

**TOWN OF SHEFFIELD
PLANNING BOARD
September 22, 2021
7:00 PM**

Board Members Present: George Oleen
Robbie Cooper
Sari Hoy
Caitlin Marsden McNeill

Members Absent: Chairman Smith

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

Vice-Chair Caitlin McNeill began the meeting at 7:00 pm.

1. ANR Request – No ANR's

2. Updates with Lauren Hyde regarding marijuana bylaw change. L. Hyde shared Article 1 and Article 2 of the proposed amendment to the Zoning By-laws. This is a citizen's petition to go on the warrant for the next town meeting. L. Hyde presented the Articles to the Planning Board as a courtesy. C. McNeill commended Lauren Hyde for all her efforts and let her know if there was anything more she needed, such as feedback or discussion, to send L. Neil an e-mail and she would be put on the agenda.

3. Approval of Draft Minutes: C. McNeill made a motion to accept the minutes of Sept. 8, 2021. R. Cooper seconded the motion. After a brief discussion, S. Hoy made a motion to modify and approve the minutes of Sept. 8, 2021. R. Cooper seconded the motion. Motion carried 3-0. G. Oleen abstained.

4. Recodification bylaw Review: Community Residences. – This item was tabled to the next meeting on October 13, 2021.

5. Discussion regarding changes to the Large Scale and Small Scale solar definitions. G. Oleen shared the definition of the Large Scale Solar of 5,445 square feet or larger, no matter how or where it is mounted. Anything less than the 5,444 square feet is small scale solar, no matter where or how it is mounted.

6. Planning Board Rules & Regulations versus Special Permit Application: Vice-Chair Marsden noted that she and R. Cooper had a chance to meet to go over the rules and application. C. McNeill reported there are three (3) totally different documents from different times with different wording. The project will take longer than expected. R. Cooper and C. McNeill will update the Board on their progress at each Planning Board meeting.

7. Planning Board Mail Review – Mail from Sept. 8 and Sept. 22 to be reviewed at the next meeting on Oct. 13, 2021.

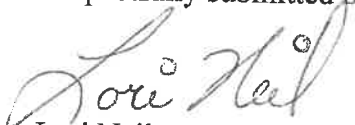
8. Board Member Items: The next meeting on 10/13/21 is the Wilkinson Hearing on Zoom. L. Neil will check to ensure the applicant has Zoom access.

C. McNeill discussed the May 26, 2021 Planning Board meeting minutes and an amended change. G. Oleen made a motion to accept the amended minutes of May 26, 2021. R. Cooper seconded the motion. Motion carried, 4-0.

9. Public Inquiries: None

Adjournment: *G. Oleen made a motion to adjourn the meeting. S. Hoy seconded the motion which passed 4-0.* The meeting adjourned at 7:33 pm.

Respectfully submitted by:


Lori Neil
Administrative Assistant

Supporting Documents:

Meeting Agenda

Article 1 & Article 2 of proposed marijuana bylaw change

Draft Meeting Minutes: Sept. 8 & May 26, 2021