

**TOWN OF SHEFFIELD
PLANNING BOARD
OCTOBER 25, 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: See the sign-in sheet

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

ANR Requests:

Form A Requests: The Estate of Joan Wiehl: 583 Hewins Street.
Subdivision of land: Lot A=13.449 acres, Lot B =1.791 acers, Lot C =4.533 acres.
Plan Prepared by Kelly, Granger, Parsons & Associates.

R Cooper motioned, with a second from K. Smith to accept and approve the Form A for the above mentioned lots. The motion passed 5-0. The Mylar plan was signed.

Form A Requests: The Estate of Joan Wiehl: 524 Hewins Street.
Subdivision of land: Lot 1 = 1.500 acers, Parcel 2 = 5.0 acres+/- Lot 3 =27.0 acers +/-
Plan Prepared by Kelly, Granger, Parsons & Associates.

R Cooper motioned, with a second from K. Smith to accept and approve the Form A for the above mentioned lots. The motion passed 5-0. The Mylar plan was signed.

Form A Requests: Noel & Paul Wiehl Realty Trust : 524 Hewins Street.
Subdivision of land: Lot 1 = 1.500 acers, Lot 2=32.2 acres. Plan Prepared by Kelly, Granger, Parsons & Associates.

R Cooper motioned, with a second from K. Smith to accept and approve the Form A for the above mentioned lots. The motion passed 5-0. The Mylar was signed.

Discussion/ Possible Action Regarding Accessory Dwelling Units Bylaw:

K. Smith discussed the bylaw and how everything looked good. The only change would be to move the definitions to their own section, in this case 3.2.9.2, to be consistent other bylaws. The change will include renumbering and including references within the subsections. Once the renumbering and including references within the subsections are made and approved the bylaw will be presented to the Select Board and Town Counsel. It was the consensus of the Board to approve the changes and send it to the Select Board to keep the process moving forward.

R. Cooper motioned, with a second from B. Ebeling to approve the Accessory Dwelling Unit (ADU) Bylaw, as amended, and to forward to the Select Board. The motion passed 5-0

Discussion/ Possible Action Regarding Scenic Mountain Act:

Planning Board discussed the building permit process with DCR and Conservation Commissions involvement. Also requesting exemptions for farming citing steep slope concerns. Discussed environmental concerns and concerns of eminent domain for a pipeline.

Approval of Minutes:

The Board reviewed and discussed the minutes for 9-27-2023. The discussion was tabled to the November 8, 2023 meeting.

R. Cooper made a motion to approve the October 11, 2023 minute as written, seconded by K. Smith. The motion passed unanimously.

Review Mail

The Board reviewed mail.

Public Comment- Susan Butler discussed the ADU Bylaw regarding square footage/900 ft. or less.

The next meeting was set for November 8, 2023.

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

The meeting was adjourned at 8:00 pm.

Respectfully submitted by:

Pamela Tambourine
Board Administrator



The following documents were reviewed at this meeting:

- ANR Requests
- ADU Bylaw
- Board Minutes

Sheffield Planning Board

Date: October 15, 2023

PLEASE PRINT: Your Name

Street, Town

Mike Parsons

312 Main St. Gt. Barrington

Susan Brewer

481 S. Main St.

Kathy O'Leary

Sheffield Land Trust