



Town of Sheffield

Planning Board

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Sheffield, MA 01257

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Regular Meeting

Wednesday, August 13, 2014, 7:00 PM

TOWN HALL – 1st FLOOR MEETING ROOM

Planning Board Members Present: James T. Collingwood Jr., Vice Chair
Marie Massini-Reynolds
Anthony Gulotta
Daniel Watson

Planning Board Members Absent: David A. Smith, Sr., Chair

Members of the Public Present: Nadine Hawver
Trudy Weaver Miller
James Foster
Robert Beham
Mark Reynolds
Susan & Robert Butler
David A. Smith Jr.

Form A Application:

Full name of applicants/deeded owner(s): James D. Foster

Brief explanation of application and fee paid: Jim Foster conveying a 40 foot strip to the abutters, Pine Grove Properties, everyone will be zoning compliant, no frontage will be affected. Returning to the prior property lines. Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): A 0.242 acre parcel located on the northerly side of Clayton Rd. westerly of Route 7, Sheffield, MA Southern Berkshire Registry of Deeds Book 2008, page 1.

Name of civil engineer company and representative presenting Form A: Plan prepared by Kelley Granger and Parsons, 312 Main St, GB 01230, for Pine Grove Properties.

Form A determination / Board member voting outcome: All Board Members signed the mylar and accepted the application.

Form A Application:

Full name of applicants/deeded owner(s): Peter Saunders

Brief explanation of application and fee paid: Creating a new 9.003 acre lot out of the existing 60 acres. Well exceeds zoning minumums. Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Easterly side of Home Road consisting of 5.140 restricted acres and 3.863 unrestricted acres. Southern Berkshire Registry

of Deeds Book 226 page 335, Book 258 page 167, Book 297 page 406.

Name of civil engineer company and representative presenting Form A: Plan prepared by Kelley Granger and Parsons, 312 Main St, GB 01230, for Peter Saunders.

Form A determination / Board member voting outcome: All Board Members signed the mylar and accepted the application.

Request to Rescind Permit of Butler Neighbor: Susan Butler and her husband Robert asked the Board to look into whether their neighbor's building permit should be rescinded or whether the current situation should be accommodated by changing the zoning bylaws. A. Gulotta reviewed the facts with Mrs. Butler. J. Collingwood Jr. explained that the Planning Board has no jurisdiction over building permits. He explained that if the 30 day period has passed in which she could appeal to the ZBA, then she could appeal to a State Board with jurisdiction over building permits. Susan Butler then asked if she could propose an amendment to the bylaws to cause the situation to conform with the bylaws. The Board recommended that she submit her proposal to the Bylaw Review Committee and explained that she could also write her own bylaw and get it on the warrant for the Town Meeting. The next Bylaw Review Committee meeting is September 3 at 6pm.

Minutes: The Board reviewed the Regular Minutes of July 9, 2014. *J. T. Collingwood Jr. made a Motion to accept the Regular Minutes of July 9, 2014 as amended. M. Massini-Reynolds seconded the Motion and the motion was approved by J. T. Collingwood Jr. and M. Massini-Reynolds.*

The Board reviewed the Regular Minutes of July 9, 2014. *J. T. Collingwood Jr. made a Motion to accept the Regular Minutes of July 9, 2014 as amended. M. Massini-Reynolds seconded the Motion and the motion was approved by J. T. Collingwood Jr. and M. Massini-Reynolds.*

The Board reviewed the Regular Minutes of July 23, 2014. *J. T. Collingwood Jr. made a Motion to accept the Regular Minutes of July 23, 2014 as amended. M. Massini-Reynolds seconded the Motion and the Motion was approved unanimously.*

Approved payment of bill: *M. Massini-Reynolds made a motion to pay a bill for a new name plate, D. Watson seconded the Motion and the motion was approved unanimously.*

Bylaw Review Committee Position: *M. Massini-Reynolds made a motion that A. Gulotta take the position normally filled by a Planning Board Member on the Bylaw Review Committee, D. Watson seconded the Motion and the motion was approved unanimously.*

Re-Organize the Board: Board Members noted that they had hoped that Dave Smith Sr. would be present to participate in the discussion of this re-organization.

M. Massini-Reynolds made a motion to reorganize the Planning Board, A. Gulotta seconded the Motion and the motion was approved unanimously.

M. Massini-Reynolds made a motion to have J. Collingwood Jr. be the Chair of the Planning Board, A. Gulotta seconded the Motion and the motion was approved unanimously.

M. Massini-Reynolds made a motion to have A. Gulotta be the Vice Chair of the Planning Board, D. Watson seconded the Motion and the motion was approved unanimously.

A. Gulotta made a motion to have M. Massini-Reynolds be the Treasurer of the Planning Board, D. Watson seconded the Motion and the motion was approved unanimously.

A. Gulotta made a motion to have M. Massini-Reynolds be the Secretary of the Planning Board, D. Watson seconded the Motion and the motion was approved unanimously.

Mail:

- Letter regarding the need for a Planning Board delegate on the Berkshire Regional Planning Commission. David Smith Sr. was the delegate for the past year, but was unable to attend any meetings. The meetings are 5X per year on the 3rd Thursday of every other month.

A. Gulotta made a motion to have M. Massini-Reynolds be the delegate for the Berkshire Regional Planning Commission., D. Watson seconded the Motion and the motion was approved unanimously.

- Picture of a business card from Holly Kay who is a Planning and Business Consultant.
- Form A submissions record for the last few months
- Received an adjusted schedule for Jill Hughes
- Reviewed additional mail

Recommended Bylaw Changes: J. Collingwood made a suggestion to meet with the Select Board. A. Gulotta thinks that the Pine Tree should be allowed to be a restaurant by Special Permit.

A. Gulotta made a Motion to adjourn, seconded by M. Massini-Reynolds. The Motion was approved unanimously.

The meeting was adjourned at 8:05 PM.

Respectfully submitted,



Nadia Milleron
Secretary to the Planning Board