

**TOWN OF SHEFFIELD  
CONSERVATION COMMISSION  
October 10, 2023  
TOWN HALL FIRST FLOOR MEETING ROOM  
7:00 PM  
MEETING MINUTES**

Commissioners present: Rene Wood, Chair  
Ted Pitman, Vice Chair  
Anya Rosoff  
Don Roeder

Others Present: See sign in sheet

Chair Wood called the meeting to order at 7:03pm and opened the continuation of the public hearing for the Notice of Intent for 400 East Road filed by Solitude Lake Management for the McCain family. She thanked the Commissioners for continuing the hearing at their 9/11/23 meeting and explained miscommunications. She also thanked Vice-Chair Pitman for chairing the meeting.

She read an email request from Dominic Meringolo of Solitude Lake Mgmt. requesting a continuance of the public hearing to 10/24 at 7pm. He stated that he had not received the Peer Reviewer's materials in time to prepare for a 10/10 meeting. Discussion turned to the next meeting on 10/24, due to a Special Town Meeting on 10/23. D. Cameron is not available on 10/24 and all Commissioner's want him present for the educational opportunities this NOI provides and any questions on his Peer Review report. R. Wood was authorized to work with both parties for a possible continuation request by the applicant to the 11/13 meeting at 7pm, if all parties are available. **T. Pitman made a motion to continue the McCain NOI public hearing until 10/24/23 at 7pm, which was seconded by A. Rosoff and passed in a 3-1 vote, with D. Roeder voting no.**

The Chair opened the continuation of the Public Hearing on the Request for Determination of Applicability filed by the Town of Sheffield for the area between 500 – 534 Foley Road, the purpose of which was a culvert replacement, in accordance with the provisions of MGL C. 131, §40. This had been continued at the last meeting and the highway department was to mark the culvert on Foley Road, which did not appear to have been done. Discussion ensued with the Commissioner's facing either continuing the public hearing or issuing a determination, since all had visited the site previously and believed they knew the location of the referenced culvert as there is only one in the area, subject to the following conditions: 1. Silt fences and straw wattles to be installed, inspected, and approved prior to any construction beginning. 2. The culvert location to be confirmed as the culvert under the RDA prior to construction beginning. All agreed this could be done by a single Commissioner, whomever was available. Wetland issues were discussed, with no wetlands having been noted on the west side of Foley Road, and the Commission not wishing to unnecessarily delay the work.

***D. Roeder made a motion to issue Negative Determination #3, with the following conditions: 1. Silt fences and straw waddles to be installed, inspected, and approved prior to any construction beginning. 2. The culvert location to be confirmed as the culvert under the RDA prior to construction beginning. The motion was seconded by T. Pitman and passed in a 4-0 vote.***

Discussion of the Scenic Mountain Act was next with Pat Levine, Chair of the Board of Health providing feedback from their meeting which preceded this meeting. Additional feedback from those present was provided. Feedback centered on: 1. Applicability of 900' to all parts of Town, particularly the Eastern side of Sheffield, where, because of the elevation of certain roads such as Home and County, the land is at or above 900' when flat; 2. Application of a 15% slope, which as currently expressed in the SMA regulations is a 7.5% slope, across town, as 15% was too gentle a slope; DCR notes a steeper slope in cutting plans; 3. Costs and more regulations; 4. Interpretation and application of aesthetic values; 5. 300' vs 100' for abutters' notification; 6. Enforceability; and 7. Keeping it simple and to a minimum.

Participants were asked to provide specific suggestions to address their concerns, to specify locations in giving examples, and to become engaged in developing any potential changes. J. Collingwood and J. Kelley volunteered to provide specific feedback to the Commission and J. Collingwood will do some illustrative elevation mapping for the Eastern part of Town. The Commission will continue this discussion at its 10/24 meeting, agenda permitting, and going forward. The possibility of a 2<sup>nd</sup> meeting on 11/27 devoted exclusively to this topic and a public hearing before year end were also reviewed. S. Butler submitted a FOIA request.

The Chair reviewed an email for the Alford Conservation Commission inquiring if there was interest in a possible shared agent. The Commission authorized the Chair to follow up on this.

The complaint at 375 Hewins Street was reviewed by T. Pitman, which has to do with potential lumbering in either wetlands or a buffer zone. Colin Mettey, the new DCR agent had discussed this verbally with T. Pitman. A previous RDA or NOI had been given for garage construction in this area. It was decided to have T. Pitman ask the DCR agent to put what he had verbally shared in writing; to pull the files on recently permitted activities at this address, including any BOH septic system permit, and take it up at the 10/24 meeting. Photos previously sent for this location will be sent to all members. The current goal appears to be getting an owner approved site visit to assess the situation.

As none of the corrections on the 9/11 draft minutes made it to administrative support, A. Rosoff will get her corrections to J. Hughes.

Approval of Minutes for the 9/25/23 meeting: ***T. Pitman made a motion to approve the minutes of 9/25/23, as amended, seconded by D. Roeder. The motion passed unanimously 4-0.***

Public Inquires: None.

Commissioners' Items: D. Roeder inquired on the status of 142 Main Street. They have asked for copies of complaints and a map with ConCom layers turned on. A. Rosoff followed up on when/how permitting boards were going to get together to follow up on on-going issues with

building permits. It will be on the 10/24 agenda. She also asked about D. Cameron's education, which has gotten off track. Chair Wood will check his availability for the first meeting in November for a 6pm educational session.

Review Mail: Mail was reviewed.

Next meeting was set for 10/24/23 at 7pm.

Adjournment. *T. Pitman made a motion to adjourn the meeting, seconded by D. Roeder. The motion passed unanimously, 4-0.* The meeting adjourned at 8:35pm.

Respectfully Submitted by,  
Rene Wood,  
Chair



Documents reviewed at this meeting:

- Meeting Agenda, 10/10/23
- Draft Meeting Minutes, 9/25/23
- Two emails from Dominic Meringolo of Solitude Lake Mgmt. dated 10/5/23 to R. Wood; first at 10:28am; second at 10:39am on McCain NOI
- Email from R. Wood to Dominic Meringolo of Solitude Lake Mgmt. dated 10/5/23; 10:25am.
- Email from R. Wood to Planning Board, 9/30/23 re: Planning Board's Scenic Mountain Act enforcement, as detailed in forwarded email from Ken Smith to Town Hall to Commissioner's 9/28/23.
- Town Hall forwarded email from R. Wood re: possible shared agent from Alford
- Conservation Commission, 9/30/23; Town of Sheffield RDA application and associated materials

