

**TOWN OF SHEFFIELD
PLANNING BOARD
October 27, 2021
7:00 PM**

Board Members Present: Chairman Smith
George Oleen
Sari Hoy
Robbie Cooper

Members Absent: Caitlin McNeill

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

Chairman Smith opened the public hearing at 7:00 pm.

1.) Review of Deliberation Guide – Joe Wilkinson, Inc.: Special Permit for 49 Lime Kiln Lane – Chairman Smith and the Board reviewed the Deliberation Guide and Notice of Decision that was determined at the prior meeting dated October 13, 2021. The Board will sign the Notice of Decision by Friday, 10/29. The document will be stamped in by the Town Clerk which will then begin the 20 day appeal process.

2.) Recodification Bylaw Review: 1.) Community Residences. Chairman Smith announced there are no updates at this time.

3.) Discussion of Town Counsel's recommended changes to the Solar Bylaw: Chairman Smith asked if the Planning Board would like to hold both the Marijuana Bylaw and the Solar Bylaw hearings on the same night. L. Hyde spoke up to say she would like the hearings to be held sooner than later. Instead of the 2nd and 4th Wednesday of the month, the Planning Board will meet on November 17, 2021. The times of the hearings were discussed. Chairman Smith will contact Rhonda LaBombard to determine if three (3) hearings will need to be held on that night.

4.) Approval of Draft Minutes: *G. Oleen made a motion to accept the minutes of Oct. 13, 2021. R. Cooper seconded the motion. Motion carried, 4-0.*

5.) Planning Board Rules & Regulations versus Special Permit Application. R. Cooper asked to table this until the next meeting.

6.) Planning Board Mail Review: No Mail

7.) Board Member Items: Chairman Smith will draft a letter to announce that Sari Hoy will be the delegate for the Berkshire Regional Planning Commission.

S. Hoy mentioned the Select Board is calling for a committee to be put together to develop a housing development plan. They want a Planning Board member to be on that committee. Chairman Smith will draft a letter to the Select Board that S. Hoy is the delegate from the Planning Board.

Chairman Smith answered questions S. Hoy had regarding the process of the Citizen's Petition and asked if it is reviewed by Town Counsel. L. Hyde mentioned the bylaws have already been reviewed by a lawyer. Chairman Smith also answered questions S. Hoy had regarding the marijuana bylaw. There was discussion of marijuana planting areas expanding. Chairman Smith said the state regulates the canopy size and performs the site-visits and reviews. R. Cooper asked if a hoop house would fall under the canopy requirement. Chairman Smith stated; that is where the whole discussion; is a hoop house outdoor, comes into play. The minute you put lights inside, it is now a building. It is a big point of contention with a lot of people. R. Cooper asked a question regarding where the Sun Drops building is potentially going to be; is the masonry/stone going to remain on-site? Chairman Smith stated no, the owner is in the process of moving the material out, it is not due to stay there indefinitely.

Chairman Smith discussed the Solar Farm on County Road. There are dead trees involved. Chairman Smith will reach out to the neighbor across the street. The size and species that they originally went with are no longer available. Other types of trees were recommended. Chairman Smith will check with the neighbor that is the most impacted, to weigh in as to what they want. Either they can have trees planted now or they can wait until spring and get a couple species that were originally designated.

8.) Public Inquiries: Lauren Hyde spoke to say a lot of thought went into the Citizen's Petition regarding the business owners that are already here. Many questions were asked as to how it would affect them. This was done intentionally as was not to get the 200 signatures.

Adjournment: *G. Oleen made a motion to adjourn the meeting. S. Hoy seconded the motion. Motion carried, 4-0.* The meeting adjourned at 7:38 pm.

Respectfully submitted by:



Lori Neil
Administrative Assistant

Supporting Documents:

Meeting Agenda

Deliberations Guide – 49 Lime Kiln Rd.

Notice of Decision – 49 Lime Kiln Rd

Letter from Rhonda LaBombard regarding 2 Citizen's Petitions

Draft Meeting Minutes: Oct. 27, 2021