

**TOWN OF SHEFFIELD  
PLANNING BOARD  
January 12, 2022  
7:00 PM**

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

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

Chairman Smith opened the meeting at 7:00 pm. Before opening the public hearing, Chairman Smith announced this is the exact wording from the Citizen's Petition presented in early 2021. After the hearing, he will send a letter to the Select Board stating the Planning Board has had the hearing. This will go on the next Town meeting and will need a 2/3 majority vote to pass. Amendments can be made at the meeting.

Chairman Smith opened the hearing at 7:08 pm.

**1.) Public Hearing: Pursuant to the Provisions of Chapter 40A, Section 5 of the Massachusetts General Laws that a proposed addition to the Sheffield Zoning By-Law Section 7.5.4.1.6 regarding Adult Use Marijuana Establishments to add the following sentence "and the number of marijuana cultivator, outdoor locations shall not exceed five (5)." After a brief discussion, the Board asked the Public if anyone wanted to speak or had any questions. Mr. Larkin spoke to say he thinks it is a mistake to limit the outdoor locations. The money it brings in could help to cover the cost of a new Town Garage. He mentioned other options with Sheffield being a right to farm town, hemp could also be grown. Tod MacKenzie spoke to say this topic is about correcting a simple mistake that was made. The will of the voters should not be swayed and we should continue to move forward. With no other comments Chairman Smith asked for a motion to close the public hearing of the proposed bylaw addition to the Sheffield Zoning By-Law Section 7.5.4.1.6 regarding Adult Use Marijuana Establishments to add the following sentence "and the number of marijuana cultivator, outdoor locations shall not exceed five (5)." *G. Oleen made a motion to close the public hearing. R. Cooper seconded the motion. Motion carried 5-0.***

Chairman Smith had a discussion with the Board of whether to support, not support or to abstain from a recommendation of this bylaw, The Board decided to abstain as they had last year.

**2.) ANR Requests:** None

**3.) Update on recodification bylaw review, letter from Town Administrator 12/23/21:**  
**Community Residences:** Chairman Smith announced that at this time, the Community Residences is in the General Bylaws. This is a Zoning item. The Planning Board has worked with the Berkshire Regional Planning Commission (BRPC) and Select Board. The Select Board

has drafted a warrant article that would move this topic to the Zoning By Laws. The Planning Board decided to hold this Public Hearing regarding this proposed warrant article on February 9<sup>th</sup> 2022.

**4.) Approval of Draft minutes – December 22, 2021:** *G. Oleen made a motion to accept the minutes as written. S. Hoy seconded the motion. Motion carried, 4-0. Caitlin McNeill abstained.*

**5.) Dark Skies By-Law letter for Berkshire Regional Planning Commission (BRPC):**

Chairman Smith and the Board discussed working with the BRPC to come up with a Dark Skies By-Law for Sheffield. A letter will be written to send to Tom Matuszko of BRPC to proceed and in hopes to have ready for the May Town meeting.

**6.) Discussion regarding Citizen's Petition recommendations:** R. Cooper and S. Hoy met to review the Citizen's Petition as written. All the notes and suggestions were put together from the Planning Board and sent to Catherine Miller. The group will review the suggestions. Once they have, they will get together with R. Cooper and S. Hoy to finalize it before April 1<sup>st</sup>, 2022, so it will be ready for the May town meeting.

**7.) Planning Board Rules & Regulations versus Special Permit Application:** This item was tabled until the next meeting on 1-26-22.

**8.) Planning Board Mail Review:** No Mail

**9.) Board Member Items:** R. Cooper inquired about the dates of the town meetings. R. Kilmer said the January meeting has been postponed at least until February due to Omicron. The date is still unknown.

S. Hoy discussed the Housing Production Plan Committee. She has attended her first meeting and gave the Board an overview. She mentioned in reviewing affordable housing in Sheffield, 10% of housing needs to be affordable, Sheffield has approximately 2%. Anyone who is paying more than a 30% in rent is considered cost-burdened. S. Hoy said they are looking into identifying lots/parcels/buildings that may be used for affordable housing. C. McNeill spoke of her concerns regarding affordable housing. She recalled an instance where a rural area became suburbanized. She offered to meet with S. Hoy off-line and would be happy to attend any Housing Production Planning Committee. S. Hoy mentioned the meetings are posted on the town web-site and are open to the public.

**10.) Public Inquiries:** John Muller spoke of 7 violations he has against his neighbor, Joseph Wilkinson. He mentioned Representative, Smitty Pignatelli, will be hand delivering his letter on this matter to the Attorney General. Chairman Smith indicated the Planning Board is not the enforcement officials in Town, so Mr. Mullers concerns should be submitted to the Zoning Enforcement Officer, and/or the Select Board Chairman for further review.

*G. Oleen made a motion to adjourn the Planning Board meeting at 8:00pm*  
*R. Cooper seconded the motion. Motion carried, 5-0.*

Respectfully submitted by:

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

Lori Neil  
Administrative Assistant

**Supporting Documents:**

- P. B. Meeting Agenda
- Supporting documents for the public hearing: Sheffield Zoning By-Law Section 7.5.4.1.6 regarding Adult Use Marijuana Establishments
- Letter from Town Administrator 12/23/21 – Recodification bylaw review – Community Residences
- Draft Minutes from 12-22-21