

**TOWN OF SHEFFIELD
PLANNING BOARD
MAY 23, 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

Others Present: Members of the Public (see sign in sheet)

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

Reorganization of the Board: G. Oleen motioned, with a second from K. Smith to nominate James T. Collingwood, Jr. as Chairman. The motion passed 5-0.

G. Oleen motioned, with a second from D. Martin to nominate Kenneth Smith as Vice Chairman. The motion passed 5-0.

G. Oleen motioned, with a second from K. Smith to nominate Dale Martin as Secretary/Treasurer. The motion passed 5-0.

Public Hearing: Special Permit Application of Sheffield MA 1, LLC for property on 1589 Hewins Street, 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.

Patricia DeChristopher from Clean Energy Collective was present. She explained that the project is a community solar facility. The solar panels will be located in the rear of the 25.6 acre parcel. Construction for the project takes about 8-12 weeks. If their Special Permit is granted the company will be negotiating with the Town for a tax agreement.

Bob Fournier from SK Design was present to review and discuss the plans for the property. The property contains a single family home and is mostly woodlands. The proposed solar panels will occupy a total of approximately 9.3 acres that will be fenced in. The area will be cleared of vegetation and stumps and will be seeded. Beyond the fence line trees will be cut in order to prevent shading of the solar array, stumps will remain. The panels will be installed on a racking system. There will be a gravel access road to the array. Due to the clearing of the trees there may be an increase in stormwater runoff. The stormwater will be diverted to a new shallow detention basin to be constructed within the array area. The array will not be visible from the road. The existing vegetation located between the road and the panels will remain. They are not planning on adding any additional screening. Mr. Fournier stated that there are no wetland resource areas on the property and that they did file a Request for Determination of Applicability with the Conservation Commission, who has not signed off on the application.

Members of the public expressed their concerns about screening.

D. Smith, Sr. asked where the stormwater that goes into the detention basin will go. Mr. Fournier stated that the soils at the site consist of well drained sand and gravel, so it is unlikely that any of the stormwater will leave the site.

K. Smith asked the applicant if they have met with the Fire Chief about the access road. He is concerned that a fire truck may not be able to turn around. The applicant will contact the Fire Chief to discuss.

K. Smith motioned, with a second from G. Oleen to continue the public hearing to June 13, 2018 @ 7:00 p.m. The motion passed 5-0.

Form A Requests: There were no Form A requests.

Discussion on Marijuana Facility: There was no discussion.

Discussion on Sign Bylaw: Chairman Collingwood talked about some of the conflicts within the sign bylaw. A discussion ensued. **K. Smith motioned, with a second from G. Oleen to have Town Counsel review the sign bylaw. The motion passed 5-0.**

Approval of Minutes: The Board reviewed draft meeting minutes of May 9, 2018. **G. Oleen motioned, with a second from K. Smith to approve the May 9, 2018 minutes as written. The motion passed 4-0.** D. Smith, Sr. did not vote.

Review Mail: The Board reviewed the following:

- Town of Great Barrington Planning Board, Notice of Public Hearing, regarding a Special Permit application of Briarbear, LLC, for property at 506 Stockbridge Road.
- Letter from the Massachusetts Historical Commission to Allison Lassoe dated 5/11/18 regarding the nomination of the Fellows House.

Board Member Items: The Board discussed recreational marijuana, the eight different permits that the State will be issuing and creating an Overlay District for the historical district (center of Town). The Board would like to ask Town Counsel for an opinion.

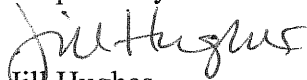
Public Inquiries: There were no public inquiries.

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

The meeting adjourned at 8:05 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, Draft 5/9/18 meeting minutes, Special Permit Application of Sheffield MA 1, LLC, Notice from Great Barrington, 5/11/18 letter from the Massachusetts Historical Commission.

Respectfully submitted by:



Jill Hughes
Recording Secretary

Sheffield Planning Board

Date: May 23, 2018

Name – PLEASE PRINT	Street, Town
1. <u>Alicia Szendiuch</u>	<u>1179 Boardman St Sheffield</u>
2. <u>Donna Goodchild</u>	<u>1500 Hewins St</u>
3. <u>Molly Goodchild</u>	<u>1500 Hewins St</u>
4. <u>Patricia DeChristopher</u>	<u>Clean Energy Collective</u>
5. <u>Bob Fournier</u>	<u>SV DESIGN GROUP</u>
6. <u>Doug Carter</u>	<u>Clean Energy Collective</u>
7. <u>Kassidy</u>	
8. <u>Paul Kardi</u>	<u>1588 Hewins St A.F</u>
9. <u>Elizabeth Orenstein</u>	<u>203 Galvin Farm Tr. Sheff.</u>
10. <u>Ken Naylor</u>	<u>203 Galvin Farm Trail</u>
11. _____	
12. _____	
13. _____	
14. _____	