

**TOWN OF SHEFFIELD
CONSERVATION COMMISSION
OCTOBER 24, 2023
TOWN HALL FIRST FLOOR MEETING ROOM
7:00 PM
MEETING MINUTES**

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

Others Present: See the sign-in sheet

Chair Wood called the meeting to order at 7:06 p.m. and opened the discussion by welcoming the Board Administrator, Pamela Tambourine.

7:00 PM – Continuation of Public Hearing: Notice of Intent for 400 East Road- McCain Pond:

Chair Wood noted that Solitude Lake Management had requested a continuance of their public hearing for 400 East Road to 11/13/23 at 7pm. This was done in part as the Commission's schedule was moved one day due to a Special Town Meeting on Monday 10/23 and all parties wanted to have peer reviewer and consultant David Cameron present. **D. Roeder made a motion to continue the McCain Pond public hearing until 11/13/23 at 7 p.m., which was seconded by T. Pittman and passed in a 4-0 vote.**

Chair Wood sought the Commission's input on Scenic Mountain feedback before a public meeting, devoted exclusively to this topic on 7pm on 11/27/23

James Kelly highlighted elevation concerns using USGS maps and GIS data to illustrate. He argued that existing conservation restrictions and property ownership already protect most of the area in question, making new regulations unnecessary and over burdensome. He expressed concern about the financial burden of hiring wetland scientists and engineers for land protection, particularly for less affluent residents in Sheffield. He identified two lots along the western ridge that are not currently protected and could be potential areas for conservation. Mentioning the importance of using a slope of 20% or higher, not 15%.

James Kelley also expressed concern that citizens could petition to remove the Scenic Mountain Act if regulations are too restrictive, which would derail the entire process.

Discussion continued regarding the elevation of mountain development, with concerns about water quality and perception and addressing concerns about the proposed zoning regulations:

- Slope discussion - 15% slope too small.
- West Side elevation 900 ft.; East Side elevation 1100-1500 ft. The elevations on the 2 sides of Sheffield are different.

- Importance of considering the elevation of a property when building, as it can affect the home's visibility; discussion on Act's potential impact on home paint choices; more neutrals for less jarring visual impact
- Discussion of impact on new agricultural fields; some discussion of excluding APR lands.

Speakers discussed potential factors affecting water quality in Sheffield, including slope and elevation, historical land use.

Julie Hannum questioned "Substantial", defined as essential elements with subjectivity. She is concerned the language in documents used can be misinterpreted and give too much control to the Conservation Commission, for example, what color a homeowner can paint their house. What kind of work is substantial? This is very in the gray area. She would like precise guidelines or clearer definition. The word "substantial" was also discussed.

Discussion/Possible Action Regarding Complaint - 375 Hewins Street.

The complaint at 375 Hewins Street concerned potential lumbering in wetlands or a buffer zone. The Commission is seeking the RDA decision document and Commissioners will look for it.

Discussion/Possible Action Regarding – 0 Hemlock Ave.

Owner at 0 Hemlock is seeking permission to remove plants near the lake through what David Cameron described as vista pruning. In a group discussion, the project proponent must submit a pruning plan for work within 50' of the riverfront area, per CMR section 10. Chair Wood will find out if both invasive and native vines are included in vista pruning. D. Roeder will look at the property and help determine vine removal.

Approval of Minutes for the 10/10/23 meeting: **D. Roeder made a motion to approve the minutes of 10/10/23, as amended, seconded by T Pitman. The motion passed unanimously 4-0.**

Public Inquires: Susan Butler suggested a bigger map for the Scenic Mountain Act.

Commissioners Items: None

Review Mail: Mail was reviewed.

The next meeting was set for 11/13/23 at 7 p.m.

Adjournment. **T. Pitman made a motion to adjourn the meeting, seconded by D. Roeder. The motion passed unanimously, 4-0.** The meeting adjourned at 8:47 p.m.

Respectfully Submitted by,



Pamela Tambourine
Board Administrator

Documents reviewed at this meeting:

- Meeting Agenda, 10/24/2023
- Draft Meeting Minutes, 10/10/2023

Sheffield Conservation Commission

Date: October ~~26~~
24, 2023

PLEASE PRINT: Your Name

Street, Town

1. Julie Hanneum 7105 Hance Rd
2. Susan B. Dear 481 Sturpitts
3. James Kelly 1899 County Road
(Jim)
4. _____
5. _____
6. _____
7. _____
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12. _____
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