

**TOWN OF SHEFFIELD
PLANNING BOARD
JANUARY 10, 2018
FIRST FLOOR MEETING ROOM
7:00 PM**

Board Members Present: James T. Collingwood, Jr., Chairman
Kenneth Smith
Dale Martin
George Oleen
Marie Massini-Reynolds

Others Present: Jill Hughes, Recording Clerk
Members of the Public (see sign in sheet)

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

Public Hearing: Special Permit Application of Edward Ustico for property located at Polikoff Road, for a construction business and related heavy vehicle storage, per Section 3.1.3 (E-2) of the Sheffield Zoning By-Laws.

Chairman Collingwood stated that he filed a Disclosure of Conflict of Interest because he was the hauler on a job site that Mr. Ustico had worked on. Mr. Ustico was present and stated that he has owned the property for ten years and would like to store his equipment and run his business there.

Chairman Collingwood asked if members of the public would like to speak. Martha Viera who lives next door spoke about the amount of construction debris, equipment and vehicles that are on the property as well as the noise. She has concerns about the environment and feels there would be no improvement to the neighborhood. Jared Clayton who is an abutter of the property stated that he has concerns regarding a bog that sits adjacent to the property. He presented two letters to the Board and asked that they be entered into the record, letter dated 11/7/12 to Edward Ustico from the Army Corp of Engineers and letter dated 5/31/03 to Robert Kotur from Harvard University. Some of his other concerns are the equipment, vehicles and debris on the property and possible well pollution. Mr. Clayton also presented photos of the property that were taken from the road and from an abutting property. Chairman Collingwood stated that the environmental issues are not under the jurisdiction of the Planning Board.

Dennis Hankey spoke on behalf of abutters Richard and Lisa Pepino. He wanted to know what type of business Mr. Ustico was operating and stated that the previous owners used to run a gravel pit and questioned whether the applicant would also be operating a gravel pit. Chairman Collingwood explained that Mr. Ustico would be storing his construction equipment and would operate his business out of the property. He informed Mr. Hankey that gravel pits are no longer allowed. Resident Sally Strano voiced her concerns about property values and noise. She also asked that if restrictions were placed who would enforce it. The Board stated that if a complaint was filed the Zoning Enforcement Officer would look into it.

Chairman Collingwood read two letters the Board received from abutters of the property. Richard and Lisa Pepino have noise and environmental concerns and Sheila Kotur has concerns about the neighborhood and the bog.

Mr. Ustico stated that his neighbors have a misconception about what he is looking to do with his property. His plan is to put up a pole barn to keep his dump truck and loader under cover. He spoke about his business, the neighbors and the vehicles, equipment and materials that are currently on the property. A discussion ensued.

The Board discussed the definition of construction business and related heavy vehicle storage in the Zoning By-Laws, screening of the building and the size of the pole barn.

Jared Clayton presented the flood map of the area to the Board to review and a discussion ensued.

It was the consensus of the Board to continue the public hearing. *M. Massini-Reynolds motioned, with a second from K. Smith to continue the public hearing to January 24, 2018 at 7pm. The motion passed 5-0.*

Form A Requests: There were no Form A requests.

FY2019 Annual Budget: The Board reviewed the draft budget for FY2019. *G. Oleen motioned, with a second from D. Martin to approve the budget for FY2019 as presented. The motion passed 5-0.*

Annual Report for 2017: The Board reviewed their draft annual report for 2017. *G. Oleen motioned, with a second from K. Smith to approve the annual report as presented. The motion passed 5-0.*

Discussion on Medical Marijuana: There was no discussion on the topic.

Approval of Minutes: The Board reviewed draft meeting minutes of December 13, 2017. *G. Oleen motioned, with a second from D. Martin to approve the December 13, 2017 minutes as written. The motion passed 5-0.*

Review Mail: The Board reviewed the following:

- Town of Mount Washington Planning Board, Notice of Public Hearing for a Special Permit application for Amy & Greg Boehmcke, property at 151 East Street.
- Town of Great Barrington Selectmen, Notice of Decision of Special Permit for Donald & Cynthia Eltizer, property at 39 Alford Road.
- Town of Mount Washington Planning Board, Notice of Decision of Special Permit for Amy & Greg Boehmcke, property at 151 East Street.

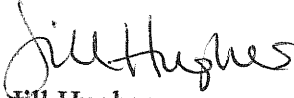
Public Inquiries: There were no public inquiries.

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

The meeting adjourned at 8:11 pm.

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, Special Permit Application of Edward Ustico, FY2019 draft budget, Draft Annual Report, Public notices from Mount Washington and Great Barrington, Draft 12/13/17 meeting minutes.

Respectfully submitted by:

A handwritten signature in cursive script, appearing to read "Jill Hughes".

Jill Hughes
Recording Secretary

Sheffield Planning Board

Date: January 10, 2018

	Name – PLEASE PRINT	Street, Town
1.	Dennis Hanky	44 Salisbury St
2.	MARTHA L VIERA	747 POLIKOFF RD
3.	David Clayton	125 Canaan Rd
4.	Sally Hume	932 Clayton Rd
5.	El Ufio	60 Albany Canaan Ct
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