

**TOWN OF SHEFFIELD
PLANNING BOARD**

August 25, 2021

7:00 PM

Board Members Present: Kenneth Smith, Chairman
 Robbie Cooper
 Sari Hoy
 Caitlin Marsden McNeill
 Pat Levine, Alternate

Members Absent: George Oleen

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

Chairman Smith began the Public Hearing at 7:00 pm.

ANR Request – Linda Quick; property on 74 Boardman Street. Denise Dufault of Kelly, Granger & Parsons Associates, Inc. represented the applicant. D. Dufault described the square footage of the lots as the Board reviewed the site plan. **C. McNeill made a motion to approve the ANR request as presented which was seconded by S. Hoy. The motion passed 5-0.**

2.) Discussion with E. Garcia regarding possible change to South Main Street zoning districts. E. Garcia spoke to say she had researched the Table of Use in the bylaws and reviewed the General Business and Commercial Zoning Bylaws. E. Garcia is trying to adjust or change the dynamic that has become South Main Street. It has changed and is not the neighborhood friendly South Main Street that it was 10 -15 years ago. There was discussion of extending the Village Green Zone further down to where Route 7 and Route 7A split. E. Garcia would like to consider this option of change for a time later this year or early next year. Chairman Smith shared the process of getting on the Town Warrant.

3. Updates with Lauren Hyde regarding marijuana bylaw change. L. Hyde shared the discussion of the Select Board meeting she had recently attended regarding increasing the distance of which an abutter should be notified. She mentioned two other issues she considers to also be high on the list; Table of Use Bylaw and Odor. There was a discussion Special Permits and Building permits and their expirations.

4. Recodification bylaw Review: Community Residences. Chairman Smith shared a document of the changes made from the last meeting to the Residential uses bylaw. He will draft a letter to the Select Board and request to move forward to a hearing for the next town meeting. **P. Levine made a motion to add this sentence to the definition: Adjourning properties must not contain community residences or group homes. R. Cooper seconded the motion which passed 5-0.**

5. Discussion regarding changes to the Large Scale and Small Scale solar definitions.

Chairman Smith pointed out G. Oleen's document he had shared with the Planning Board members at the last meeting defined the Large Scale and Small Scale Solar very well. There will be more discussion when G. Oleen returns.

6. Approval of Draft Minutes: S. Hoy made a motion to accept the July 28 minutes as presented. C. McNeill seconded the motion which passed 4-0.

S. Hoy made a motion to accept the minutes of August 12, as written. C. McNeill seconded the motion which passed 3-0. R. Cooper and P. Levine abstained.

7. Planning Board Rules & Regulations versus Special Permit Application: Chairman Smith stated the Rules & Regulations need to match the application and currently they do not. C. McNeill mentioned forming a sub-committee with R. Cooper. This topic was tabled until the next meeting.

8. Planning Board meeting location and format based on Select Board discussion on 8/19.

C. McNeill shared her concerns of putting ourselves and families at risk. Covid cases are on the rise in Berkshire County. She doesn't understand why the Board does not allow Zoom to be used for meetings. There was question of a quorum on Zoom. P. Levine suggested for Chairman Smith to write a letter to the Select Board to strongly express the concerns of his members.

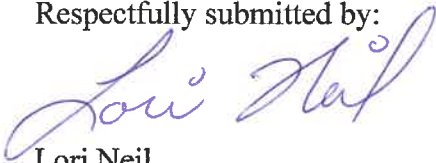
9. Planning Board Mail Review: None

10. Board Member Items: P. Levine shared her concern of an Ashley Falls property owner parking several cars in a lot.

Chairman Smith shared his concern with Autobahn on Route 7. There was discussion of fencing or hedges to hide the cars in his parking lot.

P. Levine made a motion to adjourn the meeting. C. McNeill seconded the motion which passed 5-0. The meeting adjourned at 8:31 pm.

Respectfully submitted by:



Lori Neil
Administrative Assistant

Supporting Documents:

Form A & Site Plan – Linda Quick at 74 Boardman Street

Document with proposed Zoning Bylaw changes

Draft Meeting Minutes: 7/28 & 8/12.