

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

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

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

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

Public Hearing: Special Permit Amendment for Park Avenue Solar Solutions located on Clayton Road, to clarify that the screening referenced in Condition #2 of the Special Permit refers to the 'northwest' portion of the property and there be an explicit reference to the site plan dated as revised January 23, 2018 as well as the site plan approved and (b) clarification that the Special Permit also applies to single axis tilt tracking systems as well as fixed tilt. J. Collingwood opened the meeting by reading the hearing notice to the audience and the Board. He then introduced the applicant Kirt Mayland from Park Avenue Solar Solutions. Kirt made reference to the glare study that had been performed on October 1, 2018. A discussion ensued. After listening to Kirt's presentation and discussing the amendments that were to be made the Board decided to move forward with the amendment to the special permit. A discussion ensued.

D. Martin motioned, with a second from K.Smith to close the public hearing. The motion passed 5-0.

J. Collingwood stated the amendments that were discussed with the Board. The amendments will reference the January 26, 2018 site plan and application. The Board also added the right to install fixed or single axis trackers; either is approved within the original footprint. The screening will extend to the northwest corner of the property and wraparound 50 feet to the property located at 234 Clayton Road. The screening will stop 10 feet past the southeast border of the property located at 70 Pine Lane and remain in line with the end of the fence for the array. A discussion ensued regarding the amendments to the Special Permit. **G.Oleen motioned, with a second from D.Smith Sr. to grant the Amendment to the Special Permit. The motion passed 5-0.**

Form A Requests: There were no Form A requests.

Discussion on Recreational Marijuana: Board discussed Recreational Marijuana under Zoning Bylaws.

Discussion on Zoning Bylaws: K. Smith described some revisions to the draft of Adult Use of Recreational Marijuana Bylaw that had been worked on by he and Rene Wood since the last meeting. K. Smith thanked Rene Wood for her time and assistance with the writing of this draft Bylaw. K. Smith explained that he believes the draft Bylaw considers grower, landowners, and the residents of Sheffield. A discussion ensued. K.Smith stated that the draft Bylaw should be ready soon for a public hearing. A discussion ensued. The Board decided to

have the public hearing and it will be scheduled for December 19, 2018. The Board with the assistance of Rene Wood will make the finishing touches by the next meeting on November 28, 2018.

Approval of Minutes: The Board reviewed draft meeting minutes of October 24, 2018. *K.Smith motioned, with a second from D. Martin to approve the October 24, 2018 minutes as amended. The motion passed 5-0.*

Review Mail: Town of Great Barrington Selectboard, Notice of Decision on a Special Permit granted for 300 Stockbridge Road. Town of Great Barrington Selectboard, Notice of Decision on a Special Permit granted for 121 Bridge Street. Town of Great Barrington Selectboard, Notice of Decision on a Special Permit granted for 21, 26, and 28 Manville Street in Great Barrington. Town of Great Barrington Selectboard, Notice of Decision on a Special Permit granted for 137 Bridge Street. Town of Great Barrington Zoning Board a Public Hearing on Wednesday, November 7, 2018 for a property at 20 Lake Avenue. Town of Great Barrington Selectboard Public Hearing on Tuesday, November 13, 2018 on a special permit application from Grande Furto Auto LLC. 1 Nolan Drive, Great Barrington. Town of Mount Washington Planning Board public hearing November 27, 2018 regarding 118 East Street. Common Ground Newsletter November/December 2018 Issue.

Board Member Items: No Board member items.

Public Inquiries: No public inquiries.

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

The meeting adjourned at 8:06 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 10/24/2018 meeting minutes, Park Ave. Solar Amendment Request, Draft Bylaw Adult Use, Town of Great Barrington sent three letters of Decisions on Special Permit. Letter from the Town of Mount Washington Public Hearing, Letter from the Town of Great Barrington Notice of Public Hearing. Newsletter from Common Ground.

Respectfully submitted by:



Renee LeClair
Recording Secretary

Sheffield Planning Board

Date: November 14, 2018

Name – PLEASE PRINT

Street, Town

1. Rene Wood Bradman, Sheffield
2. Kirk Mosley Aven. Ct
3. Caitlin McNeill Salisbury Rd Sheffield
4. Kip McNeill " "
5. Martin Mitsoff Undermount Rd, Sheffield
6. Ted Dixon 163 Main St
7. Nick Friedman 120 Kellogg Rd.
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____