

**TOWN OF SHEFFIELD  
PLANNING BOARD  
APRIL 11, 2018  
FIRST FLOOR MEETING ROOM  
7:00 PM**

Board Members Present: James T. Collingwood, Jr., Chairman  
Kenneth Smith  
Dale Martin  
George Oleen  
David A. Smith, Sr., Alternate Member

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 to order at 7:00 p.m. and announced that the meeting was being recorded.

**Public Hearing: Proposed Amendment to Zoning Bylaws regarding a Temporary Moratorium on Marijuana Establishments. This Amendment would add a new Section 3.1.6 Temporary Moratorium on Marijuana Establishments.**

Chairman Collingwood read the Legal Notice. Rene Wood stated that the Citizen's Petition was submitted and will be on the May 7<sup>th</sup> Town Meeting Warrant. She wrote the Moratorium and is seeking an endorsement from the Planning Board. She stated that under our current Bylaws a marijuana establishment would be allowed by right in the Village Center District and well as other Districts. The Moratorium would give the Town time to plan and to consider the Cannabis Control Commission's regulations when they are issued. If the Moratorium passes at Town Meeting Ms. Wood would like to move forward quickly and work on writing the Bylaw so it would be ready for a ballot vote. A discussion ensued.

Members of the public expressed their concerns.

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

The Board will deliberate at their April 25<sup>th</sup> meeting.

**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 K. Smith to open the public hearing. The motion passed 5-0.**

Chairman Collingwood stated that alternate member David A. Smith, Sr. would be participating in the hearing. Mr. Smith has listened to the recordings of the March 14<sup>th</sup> and March 28<sup>th</sup> meetings.

Kirt Mayland and Tony Savino were present. Mr. Savino reviewed the revised plans with the Board. They will plant trees 12-14 feet in height staggered along the side of the Emerling property. The rest of the trees used for screening will be 7-8 feet in height. They have also extended the screening on the West side of the property. A Glare Analysis from Weston & Sampson Engineers dated April 11, 2018 was submitted and reviewed by the Board. The analysis states that where the landscaping buffers (trees) are installed between the solar array and the abutter, glare will not be visible. A discussion ensued.

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

The Board began their deliberations. A discussion ensued about special conditions. **G. Oleen motioned, with a second from K. Smith to grant the Special Permit for Park Avenue Solar with the following conditions:**

1. **Applicant will plant trees 12-14 feet in height staggered along the side of the Emerling property.**
2. **Applicant will increase the screening on the West side of the property.**

**The motion passed 5-0.**

**G. Oleen motioned, with a second from K. Smith to close deliberations. The motion passed 5-0.**

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

**Discussion on Marijuana Facility:** There was no discussion.

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

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

- Town of Great Barrington Board of Selectmen, Notice of Public Hearing on 4/23/18 for a Special Permit extension.
- Town of Egremont Zoning Board of Appeals, Notice of Public Hearing on 4/26/18 for a Special Permit for Peter & Robin Goldberg, property at 68 Lakeside Drive.
- Paid bill for the Berkshire Record.

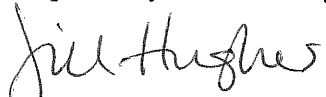
**Public Inquiries:** There were no public inquiries.

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

The meeting adjourned at 8:04 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, Proposed Amendment for Temporary Moratorium on Marijuana Establishments, Special Permit Application for Park Avenue Solar Solutions, Draft 3/28/18 meeting minutes, Public notices from Great Barrington and Egremont, Paid bill for Berkshire Record.

Respectfully submitted by:

A handwritten signature in cursive script that reads "Jill Hughes".

Jill Hughes  
Recording Secretary

# Sheffield Planning Board

Date: April 11, 2018

	Name – PLEASE PRINT	Street, Town
1.	Rene Wood	Boardman St Sheffield
2.	Kirt Marland	Am c t
3.	Harry Pont/In	Shumpster Rd, Sheffield
4.	Tony Savino	Killigwood, CT
5.	Bobbi Emerling	40 pine LN Ashley Falls
6.	paul Emerling	70 pine LN Ashley Falls
7.	madeline Emerling	70 pine LN Ashley Falls
8.	Joel Williams	Berkshire Road
9.	Steven Goettl	W A Washington
10.	Paul DeBor	
11.	Tracy Stoddard	Polikoff Rd Ashley falls
12.	DEBRA WILKINSON	BOARDMAN ST SHEFFIELD
13.		
14.		