

**TOWN OF SHEFFIELD
PLANNING BOARD
DECEMBER 11, 2019
FIRST FLOOR MEETING ROOM
7:00 PM**

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

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

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

Public Hearing: Special Permit application of R&R Ventures LLC, for property located at 700 S. Main St., Sheffield, for a Marijuana Micro-Business, per Section 3.1.3.H. Adult Use Marijuana Establishment of the Sheffield Zoning By-Laws. The property is in the Commercial District, Tax Map No. 20, Block 2 & Lot 17, Book 363 & Page 492. Chairman Collingwood read the public hearing notice aloud. **G. Oleen motioned, with a second from K. Smith to open the public hearing. The motion passed 5-0.** The applicants Robert Cohen and William Stanton gave a brief description of their business plan.

Chairman Collingwood opened the floor for the public to ask questions or make statements. Richard MacDowell asked for a definition of a marijuana micro business. Mr. Cohen responded explaining that this license limits the footprint of the building and only allows for product cultivation of their products, no retail.

Mr. MacDowell asked about the surrounding wetlands, power supply, sewage, odor and waste water. Mr. Stanton stated that their plan is to filter the air, soil, and the water to be reused and that the odor would be contained inside the building. Mr. Cohen stated that they have been issued a Determination of Applicability from the Conservation Commission. Discussion ensued.

Mr. MacDowell asked if their business will produce an odor. Mr. Stanton explained that it is an indoor operation and the air would be filtered and the odor would remain inside the building.

K. Smith stated that permittees must come before the Planning Board each year and also follow all state and local regulations. Discussion ensued.

Mr. MacDowell asked how their product would be distributed, packaged, the business operational hours and how many employees they will employ. Mr. Cohen responded that there will be six employees total. They will be marketing only for adult use and all products will be packaged with educational materials.

Mr. MacDowell asked about what lighting will be used. Mr. Stanton explained that all windows will be barred and tinted per CCC (Cannabis Control Commission) regulation requirements.

Mr. MacDowell asked if they will be using local vendors and suppliers for building their building. Mr. Cohen replied yes. Mr. MacDowell asked if the applicant will be receiving any funding or if they would be seeking any type of tax relief from the Town. Mr. Cohen replied that they would not be seeking any tax relief and that they would be paying one and a half percent of their revenue to the Town as part of their host agreement.

William Dowling, an abutter to the proposed establishment, expressed his concerns regarding odor and lighting. Mr. Stanton explained that there will be only two directional LED lights installed outside at both front and rear entry doors to the building.

Chairman Collingwood asked the applicants for a picture of the proposed building and shared the plot plan provided by the applicants with the public. A discussion ensued regarding the building plan.

Betsey Pezze and Theodore Fuchs expressed their concerns and asked questions regarding property value and how many more of these establishments they should expect. K. Smith stated that there are two retail establishment that began before the Marijuana Bylaw was established, which would leave one open retail spot in town. There is no limit on the other permit types. D. Martin stated that the Town voters voted in favor of the legalization of Marijuana in 2016.

Chairman Collingwood stated that this is the very first special permit application for a marijuana establishment that has come before the Planning Board. Mr. Cohen stated he is a Sheffield resident and he is enthusiastic about being able to contribute to the Town's finances.

Discussion ensued regarding the buildings current condition and if the applicant has given any thought to a secondary site if this one doesn't work. Mr. Stanton stated that they do not have a secondary site planned.

Rene Wood spoke about the concerns she heard from the public this evening and urged residents to make their interests known to the Planning Board as the Board of Selectmen will defer to the Planning Board as they are the permit granting authority.

A discussion ensued regarding what is required to be provided by the applicant. The board reviewed the requirements for Special Permit and stated that the applicants would have to provide information as stated in section 7.5.5.2 of the Marijuana Bylaw prior to the continuation of this hearing. **G. Oleen motioned, with a second from K. Smith to continue the public hearing to January 8, 2020. The motion passed 5-0.**

Public Hearing: Special Permit application of Augustus & Jill Gregory, for property located at 1469 Salisbury Road, Sheffield MA. 01257, to hold special events on-site, per Section 3.1.4 Commercial Uses in the Rural District of the Sheffield Zoning By-Laws. The property is in the Rural District Tax Map No. 13, Block 1 & 2 & Lot 15, Book 02239 & Page 141. Chairman Collingwood read the public hearing notice aloud. G. Oleen motioned, with a second from K. Smith to open the public hearing. The motion passed 5-0. The applicant, Augustus Gregory "Trey", shared the history of the property and the journey he and his family took to eventually host events at their property. He also explained the operation of the business.

Chairman Collingwood opened the floor to anyone wishing to speak. Asa Palmer, a neighbor to the Gregory's shared that his family enjoys having the events and can appreciate the family's need to host events to offset the cost of maintaining the property.

Chairman Collingwood stated that the Town has received letters from neighbors both for and against these events. A discussion ensued regarding the comments. Chairman Collingwood stated to the applicants that the Town does not currently have a definition in the Zoning Bylaws for a special event permit in the table of use. Chairman Collingwood recommended that the applicants withdrawal their application. A discussion ensued. K. Smith stated that another possibility for the applicants is to apply for a special use permit through the Selectboard for each event they have scheduled for 2020. A discussion ensued. Mr. Gregory asked that the board allow him to withdrawal his application without prejudice. K. Smith motioned, with a second from G. Oleen to allow Augustus Gregory to withdrawal the application without prejudice. The motion passed 5-0.

K. Smith motioned, with a second from G. Oleen to close the public hearing. The motion passed 5-0.

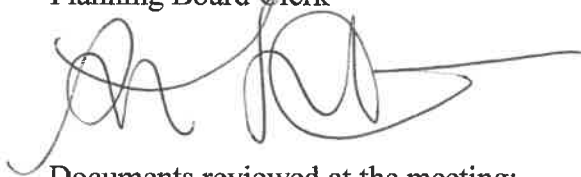
Approval of Minutes: The Board reviewed meeting minutes of November 13, 2019. G. Oleen motioned, with a second from C. Marsden McNeill to approve the November 13, 2019 minutes as written. The motion passed 5-0.

G. Oleen motioned, with a second from K. Smith to adjourn the meeting. The motion passed 5-0.

Chairman Collingwood adjourned the meeting at 9:20pm.

Respectfully submitted by:

Renée LeClair
Planning Board Clerk



Documents reviewed at the meeting:
Draft 11/13/2019 meeting minutes
Special Permit application of R&R Ventures LLC
Special Permit application of Augustus & Jill Gregory

Sheffield Planning Board

Date: December 11, 2019

PLEASE PRINT: Your Name

Street, Town

1. MICHAEL PEZZEE 20 Ashby Falls Road
" " " "
2. BETSEY PEZZEE _____
3. William Stanton Summer St Lee
4. Richard Hill S Main St
5. Robert Cohen 1592 County Rd, Sheffield
6. Rhonda Cuswa 247 S. Undermountain Rd. Sheffield
7. Frank Cuswa 247 S. Undermountain Rd. Sheffield
8. Maura Stanton 140 Summer Lee MA
9. DAVID ROTHSTEIN 864 S. Undermountain Rd Sheffield
10. Wendy Hill 658 S. Main St. Sheffield
11. B. W. Beck 15 Pike Road
12. Dick Meadowell 78 Ashby Falls Rd.
13. Theodore J. Fuchs 649 S. MAIN ST.
14. William F. Dawkins 704 S Main
15. Core Wood 928 Boardman

Sheffield Planning Board

Date: December 11, 2019

PLEASE PRINT: Your Name

Street, Town

16. Magdalena Mrekwoda 36 Spring St Coxsack, NY

17. Jill Gregory 1469 Salisbury Rd, Sheffield

18. Trey Gregory "

19. Sharon Gregory " / Hsbert de
Art Kingston

20. Colin Smith 27 Glenmore Way

21. Asa Palmer 1532 Salisbury Rd.

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