

**TOWN OF SHEFFIELD
PLANNING BOARD
WEDNESDAY, MARCH 11, 2020
FIRST FLOOR MEETING ROOM
7:00 PM**

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

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

Board Members Not Present: Kenneth Smith, Vice Chairman

Chairman Collingwood called the public meeting to order at 7:04 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. The public hearing was not opened. The applicants were informed that the consultant has been sent their application packet and the Board is waiting to hear back from them about an estimate. Chairman Collingwood told the applicants they will be on the agenda for the Boards next meeting April 8, 2020.

Zoning Bylaw Review Committee presentation of proposed changes: Rene Wood began by reminding everyone the origin of the Zoning Bylaw Review Committee. The Building Inspector/ Zoning Enforcement officer had issues with a lack of clarity in the bylaws, particularly in the use table. A person from the Zoning Board of Appeals, the Select Board, and Planning Board met about six times and this is the collective product of those meetings. Rene Wood gave the Board a detailed presentation of the suggested changes in uses, removing excess wording and various suggestions on use modifications. The Review Committee's focus was particularly on updating the use table of use, clean up the language, and overall simplify. A discussion ensued. **G. Oleen motioned, with a second from C. Marsden McNeill accept the recommendations of the Zoning Bylaw Review Committee. The motion passed 4-0**

Discussion on revised Solar overlay district zoning by-law and map: Rene Wood began by informing the Board that she took out several definitions and went over the bylaw very carefully. Rene Wood revised the bylaw to reflect the recommended changes from the last meeting. Rene Wood explained that the Select Board voted to go after green communities. Rene Wood responded that this bylaw will complete one of five necessary criteria for the Town to gain Green Community Status. A discussion ensued regarding landfill solar fields. **G. Oleen motioned, with a second from D. Martin accept the recommendations of the Zoning Bylaw Review Committee. The motion passed 4-0**

Discussion and possible action on addendum to the special permit application. Motion that approval building inspector's approval and put this to use.

Approval of Minutes: The Board reviewed the draft meeting minutes of February 12, 2020. **G. Oleen motioned, with a second from C. Marsden McNeill to approve the February 12, 2020 minutes as written. The motion passed 4-0**

Board Member Items: Chairman Collingwood read a letter from the Select Board to the Bayliss's in regard to a potential special permit request by the Gregory's to the Board of Selectmen. A discussion ensued.

D. Martin stated that a couple people have approached him regarding the assistant electrical inspector as there have been some issues with follow up. Chairman Collingwood said he would follow up with the Town Administrator regarding this concern.

There being no more business for the Board this evening. **G. Oleen motioned, with a second from C. Marsden McNeill to adjourn the meeting. The motion passed 4-0.**

Chairman Collingwood adjourned the meeting at 8:25 p.m.

Respectfully submitted by:

Renée LeClair
Planning Board Clerk

Documents reviewed at the meeting:
Draft meeting minutes
Letter application of R&R Ventures LLC
Special Permit application addendum
Letter from the Select Board to Bayliss dated 3/5/2020

Sheffield Planning Board

Date: March 11, 2020

PLEASE PRINT: Your Name

Street, Town

1. RENE WOOD Braidman 01257
2. Maura Stanton Summer 01238
3. William Stanton Summer 01238
4. Kassidy Martin Sheffield 01257
5. Luna Martin Sheffield 01257
6. Robert Cohn Sheffield, County Rd
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____