



Town of Sheffield

Planning Board

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Regular Meeting

Wednesday, February 24, 2016, 7:00 PM

TOWN HALL – 1st FLOOR MEETING ROOM

Planning Board Members Present:

James T. Collingwood Jr., Chair
Anthony Gulotta
David Smith Sr.
Marie Massini-Reynolds

Members of the Public present:

George Oleen
Martin Mitsoff
Pat Thurman
Casey Rothstein-Fitzpatrick
Dennis Egan, Attorney
David West
Sally Haver and Walter Scott
Dave Smith, Jr.
Danielle Pedretti
Kerry Douglas, rep. Sheffield Land Trust

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

Form B Application, Race Brook Lodge: Chair read the following statement: *A preliminary plan was submitted Jan 11th. At our Jan 27th meeting it was determined that the application was not complete. There was not acceptance or approval. The Applicant was given information on what was missing. When Town Council issued the first opinion on the ANR coming before approval he was under the assumption that we had a definitive plan, but we had a preliminary plan to review. An ANR does not have to be in place before approval of preliminary plans. Because the application was not complete, the 45 day clock did not begin on Jan 11. On Feb 9 the applicant submitted new information that we will review tonight and if it is determined that the application is now complete the 45 day clock will have started on Feb. 9th. There is no process to appeal the PB approval of a preliminary plan. There is no constructive approval with a preliminary plan. Approval, if given, does not constitute approval of a subdivision, but does facilitate the procedure in securing approval of the definitive plan. Town Counsel stated that preliminary approval shortens the time for review of the definitive plan to 90 days. Approval or denial should be made on or before March 24th. This decision could be made tonight or any time before the above date.*

The Chair said that the Board will go through the checklist and make a determination of complete or incomplete.

Casey Rothstein-Fitzpatrick made the presentation with Atty. Dennis Eagan representing the applicant. They identified, on the plan, the subdivision name, boundaries, engineering stamp and name of owner, existing and proposed street lines, proposed systems of drainage, based on the engineer's report. They explained that wetland boundaries are shown in blue with flags, but none are within the subdivision boundaries.

Walter Scott asked if anyone has reviewed the trees on this property? The Chair said that at this time, the Applicant is just showing that their Application is complete.

Attorney Eagan showed that the plan covers the entire wooded area, and loam.

Martin Mitsoff looked closely at the plan and asked specific questions pointing at the plan itself as to where the wooded area is represented.

Motion made by A. Gulotta to accept the Preliminary Application of Race Brook Lodge. D. Smith Sr. seconded the motion. The Motion was approved unanimously.

Martin Mitsoff asked if the Board could approve this tonight if they want to. Yes, J. Collingwood said then if they approve this concept Race Brook Lodge could go forward with their definitive Form C Application.

D. Smith Sr., M. Massini-Reynolds and A. Gulotta said that they would feel more comfortable waiting for D. Watson to return. J. Collingwood Jr. said this is just approving the preliminary part, this is not approving the sub-division. Board discussed the fact that it is unknown when D. Watson will return.

Motion made by D. Smith Sr. to approve the preliminary Form B Application of Race Brook Lodge LLC. A. Gulotta seconded his Motion and it was approved unanimously.

Martin Mitsoff asked the Board if they would please do a site visit when reviewing the definitive Form C Application.

David West asked to verify that there was no particular period of time when they would have to submit the Form C Application. The Board said that there is no limited time. The 90 days starts when they submit the Form C Application.

Martin Mitsoff asked if all the abutters will be given notice when the definitive plan is reviewed? Yes, J. Collingwood Jr. said the abutters will be given notice of the public hearing.

Walter Scott asked what is the next thing that will happen? J. Collingwood Jr. explained that it is now the responsibility of Race Brook Lodge to submit their definitive plan. He explained that they will also have to go before the Conservation Commission, the Board of Health and other Boards.

Potential Zoning Changes: J. Collingwood Jr. reported that he heard back from Brian Domina of the Berkshire Regional Planning Commission and he says that the proposed changes as written look fine, adding a suggestion. J. Collingwood Jr. will try to see what we have to do for a Public Hearing on this. Would be looking at the 2nd meeting in March.

Minutes: *A. Gulotta made a Motion to accept the February 10, 2016 Minutes as ammended. D. Smith Sr. seconded his Motion and it was approved unanimously.*

The Chair reminded Nadia Milleron that the January 24 Minutes are still pending and should be reviewed at the next meeting on March 9th.

Mail:

- ZBA denied an application by Epicampus Inc. No appeal of this decision was made by Feb 12.

At 7:50pm D. Smith Sr. made a Motion to adjourn the Regular Meeting. M. Massini seconded his Motion and the Motion was approved unanimously.

Respectfully submitted,



Nadia Milleron
Secretary to the Planning Board