

**TOWN OF SHEFFIELD
PLANNING BOARD**

August 12, 2021

7:00 PM

Board Members Present: Kenneth Smith, Chairman
George Oleen
Sari Hoy
Caitlin Marsden McNeill

Members Absent: Robbie Cooper

Others Present: Members of the Public
Lori Neil, Administrative Assistant

Chairman Smith began the Public Hearing at 7:03 pm.

Chairman Smith and the Board reviewed the Sun Drops, LLC Deliberation Guide and Notice of Decision that was determined at the prior meeting dated 7-28-21. The Notice of Decision was signed and will be stamped in by the Town Clerk tomorrow, 8-13-21, which will begin the 20 day appeal process.

Recodification Bylaw Review

1.) Non-Accessory Signs - The Board discussed the definitions of the non-accessory signs and concluded it is not a current issue. G. Oleen made a motion that the Planning Board does not feel there is a non-accessory sign issue thus it should not be moved to the Zoning Bylaws. If the issue arises, it can be addressed in the future. C. McNeill seconded the motion. Motion carried 4-0.

2.) Residential Uses – The Board discussed bylaw changes for Residential Uses. They discussed removing a portion of the general bylaw; the effect on public utilities and changes in tax revenue. They also discussed adding additional words; to comply with BOH regulations. It was decided Chairman Smith will draft the changes and bring the document back for review at the next meeting.

G. Oleen shared a document with the Board consisting of the definitions of a Small and Large Solar Photovoltaic installation. Large Scale Solar Photovoltaic installation definition: any installation over 5,445 square feet, regardless of how or where it is mounted. Small Scale Solar Photovoltaic installation definition: any installation less than 5,445 square feet, regardless of how or where it is mounted.

Planning Board Mail: None

Public Inquiries: B. Garcia spoke of her concerns of maintaining the character of South Main Street. There was discussion of a possible district change. More discussion will follow at the next Planning Board meeting.

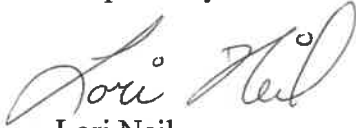
Member Items: S. Hoy shared information she had learned through Community Planning Training Classes regarding solar panels and solar siting reform. She suggested coming up with a limit as to how large a solar field can be.

G. Oleen informed the Board he may not be in attendance the next 2 meetings.

G. Oleen made a motion to adjourn the meeting. C. McNeill seconded the motion. Motion carried, 4-0.

The meeting adjourned at 8:39pm.

Respectfully submitted by:

A handwritten signature in cursive script, appearing to read "Lori Neil".

Lori Neil
Administrative Assistant

Supporting Documents:

Special Permit – Sun Drops, LLC

Deliberation Guide – Sun Drops, LLC

Notice of Decision – Sun Drops, LLC

Solar Definition Document