

**TOWN OF SHEFFIELD  
PLANNING BOARD  
MARCH 22, 2023  
FIRST FLOOR MEETING ROOM  
7:00 PM**

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

Others Present: Robert Kilmer - Select Board  
Josh Risen - Board Administrator  
Members of the public

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

**7:00 PM Public Hearing on a proposed amendment to the Sheffield Zoning Bylaw. This amendment would add Section 3.3 Tiny Homes to the Zoning Bylaw.**

*R. Cooper made a motion to open the public hearing, seconded by K. Smith. The motion passed unanimously.*  
Chairman Oleen read the proposed Tiny Homes bylaw and opened the hearing to comments and questions from the public.

L. Wiechnicki asked the Board the following questions:

- What happens to the end product when using a composting toilet?  
*Response:* This is just a draft of the bylaw we would have to do more research to accurately answer that question.
- Do the tiny home owners pay tax?  
*Response:* Yes, owners of the tiny homes will still have to comply with the town zoning bylaws and will pay taxes.
- Is there a limit on the number of occupants allowed to reside in the tiny houses?  
*Response:* This is just a draft of the bylaw.
- Can the tiny homes be used as short term rentals?  
*Response:* It is the goal of the Planning Board to provide reduced cost housing options to attract individuals to Sheffield, and as such we want to limit short term rentals especially Air B & Bs.

A discussion about how to properly limit the number of occupants residing in a tiny house ensued.

D. Wiechnicki, expressed his concerns about how the tiny home bylaw could affect the aesthetics of Sheffield. He asked what is in place to stop a tiny home owner from junking up their lawn with personal property when they can't fit it inside. A discussion about hoarders and how they affect the communities in which they live ensued.

N. Pick, stated that she was in support of the tiny home bylaw because she thinks that it will provide a more sustainable type of lifestyle and that it will have a reduced impact on limited resources. N. Pick said that as a single person she cannot afford to purchase a traditional home in south Berkshire County and that if the tiny homes bylaw is able to get her into a home in Sheffield she would be very appreciative. B. Ebeling said that the reason for working on the tiny homes is to address the crisis of there being not enough affordable housing.

Selectman Kilmer asked if the bylaw was going to operate “by permit” or “by right” and stated that it was his hope that the Board would decide to go with by permit so that the character of the Town is preserved. He expressed his concern that the bylaw is essentially bringing back “trailer-home” style housing. He further indicated that many of the tiny homes he has seen while doing research are very ugly and are so small that he questions whether it would even allow for more than one occupant. A discussion concerning septic system requirements, including the disposal of grey water and black water ensued.

Chairman Oleen commented that it is the intent of the Planning Board to meet with the Board of Health to work through the issues that have been brought up. Chairman Oleen also indicated that it was unfortunate that the public did not attend the earlier meetings prior to the advertisement in the local paper. He thinks that it would be beneficial for the planning board to receive the public’s input earlier in the process. S. Hoy said that she, and the rest of the board members were glad to have the public’s input at this time.

*R. Cooper made a motion to continue the tiny homes public hearing, seconded by S. Hoy. The motion passed unanimously.*

A discussion ensued whether re-advertising is required when continuing a public hearing. Selectman Kilmer stated that so long as the matter is continued to a specific date there is no need to re-advertise in the local paper.

*R. Cooper moved to rescind the earlier motion to continue as no specific date was given, seconded by K. Smith. The motion passed unanimously.*

*R. Cooper moved to continue the tiny homes public hearing to May 10, 2023, seconded K. Smith. The motion passed unanimously.*

#### **ANR Requests:**

George V. Ullrich, Jr. of 345 Shunpike Road. The property is about 8 acres with an existing house and they are splitting it up to add another building. The new building lot will have 183 feet of frontage and is just under 5 acres. The division is compliant with zoning regulations regarding setbacks.

*K. Smith made a motion to approve the ANR for 345 Shunpike Road as presented, seconded by S. Hoy. The motion passed unanimously.*

Ann B. Barrett, of 1041 Bow Wow Road. The property is about 30 acres with an existing residence, shed and barn on it. She wants to have some property split off to be protected by the Sheffield Land Trust. The new plot of land is going to be under a conservation restriction to ensure that it is available to her children to enjoy in its natural state. The excluded area is going to be 17 acres and the protected land will be 12.6 acres. There is plenty of frontage, exceeding the 100 feet that is required.

*K. Smith made a motion to approve the ANR for 1041 Bow Wow Road as presented, seconded by R. Cooper. The motion passed unanimously.*

#### **Approval of Minutes:**

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

*K. Smith made a motion to accept the March 8, 2023 minutes as presented, seconded by B. Ebeling. The motion passed unanimously.*

#### **Board Member Items:**

A discussion of the different types of tiny homes ensued. S. Hoy stated that the Board should pass a short term rental bylaw to clear up any confusion that may arise concerning accessory dwelling units. A discussion about what type of anchoring would be required to ensure that trailers are not just masquerading as tiny homes ensued. A discussion of individual home owners as opposed to investor groups buying land for short term renting ensued.

B. Ebeling requested an update on whether the Master Plan for the Town was being discussed and if there was anything being done to update the Master Plan since she brought the issue up previously. Selectman

Kilmer said that nothing was being done by the Select Board. K. Orlando, mentioned that updating the Master Plan is very important as it has been used to apply for various grants.

Chairman Oleen stated that the Select Board would like to meet with the Planning Board on an ongoing basis moving forward, and that he proposed a tentative date for the next joint board meeting of May 15, 2023. Chairman Oleen indicated that he would contact Administrator LaBombard to set this meeting up.

S. Hoy mentioned a Planning Assistance grant that could be used to help the Planning Board with zoning matters. She stated that C.J. Hoss would be at the next meeting to go over this in greater detail.

*R. Cooper made a motion to adjourn the meeting, seconded by B. Ebeling. The motion passed unanimously.*

The meeting was adjourned at 9:00 pm.

Respectfully submitted by:



Josh Risen  
Board Administrator

The following documents were reviewed at this meeting:

- 1) Draft meeting minutes for 3/8/23.
- 2) Tiny Home bylaw.
- 3) Sign in Sheet.

## Sheffield Planning Board

Date: 3.22.23

PLEASE PRINT: Your Name

Street, Town

MARK REYNOLDS (KELLY GRANGER + PARSONS)

Mary Reynolds

Beth HALLAN

604 SHEFFIELD ROAD  
SHEFFIELD

SKYLAR COOPER

295 South Main St.

Lynda Wiechnicki

216 Veely Rd Shef.

DAVID WIECHNICKI

216 VEELY RD

Robert Kilmer Jr

1272 Rannapo rd

Dale Wells

205 Root Ln.

Nina Pick

130 Egremont Rd, GB

Susan Baker

481 SHUNPIKE RD. SHEFFIELD

Harrison Levenstein

87 Maple Ave

Kathy Orlando

Sheffield Land Trust