Divide into two properties creating a 0.0798 acre non-buildable lot. \$100.00 check included.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Located on the northerly side of Water Farm Road, Sheffield, Southern Berkshire Registry of Deeds Book 763, page 268.

Name of civil engineer company and representative presenting Form A: Kelly, Granger and Parsons. Mike Parsons was the representative.

Form A determination / Board member voting outcome: All Planning Board Members signed the mylar.

Form A Application:

Full name of applicants/deeded owner(s): John M. Trierweiler

Brief explanation of application and fee paid: 7.897 acres is divided with sufficient frontage and sufficient acreage to be a buildable lot.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Located on the westerly side of County Road, Sheffield, Southern Berkshire Registry of Deeds Book 274, page 188. Tax Map cutting lot number 8.

Name of civil engineer company and representative presenting Form A: Kelly, Granger and Parsons. Mike Parsons was the representative.

Form A determination / Board member voting outcome: Land is not surveyed and Mike Parsons can not provide a survey of the remaining piece. The tax map says that the total acreage is about 7 acres and shows the road around it, the existing structures, frontage and setbacks. P. Cherneff stated that Planning Board rules say a survey is necessary. He stated that tax maps are not surveys; this tax map indicates that the property consists of 7.897 acres but that a more accurate estimate would be about 17 acres. Mike Parsons argued that he has showed a lot being divided and that is all that is required by the Form A rules. The Planning Board discussed the need to clarify the criteria on ANR on the Form A application. C. Tomich, Anthony Gulotta

and David Smith Sr. all signed the mylar. P. Cherneff and T. Fulco felt that they could not sign as all the criteria for the Form A application were not met.

Joe Kellogg's New Proposed Bylaw Changes: Board members each have a copy of proposed changed to two bylaws rewritten by Joe Kellogg. If the Planning Board approves these changes they will have to hold two public hearings on them and will need to post notice of the hearings in the newspaper this week. The first hearing will be on April 22nd, which allows time for Board members to make comments on the proposed changes to C. Tomich by email before Tuesday, March 30.

Mail: The Board received a copy of a letter from Building Inspector Tom Carmody to Corey Chapman denying permission for a new sign for the Sheffield Pub. The proposed sign would increase the total number of square feet devoted to signs at the pub beyond the permitted 40 square feet.

Proposed Sign Bylaws: Town Manager, Joe Kellogg and Building Inspector, Tom Carmody have reviewed the Planning Board's draft of the revised sign bylaws. They have suggested many changes. Mr. Carmody is concerned that the proposed bylaws are too subjective and can be interpreted in many different ways. David West has also reviewed them and has some strong opinions. The Board discussed the fact that they may not have drafted a bylaw that could get enough support to pass at the Town Meeting in May. All agreed with C. Tomich's recommendation to do more work on the revision with Tom Carmody and Joe Kellogg and to submit the final result at the December Town Meeting.

At 8:35 p.m., D. Smith Sr. made a motion, seconded and approved, to adjourn the meeting.

Respectfully submitted,

Nadia Milleron,
Secretary to the Planning Board