



# Town of Sheffield

Planning Board

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## Regular Meeting

Thursday, August 1, 2013, 3:00 PM

### TOWN HALL – 1<sup>st</sup> FLOOR MEETING ROOM

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

Public Present: David and Barbara West, 636 Silver Street  
Pricilla Cote, 29 Plymouth Lane  
Tiziana Haupt, 132 Bull Hill Road

#### Review of Minutes:

J. Collingwood made a Motion to accept the Public Hearing Minutes of July 10, 2013, as amended. M. Nation seconded the motion and the minutes were approved by all: M. Martin, D. Smith Sr., M. Nation, P. Cherneff and J. Collingwood.

M. Nation made a Motion to accept the Public Hearing Minutes of July 24, 2013, as amended. J. Collingwood seconded the motion and the minutes were approved by all: M. Martin, D. Smith Sr., M. Nation, P. Cherneff and J. Collingwood.

#### Deliberations on Special Permit Application:

The Board deliberated on the application of the Special Permit Application of Frank, Rhonda and Adrian Cushwa for an Event Planning Business.

The Board made all required findings.

The Board discussed the fact that “Event Business” is not a listed or allowed use under the bylaws. Although the Applicant argued that this business could be considered a Country Club the Board found that the business could not be considered a club because it does not include a membership among other factors. The Board found that the proposed use does not fall under any of the permitted uses allowed in the Rural District.

The Board discussed the bylaws which state that any Commercial use in a Rural District shall have 5 acres. The Board found that the particular paragraph in the bylaws only applies to enumerated uses.

The Board discussed whether if they disapprove the applicant, because this is not an allowed use under the bylaws, the applicant could choose to go before the ZBA to appeal the decision.

The Board, M. Martin, D. Smith Sr., M. Nation, P. Cherneff and J. Collingwood. voted unanimously to deny the Special Permit.

The Board directed M. Martin to work with Jill Hughes to type up the Board's findings and decision and send them to the Applicant within 14 days.

**Letter to Mr. Carmody regarding the Primax Sign:** The Board members signed the typed letter and delivered it to Rhonda LaBombard, Town Manager and Tom Carmody, Building Inspector.

**Adjournment:** James Collingwood made a motion to close this Regular Planning Board Meeting, seconded by Peter Cherneff. All Board members voted in favor of the motion.

At 4:20 PM the Planning Board adjourned their regular meeting.

Respectfully submitted



Nadia Milleron  
Secretary to the Planning Board

# Town of Sheffield Planning Board

Regular Meeting

Date: Aug 1 2013

Time: 3 PM

<u>Name</u>	<u>Address</u>	<u>Representing</u>
David West	636 Silver St	Myself
Priscilla Cole	29 Plymouth Lane	SOH
Tiziana Hawk	132 Bull Hill	-
Barbara West	636 Silver St	