

**TOWN OF SHEFFIELD
PLANNING BOARD
MARCH 8, 2023
FIRST FLOOR MEETING ROOM
7:00 PM**

Board Members Present: Chairman George Oleen
Robbie Cooper
Kenneth Smith
Brittany Ebeling

Board Members Absent: Sari Hoy

Others Present: Josh Risen, Board Administrator
Members of the public

Chairman Oleen called the meeting to order at 7:00 p.m.

ANR Requests: There were no ANR Requests.

7:00 PM Public Hearing on a proposed amendment to the Sheffield Zoning Bylaw. This amendment would modify Table of Use Regulations, Section 3.1.3.A Residential Uses: Multi-Family Dwelling containing up to four dwelling units and Multi-Family Dwelling containing up to six dwelling units.

K. Smith made a motion to open the public hearing, seconded by R. Cooper. The motion passed unanimously. K. Smith informed the Board that the definition of the term "Multi-Family" has been previously codified within the Zoning By-Laws. As such the board will need to amend the definition section of the bylaws and not just the "by right" section. Since the agenda did not list modification of the definition section of the bylaws the matter should be tabled. K. Smith indicated that the bylaws should not be inconsistent. As such K. Smith stated that he would work on editing the definition sections to be consistent and send a copy out to the Board Administrator to have put onto the next meeting's agenda. R. Cooper questioned whether there is enough time to hold another public hearing on the definitions prior to the Town Meeting to get the matter settled. R. Cooper made a motion to table this matter until April 12, 2023, seconded by K. Smith. The motion passed unanimously.

K. Smith mentioned to the Board that he was worried about having to re-advertise in the local paper to properly get the bylaw definitions section amended. A discussion regarding re-advertising ensued. Chairman Oleen stated that he spoke with Administrator LaBombard about the potential need to re-advertise as he anticipated having to continue this matter. The question as to whether re-advertising is required has been sent to legal and the Board is waiting to hear back.

K. Smith made a motion to rescind the previous motion, seconded by R. Cooper. The motion passed unanimously. R. Cooper made a motion to continue as opposed to tabling this matter until April 12 2023, seconded by K. Smith. The motion passed unanimously.

Approval of Minutes:

The Board reviewed the draft meeting minutes of February 8, 2023.

R. Cooper made a motion to accept the February 8, 2023 minutes as presented, seconded by B. Ebeling. The motion passed unanimously. The Board reviewed the draft meeting minutes of February 22, 2023. R. Cooper identified a correction where a statement from Chairman Oleen was incorrectly attributed to K. Smith.

R. Cooper made a motion to approve the February 22, 2023 minutes with the indicated change, seconded by B. Ebeling. K. Smith abstained and the motion passed 3 to 0.

7:15 PM Public Hearing on a Proposed Amendment to the Sheffield Zoning Bylaw. This amendment would add Section 6.3 Dark Sky Protection to our General Regulations.

B. Ebeling made a motion to open the public hearing on the Dark Sky Bylaw, seconded by K. Smith. The motion passed unanimously. Chairman Oleen began the hearing by identifying which documents were on file for the dark sky regulation and opened the hearing to public comments. D. Cummings stated that she wanted

to thank the Board and demonstrate her support for dark sky protection. She further stated that she is an astronomer and that it is good to know that future generations will benefit from the work the board is doing today. *K. Smith made a motion to close the public hearing, seconded by R. Cooper. The motion passed unanimously*

K. Smith recommended that Chairman Oleen draft a letter to the Select Board to have this bylaw voted on during the upcoming May 1, 2023 Town Meeting.

Board Member Items:

Chairman Oleen indicated that a greater effort on the Board's part to ensure that all minutes are complete and accurately reflect what took place during the meeting is required. He brought up an issue regarding a discussion concerning the Marijuana Bylaw where the Board had adopted minutes that contained errors. Chairman Oleen warned that the minutes of the meetings go before the Attorney General and it is important to ensure that the Board be careful about how they present their feelings.

A discussion regarding the local housing market ensued. R. Cooper brought up the affordable housing development taking place in Great Barrington and how the developer used a special permit to increase the number of units from 20 to 30 and how the community is reacting. It is the consensus of the Board that they would like to increase affordable housing stock in Sheffield. A discussion of income levels nationally versus locally ensued. Chairman Oleen stated that S. Hoy was trying to figure out what the level of income a person has to make to be eligible for housing assistance. A discussion of how to limit home ownership expenses ensued. Chairman Oleen said that Sheffield should put a septic system plant in to treat sewage so that less affluent individuals can afford to live here. A discussion regarding the cost of pumping sewage uphill ensued.

Review Mail:

There was no mail to review.

K. Smith made a motion to adjourn the meeting, seconded by R. Cooper. The motion passed unanimously.

The meeting was adjourned at 7:40 pm.

Respectfully submitted by:


Josh Risen
Board Administrator

The following documents were reviewed at this meeting:

- 1) Draft meeting minutes for 2/8/23.
- 2) Draft meeting minutes for 2/22/23.
- 3) Draft of Dark Sky Bylaw.
- 4) Draft of Table of Use Regulations.

Sheffield Planning Board

Date: 3.8.23

PLEASE PRINT: Your Name

Street, Town

Skyler Cooper

295 S. Main St. Sheffield

Dana Cummings

153 Bowwood, VT