

**TOWN OF SHEFFIELD
PLANNING BOARD
OCTOBER 23, 2019
FIRST FLOOR MEETING ROOM
7:00 PM**

Board Members Present: James T. Collingwood Jr., Chairman
Kenneth Smith, Vice Chairman
George Oleen
Dale Martin

Board Members Not Present: Caitlin Marsden McNeill

Others Present: Renee LeClair, Planning Board Clerk
Members of the Public (see sign in sheet)

James T. Collingwood Jr., Chairman called the meeting to order at 7:00 p.m.

ANR Requests: Owner: Morven Allen, for property located on the easterly side of Hewins Street and approximately 1000' north of the intersection of Rote Hill Road in the rural district, A/K/A 275 Hewins Street. Morven Allen would like to split his twenty five acre parcel of land and convey a portion to an abutter. A discussion ensued. Plan prepared by Charles Michael Parsons of Kelly, Granger, Parsons, & Associates and the \$100.00 fee was paid. Discussion ensued. **K.Smith motioned, with a second from D.Martin to accept and approve the Form A for Morven Allen. The motion passed 4-0 and the Mylar was signed.**

Home Road Solar Project, Seaboard Solar: Chairman Collingwood invited Pedro from Seaboard Solar to speak. Pedro's company is looking to create bee pollinators for all of their projects, including the one on Home Road in Sheffield. Pedro asked the Board what would be required for his company to do this. A discussion ensued. Chairman Collingwood explained to Pedro that this could be a major change to his permit and an amendment or revision may be required. While the Board waits for Pedro to report back with specifications from his engineer regarding the ground cover at the site the Board will work on checking into different avenues that Seaboard Solar may have to take in order to make this change. A discussion ensued. Pedro said that earlier this year, his company had an issue with their principal contractor and had to let the contractor go and it took some time to find a replacement contractor. Pedro asked the Board if he were to place a surety bond on the project based on the contract and cost of the trees to give the neighbors and the Town reassurance that they're not going anywhere, would Seaboard Solar be able to obtain their sign off from the building inspector now? Chairman Collingwood stated that in order to obtain a sign off, Seaboard Solar would need to abide to the agreed upon contract and plant the trees. Chairman Collingwood told Pedro that he recommends he have trees planted soon. A discussion ensued. Pedro explained that the trees will most likely not be planted until next year. The Board unanimously decided that they were not comfortable with the bond request. Chairman Collingwood thanked Pedro and told him that the Board will be waiting to hear from him.

Public Inquiries: Chairman Collingwood welcomed Mr. David Rothstein and explained to him that Town Counsel and the Board have reviewed his plan. Since David's plan had been filed with the registry of deeds and had been approved by the Planning Board in 1977 it is still a valid and buildable plan. A discussion ensued. Chairman Collingwood suggested that David go back to the Building Inspector so that he or the Assessor can determine if the lots are considered one or if they may be able to designate them back to the individual lots. David asked if it would be beneficial to bring the lots into conformity to current zoning rather than have them continue to be non-conforming. A discussion ensued. Chairman Collingwood suggested that David return to the Building Inspector and explain his plans for the property. He asked David to consider should he decide to change his plans it may take him out of this current plan he has presented.

Approval of Minutes: The Board reviewed draft meeting minutes of September 11, 2019. **G. Oleen motioned, with a second from K. Smith to approve September 11, 2019 minutes as written. The motion passed 3-0. Chairman Collingwood abstained from the vote.**

The Board reviewed draft meeting minutes of October 9, 2019. A discussion ensued. **G. Oleen motioned, with a second from K. Smith to approve October 9, 2019 minutes as amended. The motion passed 3-0. D.Martin abstained from the vote.**

Review Mail: No mail to review.

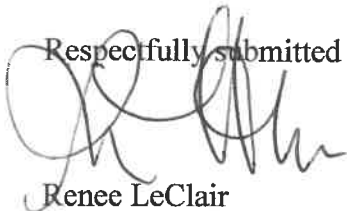
Board Member Items: K.Smith stated that he and the newly formed Bylaw Review Sub-Committee had their first meeting. Currently the committee is working to go through the table of use individually, just circling things that seem strange so that they can discuss what they found at their next meeting. K. Smith will also be attending two meetings being held by the BRPC.

G. Oleen motioned, with a second from K.Smith to adjourn the meeting. The motion passed 4-0.

The meeting adjourned at 7:43 pm.

The following documents were reviewed during the Board's meeting and have been retained as required by the Massachusetts Public Retention Policy: Sign in sheet, Form A. Morven Allen, Draft meeting minutes from September 11, 2019 and October 9, 2019.

Respectfully submitted by:



Renee LeClair
Planning Board Clerk

Sheffield Planning Board

Date: October 23, 2019

PLEASE PRINT: Your Name

Street, Town

1. Pedro Rodriguez New Milford, CT
2. Shawn Brazo " "
3. Mike Parsons 512 Main St Gt. Barrington
4. MARK ST. GERMAIN 392 COUNTY ROAD, SHEFFIELD
5. DAVID ROTHSTEIN 864 SUNDY MT RD. SHEFFIELD
6. Scott Kite 659 SHUFF. SPUR RD SHEFFIELD
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