

**Sheffield Planning Board
Meeting February 7, 2006**

Meeting called to order at 7:30 PM

Attending: Rene Wood, Dan Moulton, Bart Elsbach and Francis Nourse

Sign in sheet attached

Secretarial position to the Planning Board:

There were three (3) applicants present for this position, Michelle Brooks, Nadia Milleron and Carol Sica.

The board reviewed each application and each one answered questions of the board. There would be no conflicts to make meetings from any of them and all are computer literate. The board thanked them all for coming and would discuss the applications after the public hearing and would contact them the next day.

Michelle DeMellier (MD):

Mike Parsons representing MD presented the board with a proposed preliminary sub-division plan and a list of waivers for her property on 128 Rannapo Road. This plan was not submitted to the Town Clerk and not officially recorded (copy attached).

Development of the property had begun before the owner realized the frontage for a building lot or an Alternative lot dimension was not within the zoning by-laws. Development included a 12 foot wide gravel driveway, underground telephone and power to the cleared portion of the property.

Included in the waivers is a request to waive the 500 foot maximum driveway to the cul-de-sac. If that cannot be waived they can not proceed. The reason for the waiver on this issue is there is no other place for due to the shape of the parcel.

The Conservation Commission should be brought in to review the property to see if they have any issues regarding compliance.

M. Parsons stated this would be a private way and the town would not be approached to take responsibility of the road over.

R. Wood stated the board is in the process of reviewing the sub-division fees. The board would review the information and contact with any questions.

Regular meeting was suspended at 7:55 PM to open the public hearing for CMR (City Moves).

Regular meeting was resumed at 9:20 PM following the public hearing for CMR (City Moves).

Minutes of the January 17, 2006 regular meeting were reviewed and approved as amended. Copies with comments from Mark Bobrowski regarding preliminary plans for sub-division were provided by R. Wood for the board to review (copy attached).

Secretarial position to the Planning Board:

A note was received from Carol Sica withdrawing herself for consideration for the position (note attached).

The board reviewed the applications again and decided to have each of the last two applicants take minutes at the next two meetings on a trial basis. M. Brooks to take the next meeting and N. Milleron to take the following meetings minutes and will be compensated for their time.

B. Elsbach to check the references of N. Milleron.

R. Wood to check the references of M. Brooks.

Cell Tower By-Law recommendations:

R. Wood and F. Gordon had worked on the modification to the by-law for the addition of a carrier on an existing tower. The current cell tower by-laws do not address the addition of a carrier to an existing tower (copy attached).

Salisbury Bank:

Currently in the Gilligan block on the south end of the village, Salisbury Bank is seeking input on a sign they would like to put on the fascia of the building where the old First Agricultural Bank used to have theirs.

R. Wood to contact the bank and advise, if the sign is over 20 square feet it would need a special permit. Otherwise a regular sign permit would be adequate.

Book- Handbook for Massachusetts Land Use & Planning Law:

R. Wood would like to purchase a new copy of this book and the updates for the existing book the board has. One book would stay in the planning board office for reference. The board unanimously approved the purchase of this literature.

By-Law Revision Group:

The group has been meeting and all is progressing well. R. Wood would like to tentatively schedule a public hearing to review the by-laws on April 4, 2006.

Correspondence:

Invoice from The Berkshire Record for \$140.00 was received and approved for payment. This invoice was for the advertising of the CMR public hearing.

R. Wood sent a letter to Bob Weitz for a warrant item for the town meeting to compensate Planning Board Members \$100.00 annually for serving (copy attached).

Copy of proposed Planning Board budget totaling \$5000.00 submitted for town meeting (copy attached).

Michelle DeMellier (MD):

R. Wood will contact Police Chief regarding concerns of the sub-division proposal.

B. Elsbach will contact Fire Chief regarding concerns of the sub-division proposal.

Meeting was adjourned at 10:30 PM

Respectfully submitted,

Daniel N. Moulton

Attachments