

**TOWN OF SHEFFIELD
PLANNING BOARD
SEPTEMBER 13, 2023
TOWN HALL FIRST FLOOR MEETING ROOM
7:00 PM
MEETING MINUTES**

Board Members Present: George Oleen, Chairman
Brittany Ebeling
Sari Hoy
Robbie Cooper
Kenneth Smith

Others Present: Nadine Hawver, Select Board Member

Chairman Oleen called the meeting to order at 7:00 p.m.

ANR Requests

Mike Parsons of Kelly, Granger and Parsons presented a request for the Janet Gilligan Trust. The request was to shift a .264 acres parcel from 49 Bears Den Road to 41 Bears Den Road.

K. Smith made a motion to approve as requested, seconded by S. Hoy. The motion carried unanimously.

Discussion/Possible Action Regarding Release of Covenant - Amory Lane

K. Smith asked Mike Parsons for input in reading the language of the covenant. M. Parsons was able to read the handwritten text from the 1989 document. Chairman Oleen suggested a review of the road by zoning enforcement official, K. Smith suggested the Highway Superintendent.

R. Cooper made a motion to ask zoning enforcement officer or Highway Superintendent to confirm the road is 18' wide hard surface with 50' right of way per the Covenant and to provide photos to the Board, seconded by K. Smith. The motion carried unanimously.

Discussion with CJ Hoss, Berkshire Regional Planning Commission - Accessory Dwelling Units

CJ Hoss joined the board to discuss the board's wishes for language in the proposed ADU bylaw. Discussed the differences between by-right allowance versus special permit, proposed number of units allowed as well as existing dwellings and buildings versus new construction. CJ Hoss will make recommended language changes and bring them back to the board for review in early October.

CJ Hoss brought forward for the future the topic of Inclusionary Zoning, Multi-family units and the possibilities of talking with potential developers to see what is keeping them from developing in Sheffield.

Approval of Minutes from August 9, 2023

K. Smith made a motion to approve the minutes with one correction from the August 9, 2023 meeting, seconded R. Cooper. The motion carried unanimously.

Review Mail

Chairman Oleen read a notice regarding a public hearing to be held in Great Barrington.

Public Comment:

Paul Wile asked about the Scenic Mountain Act that was presented to the board. G. Oleen explained that it was something that needed to be presented to all town boards, no action required by the Planning Board.

~~Kathy Orlando~~ asked a question about setbacks for property lines from barns for a possible APR for Pine Island Farms on Cooper Hill. K. Smith responded 20 feet.

Board Member Items

K. Smith mentioned the upcoming public hearing on 9/27/23 for the Special Permit for the Sheffield Business Park.

R. Cooper made a motion to adjourn the meeting, seconded by K. Smith. The motion passed unanimously.

The meeting was adjourned at 9:19 p.m.

Respectfully submitted by:



Nadine Hawver
Select Board Member

The following documents were reviewed at this meeting:

Draft meeting minutes

ANR from Janet Gilligan Trust

Covenant - Amory Lane