

**TOWN OF SHEFFIELD
PLANNING BOARD
MARCH 14, 2018
FIRST FLOOR MEETING ROOM
7:00 PM**

Board Members Present: James T. Collingwood, Jr., Chairman
Kenneth Smith
Dale Martin
George Oleen

Board Members Not Present: Marie Massini-Reynolds

Others Present: Jill Hughes, Recording Secretary
Members of the Public (see sign in sheet)

Chairman Collingwood called the meeting/public hearing to order at 7:00 p.m.

7:00 PM - Public Hearing: Special Permit Application of Park Avenue Solar Solutions for property located on Clayton Road, for a Large Scale Solar Photovoltaic Installation, per Section 7.4 of the Sheffield Zoning By-Laws. Alana Chain and Ryan Green were present for the applicant. They reviewed the plans with the Board and explained that the 3,350 kilowatt system would be placed on approximately 10.51 acres of land. There is no land clearing involved with the project. Ms. Chain talked about the site and the process of installing solar panels. Several abutters expressed their concerns about property values, screening of the property and how much heat the panels will generate. A discussion ensued. The Board asked the applicant to come to the next meeting with information on what type of trees will be used for screening after consulting with an Arborist and information on a heat study.

G. Oleen motioned, with a second from D. Martin to continue the public hearing to March 28, 2018 at 7:30 p.m. The motion passed 4-0.

Public Hearing: Special Permit Application of Solar MA Project Management, LLC, Series XVI for property located on Home Road, for a Large Scale Solar Photovoltaic Installation, per Section 7.4 of the Sheffield Zoning By-Laws. Stu Longman from Seaboard Solar was present. They are proposing construction of (2) 1.5 MW solar arrays and (1) 0.80 MW solar array on 49+ acres of land. Mr. Longman stated that they already have the necessary permit from the Conservation Commission and the tax agreement they have with the Town. A discussion ensued about the project. Several abutters expressed their concerns about property values and screening of the property. A discussion ensued about the height of the trees, what type of trees to plant and staggering the trees along the property. **G. Oleen motioned, with a second from K. Smith to close the public hearing. The motion passed 4-0.** The public hearing closed at 9:22 p.m.

The Board began their deliberations. A discussion ensued about special conditions.
J. Collingwood, Jr. motioned, with a second from G. Oleen to grant the Special Permit for Solar MA Project Management, LLC, Series XVI with the following conditions:

1. Applicant will collaborate with an Arborist and affected land abutters on tree species and placement of trees for screening. Trees will be a minimum of 10-feet in height.
2. Applicant will provide long term maintenance on screening.

The motion passed 4-0.

G. Oleen motioned, with a second from K. Smith to close deliberations. The motion passed 4-0.

K. Smith motioned, with a second from G. Oleen to open the public meeting. The motion passed 4-0. The public meeting opened at 9:30 p.m.

Form A Requests: There were no Form A requests.

Citizen's Petition for Temporary Moratorium on Marijuana Establishments.

Rene Wood was present to talk about the petition she submitted to the Board of Selectmen. Since Town Meeting will be held on May 7, 2018 she requested that the Planning Board hold a public hearing at their first meeting in April and that the Legal Notice run in the March 29th and April 5th editions of the Berkshire Record. A discussion ensued. It was the consensus of the Board to hold the public hearing on April 11, 2018.

Discussion on Medical Marijuana: There was no discussion on the topic.

Approval of Minutes: The Board reviewed draft meeting minutes of February 28, 2018. G. Oleen motioned, with a second from D. Martin to approve the February 28, 2018 minutes as written. The motion passed 4-0.

Review Mail: The Board reviewed the following:

- Town of Egremont Planning Board, Notice of Public Hearing on 3/19/18 for proposed changes to the Egremont Zoning Bylaw

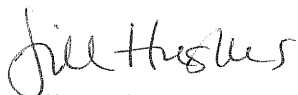
Public Inquiries: There were no public inquiries.

G. Oleen motioned, with a second from K. Smith to adjourn the meeting. The motion passed 4-0.

The meeting adjourned at 9:38 p.m.

The following documents were reviewed during the Board's meeting and have been retained as required by the Massachusetts Public Retention Policy: Sign in sheet, Special Permit Applications for Park Avenue Solar Solutions and Solar MA Project Management, Citizen's Petition for Temporary Moratorium on Marijuana Establishments, Draft 2/28/18 meeting minutes, Public notice from Egremont.

Respectfully submitted by:


Jill Hughes
Recording Secretary

Sheffield Planning Board

Date: March 14, 2018

	Name – PLEASE PRINT	Street, Town
1.	Bobbi Emerling	Pine Ln Ashley
2.	PAUL EMERLING	PINE LN ASHLEY FALLS,
3.	Ryan Green	PERIMETER RD
4.	Patricia Wright	Clayton Rd, Ashley Falls
5.	Alana Chain	Mystic Valley Prang, Medford
6.	Charles Caron	Caron Environmental Consulting Westminster MA
7.	Cyk Stouev	HOME ROAD SHEFFIELD, MA.
8.	Joel Williams	Berkshire Record
9.	Sandra Preslon	County Rd Sheffield
10.	Rene Wood	928 Boardman, Sheffield
11.	STU LONGMAN	SEABOARD
12.	Tim Hewms	HOLETHILL
13.	Rebecca Hewins	County Rd
14.	Curta Cross	County Rd

15. Olex Cross Court Rd.

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