

**TOWN OF SHEFFIELD  
PLANNING BOARD  
MARCH 28, 2018  
FIRST FLOOR MEETING ROOM  
7:00 PM**

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

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

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

**Continuation of Public Hearing: Special Permit Application of Edward Ustico for property located on Polikoff Road, for a construction business and related heavy vehicle storage, per Section 3.1.3 (E-2) of the Sheffield Zoning By-Laws.**

**G. Oleen motioned, with a second from K. Smith to open the public hearing. The motion passed 5-0.**

Chairman Collingwood announced that the meeting was being recorded. Mr. Ustico reviewed and discussed with the Board the revised site plan, photos to illustrate the concept of a future proposed building and a letter from his engineer. Jared Clayton asked why there were no wetlands marked on the site plan. Chairman Collingwood stated that bordering vegetated wetlands, buffer zones and the flood plain are marked on the site plan and that Mr. Ustico would have to go before the Conservation Commission if his Special Permit was granted. Several residents were present and spoke in favor of the application. Jared Clayton requested that the Board continue the public hearing so he and his neighbors could review the new information that was submitted. A discussion ensued.

Abutters of the property expressed concerns about their property values decreasing and equipment and materials that are stored on the property. Mr. Ustico explained to the Board that he has only one dump truck and a variety of trailers and that his primary business is in Connecticut. A building would allow him to put his equipment under cover. M. Massini-Reynolds explained that in the Zoning By-Laws storage or placement of vehicles visible from a public highway or adjacent properties shall not be allowed. A discussion ensued about screening on the property. **G. Oleen motioned with a second from D. Martin to close the public hearing. The motion passed 5-0.** The public hearing closed at 7:42 p.m.

The Board began their deliberations. A discussion ensued about special conditions. **G. Oleen motioned, with a second from D. Martin to grant the Special Permit for Edward Ustico with the following conditions:**

- 1. Applicant will clean up the junk (oil tanks and unregistered vehicles) on the property.**

2. Applicant will be considerate of neighbors' site lines.
3. Applicant will maintain the existing natural screening on the property and/or install additional screening to be in compliance.

The motion passed 5-0.

G. Oleen motioned, with a second from D. Martin to close deliberations. The motion passed 5-0.

**Continuation of 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.**

G. Oleen motioned, with a second from D. Martin to open the public hearing. The motion passed 5-0.

M. Massini-Reynolds recused herself from the hearing because she is a family friend and is related to a business associate.

Alana Chain and Kirt Mayland were present for the applicant. Ms. Chain handed out a packet of information to the Board. The tree planting plan was reviewed and discussed. The screening will be extended along the property line by the Emerling property and screening will also added to the North side of the property that will extend diagonally to the West over to the access road. There will be about 103-105 plantings total. She talked about the Arborist review of tree specimen and planting plan. Tomich Landscape Design has chosen the Green Giant Arborvitae for screening. It is deer resistant, adaptable to amended gravel soil, dry tolerant and will grow to a maximum of 35-40'. They are proposing to plant 7-8' trees. Abutter Paul Emerling showed photos of his property to the Board. He feels the trees should be taller and planted in a straight line along the section by his property rather than a diagonal line. A lengthy discussion ensued about trees and the placement of them. Kirt Mayland stated that they could plant 12-14' trees staggered along the side of the Emerling property and 7-8' trees in other areas.

Ms. Chain discussed the heat and glare concerns with the solar panels. She presented the Solar and Glare article from Meister Consultants Group. The solar panels are designed to absorb sunlight and only reflect about 2 percent of light. Mr. Mayland stated they have never had any glare issues. Mr. Emerling presented several on-line news articles to the Board. A discussion ensued about solar glare. Mr. Mayland agreed to do a glare study and present it at the April 11<sup>th</sup> meeting.

Heat issues with solar panels were discussed. Ms. Chain spoke about module temperature sensors and reviewed the data from the East Stahl Road solar field. The data is from April, August, October and December of 2017. She also referred to the Questions and Answers on Ground-Mounted Solar Photovoltaic Systems, which was included in the packet. She stated that the site will have no increase in temperature from heat off the solar panels.

Mr. Emerling has concerns about the wind making noise when they hit the solar panels. Mr. Mayland discussed the noise analysis for the proposed project dated March 20, 2018. A discussion ensued.

Mr. Emerling also stated his concerns about wildlife in the area. Mr. Mayland said that a review was done by the Natural Heritage and Endangered Species Program and they have determined that the project would not result in a take. He said that they will be installing turtle gates on the site.

The Board asked the applicant to come to the next meeting with the information that was requested.

**G. Oleen motioned, with a second from D. Martin to continue the public hearing to April 11, 2018. The motion passed 4-0.**

**G. Oleen motioned, with a second from M. Massini-Reynolds to open the public meeting. The motion passed 5-0.** The public meeting opened at 9:24 p.m.

**Form A Requests:** There were no Form A requests.

**Discussion with Berkshire Regional Planning Commission regarding the Hazard Mitigation Plan:** There was no discussion as Lauren Gaherty was not present.

**Approval of Minutes:** The Board reviewed draft meeting minutes of March 14, 2018. **G. Oleen motioned, with a second from K. Smith to approve the March 14, 2018 minutes as written. The motion passed 4-0.** M. Massini-Reynolds abstained from the vote.

**Review Mail:** The Board reviewed the following:

- Letter from Building Inspector dated March 24, 2018 regarding a zoning violation complaint-1551 and 1515 Boardman Street
- Town of New Marlborough Planning Board, Notice of Public Hearing on 4/11/18 for proposed By-Law Amendment.
- Town of Mount Washington Planning Board, Notice of Public Hearing on 4/12/18 for proposed By-Law Amendment.
- Berkshire Regional Planning Commission notice of Recreational Marijuana workshop on 4/24/18.


**Public Inquiries:** There were no public inquiries.

**G. Oleen motioned, with a second from M. Massini-Reynolds to adjourn the meeting. The motion passed 5-0.**

The meeting adjourned at 9:32 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 Edward Ustico and Park Avenue Solar Solutions, Draft 3/14/18 meeting minutes, Public notice from New Marlborough and Mount Washington, 3/24/18 letter from Building Inspector, BRPC workshop notice.

Respectfully submitted by:

  
Jill Hughes  
Recording Secretary

# Sheffield Planning Board

Date: March 28, 2018

	Name – PLEASE PRINT	Street, Town
1.	MARTHA L. VIEIRA	747 POLIKOFF RD, ASHLEY FALLS
2.	Chuck Pickett	161 Canaan Rd
3.	EJ Vieira	
4.	Staren Mackay	182 Jug End Rd. Egremont
5.	Rich Segalle	Allyndale Rd Canaan
6.	Jared Clayton	125 Canaan Rd.
7.	PAUL RIMMALLING	70 PENA LAKE ASHLEY
8.	BOBBE RIMMALLING	70 PENA LAKE ASHLEY FALLS
9.	Dennis Haykey	44 Salisbury Rd
10.	Lisa Pegino	725 Polikoff Rd
11.	Paul Kim	725 Polikoff Rd
12.	Sally Strano	932 Clayton Rd
13.	Kassidy S. Martin	
14.	Nicole Chase	941 Clayton Rd.

15. Blake Ovitt 941 Clayton RD
16. Garry Ovitt 941 Clayton RD
17. Garry Ovitt SR 271 SILVER ST
18. Grace James 654 Clayton Rd
19. Kirt Mayland Arm, CT
20. Charles Caron Caron Environmental Consulting
21. Alana Chain Medford, MA
22. Tony Saino Killingworth, CT ✓
23. Pat Wright 394 Clayton Rd
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