



# Town of Sheffield

## Planning Board

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### Regular Meeting

Wednesday, January 13, 2016, 7:00 PM

### TOWN HALL – 1st FLOOR MEETING ROOM

#### Planning Board Members Present:

James T. Collingwood Jr., Chair  
Anthony Gulotta  
Daniel Watson

#### Planning Board Members Absent:

Marie Massini-Reynolds  
David Smith Sr.

#### Members of the Public present:

George Oleen, Alternate PB Member  
David Rothstein  
Alix Glover, Attorney  
George Johannesen, Engineer, Race Brook

The meeting was called to order by Chair, J. Collingwood Jr., at 7:00p.m.

### Form A Application:

Full name of applicants/deeded owner(s): John Hanlon and neighbor Carl Olson

Brief explanation of application and fee paid: Land swap because of a faulty deed, traded triangle shaped pieces of land. Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): 101 & 175 Shunpike Rd.

Southern Berkshire District Registry of Deeds Book 680 (Olsen) & 980 (Hanlon) Page 118 (Olsen) & 80 (Hanlon) Rural.

Name of civil engineer company and representative presenting Form A: Attorney Alix Glover

Form A determination / Board member voting outcome: ***Motion by A. Gulotta to accept the Form A Application submitted by Alix Glover for her client John Hanlon. D. Watson. seconded the motion and it was approved unanimously.***

**Presentation by Race Brook Lodge:** Informed them that they were not on the agenda and would be allowed to speak as citizens, under that portion of the agenda and they would be on the agenda for the next meeting. Engineer, George Johannesen, explained that they want to create a sub-division on a cul-de-sac which would allow flexibility for 10-40 units. He explained that it would be a private way, all 4 lots would share a gravel driveway. The 4 front lots are 3.5 acres apiece. Chair Collingwood said he will make sure this is a completed application and that the check amount is correct.

**Mail:**

- Town has requested PB budget, last year spent 11%, \$5,400 will ask for the same amount
- Notice from the Town of GB about the Fairgrounds
- Epicampus ZBA hearing tonight at 7pm, they are requesting a variance.

**Minutes:** The Chair explained that the Board cannot approve the Nov. 18<sup>th</sup> Minutes because D. Smith Sr. isn't here. The Chair suggested making a proposal, to be presented at Town Meeting, which would change the rules about an Alternate sitting in. There was some discussion as to whether D. Smith Sr. could take a leave. In view of only 3 Planning Board Members attending recent meetings, there was concern about the fact that 4 members are needed for a permit process and the fact that applicants can request that 5 Board Members participate in the process.

***A. Gulotta made a Motion to approve the December 9th, Regular Meeting Minutes as written. D. Watson seconded the Motion and the Motion was approved unanimously.***

**Proposed Sign Bylaw:** The Building Inspector, Tom Carmody, would like a list of reference numbers in the Proposed Sign Bylaw that would identify all the sections of the Bylaw concerned with signs.

**Farm Supply Stores in Rural District:** The Planning Board received a draft Proposed Bylaw from Rene Wood regarding Farm Supply stores in the Rural District. The proposed Bylaw would change authorization for such a store from "by right" to "by Special Permit / Planning Board." D. Watson said that he thinks it's wrong to restrict a tractor supply place to 3000 square feet. The Members agreed that they would change Rene Wood's proposal: any proposed Farm Supply store would have to be approved by the Planning Board, but would not be automatically restricted to 3,000 square feet.

***At 8:10pm A. Gulotta made a Motion to adjourn the Regular Meeting. D. Watson seconded his Motion and the Motion was approved unanimously.***

The next Planning Board meeting will be Wednesday, January 27, 2016 at 7p.m.

Respectfully submitted,



Nadia Milleron  
Secretary to the Planning Board