



Town of Sheffield

Planning Board

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Regular Meeting

Wednesday, January 27, 2016, 7:00 PM

TOWN HALL – 1st FLOOR MEETING ROOM

Planning Board Members Present: James T. Collingwood Jr., Chair
Anthony Gulotta
Daniel Watson
Marie Massini-Reynolds
David Smith Sr.

Members of the Public present: Juergen Frank, 830 Undermountain Rd.
Nina Smidt, 830 Undermountain Rd.
Kerry Douglas, Sheffield Land Trust
Alix Glover, Attorney
George Johannesen, Engineer, Race Brook
Peter Nikitas, Foresight Land Services
Harry Conklin, 370 Shunpike Rd.
Marilyn Dempsy Cameron, New Marlborough
Al Thorp, Accord Engineering
Pat Thurman, 859 S. Undermountain Rd.
Rachel Le Peta, 906 S. Undermountain Rd.
Casey Rothstein-Fitzpatrick, Race Brook Farms, LLC
Andrew & Danielle Pedretti, 832 Undermountain Rd.
Martin Mitsoff, 905 S. Undermountain Rd.

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): Carolann Boardman

Brief explanation of application and fee paid: Five separate lots, which are not building lots, will be combined with adjacent lots owned by family members. Paid \$250.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Hewins St.

Southern Berkshire District Registry of Deeds Book 492, Page 172, Rural.

Name of civil engineer company and representative presenting Form A: Peter Nikitas, PLS, Foresight Land Services Inc.

Form A determination / Board member voting outcome: ***Motion by D. Smith Sr. to accept the Form A Application submitted on paper by John M. Campetti, and in person by Peter Nikitas, PLS, Foresight Land Services Inc. for their client Carolann Boardman. A. Gulotta seconded the Motion and it was approved unanimously.*** All Board Members signed the mylar.

Form A Application:

Full name of applicants/deeded owner(s): Corey and Erica McLaughlin

Brief explanation of application and fee paid: Land swap, traded pieces of land, will be combined with each party's existing 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 1884 Page 164, Village Center.

Name of civil engineer company and representative presenting Form A: Alexander Thorp PE, PLS, Accord Engineering and Surveying LLC

Form A determination / Board member voting outcome: ***Motion by D. Smith Sr. to accept the Form A Application submitted by Alexander Thorp PE, PLS, Accord Engineering and Surveying LLC., for his clients Corey and Erica McLaughlin. A. Gulotta seconded the motion and it was approved unanimously.*** All Board Members signed the mylar.

Preliminary Presentation regarding Race Brook Farms Special Permit Application:

Engineer, George Johannesen, from Allied Engineering in North Canaan CT, made the presentation. Race Brook Farms LLC is proposing to create a cul-de-sac longer than the standard 500 feet to allow all the lots to conform to the zoning frontage regulations. Each lot will have individual septic service and a well.

Concerns were raised by Attorney Alix Glover and Martin Mitsoff that the Application does not meet the requirements listed in Sheffield Zoning Bylaws Section 5.02. For example, they said, there is no name or title on the application plan. The Chair read through all the requirements listed and identified those that have not been met. Mr. Johannesen took note of the required information missing from the application.

Kerry Douglas asked about the proposed physical layout of the project.

Juergen Frank, of 830 Undermountain Road, said that he does not understand what this development will entail. Casey Rothstein-Fitzpatrick said he would be happy to explain once everyone has asked their questions.

Andrew Pedretti asked if there should be a land survey before this application is submitted? Chair J. Collingwood Jr. said he would find out the answer to that question.

Danielle Pedretti asked if abutters will be notified? The Chair said they would be notified.

Pat Thurman asked about the order of Boards that this project will come in front of? The Chair explained that each Board has their own time table.

Martin Mitsoff said that proposed lots 2 and 4 are non-conforming because they are short 50 feet. George Johannesen disputed his calculation and explained why.

Casey Rothstein-Fitzpatrick said that it is his intention to continue to live on this land with his friends and relatives. He said that all the people involved have been coming there for years and love the way it is now. He explained that Race Brook Farms will keep in mind the impact on the land and wild life and neighbors. He said he appreciates everyone bringing up these concerns and

that he wants to have a plan approved that everyone is on board with. He said that it has been about a year that he has taken over management of Race Brook Lodge and it is his intention to make it a retreat where people can be in nature, hiking in woods, workshops in barns and hands on work on the farm. He said that the precise future use of all of these lots is not clear right now; his first intention is to build a road and subdivide lots. This will be a long process and he looks forward to talking with everyone throughout the process.

Chair J. Collingwood Jr. explained that this is the preliminary stage, Race Brook Farms will have to demonstrate the whole layout.

Nina Smidt asked if the fire department camp and hostel are included in this plan? Casey Rothstein-Fitzpatrick said no, this is simply a sub-division at this point.

The Chair asked Race Brook Farms Engineer, George Johannesen, to add what is missing to the application. The Chair said that this application would reappear on the Planning Board's Agenda in two weeks.

Juergen Frank made the comment that 40 units is a vast change for the neighborhood. He said he needs to understand what it will be like.

Martin Mitsoff stated that there is a need for an environmental and community impact assessment. He said that the neighbors are very concerned about this high density development taking place in a very rural area.

Chair J. Collingwood Jr. commented that the Rothstein-Fitzpatrick family are truly concerned with everyone's questions.

D. Smith Sr. pointed out that this is a very preliminary stage of this project

Martin Mitsoff asked if this is an accessory use and asked if Town Counsel could address this question? The Chair said that we should ask the Building Inspector this question first. A. Gulotta said that question would go in front of the ZBA because there are non-conforming issues here, he said that we have always expected that this project will go in front of the ZBA.

The Board recessed for 5 minutes

Proposed Sign Bylaw: A. Gulotta said that he had a discussion with the Building Inspector, Tom Carmody, about the Table of Uses and the proposed internally illuminated sign bylaw. A. Gulotta reported that Mr. Carmody is looking for all encompassing language covering all existing sign bylaws. He explained that the SPGA, Special Permit Granting Authority, reserves the right to apply conditions to a Special Permit Application. He said that this puts the Building Inspector in a good position when he is trying to enforce bylaws.

Farm Supply Store in Rural District: A. Gulotta also reported speaking with the Building Inspector regarding Rene Wood's proposal. He explained that in the Rural District, a Farm Supply Store is currently allowed by right, Ms. Wood is proposing that such stores be regulated

by Bylaw Section 3.1.4. The Building Inspector, Tom Carmody, suggested that in the table of use the current Planning Board would support PB in the Rural District; this allows the Building Inspector to make the decision about how it comes before the Planning Board.

Motion by A. Gulotta. NOT to accept the Special Permit Application submitted by Race Brook Farms LLC. D. Smith Sr. seconded the motion and it was approved unanimously.

Mail / Notices:

- Sheffield Conservation Commission will have a Hearing on Feb 8.

Minutes: D. Smith Sr. made a Motion to approve the November 18th, 2015, Regular Meeting Minutes as written. A. Gulotta seconded the Motion and the Motion was approved unanimously.

A. Gulotta made a Motion to approve the January 13th, 2016, Regular Meeting Minutes as corrected. D. Watson seconded the Motion and the Motion was approved unanimously.

At 8:30pm 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, February 10, 2016 at 7p.m.

Respectfully submitted,



Nadia Milleron
Secretary to the Planning Board