



# Town of Sheffield

## Planning Board

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### Regular Meeting

Wednesday, June 8, 2016, 7:00 PM

### TOWN HALL – 1st FLOOR MEETING ROOM

Planning Board Members Present: James T. Collingwood Jr., Chair  
Anthony Gulotta  
George Oleen  
Marie Massini-Reynolds

Planning Board Members Absent: Ken Smith

Members of the Public present: Binney Meigs  
Katie Woodhouse  
Martin C. Mitsoff  
Alice Naylor  
Susan Butler  
Robert Butler

The meeting was called to order at 7 PM by the Chair J. Collingwood Jr.

### Minutes:

***A. Gulotta made a Motion to approve the Regular Meeting Minutes of May 25, 2016, as amended. M. Massini-Reynolds seconded his Motion and the Motion was approved unanimously.***

**Questions Regarding Local Regulation of Airstrips:** Binney Meigs appeared before the Board explaining that he is part of a citizen's collective of neighbors in the area of Hewlett Hill Road who are concerned about airstrips. He thanked the Planning Board for their work on this issue so far and explained that 14 days ago the judge in the Hanlon case said that the airstrip was legitimate. He further explained that a town is not allowed to decide in their zoning regulations that they will not have any airstrips. Mr. Meigs said that affected neighbors are interested in possible local regulation of airstrips, oversight of fuel etc. He asked what the use controls would be for airstrips? He asked if the Planning Board would like to research this issue. He asked what is the voice of the citizen who has an expectation of a certain type of neighborhood; what would stop airstrips from continuing to be built?

A. Gulotta said the town cannot stop airstrips from being built, such construction is under the jurisdiction of the Federal Aviation Commission.

Mr. Meigs said there is local regulation in Connecticut. He wanted to know if the Planning Board is concerned about this and whether the Board would take this issue on for concerned citizens as an area of inquiry?

Chair J. Collingwood Jr. said that one of the pertinent regulations is over the length of the runway, but that all such regulations are the responsibility of the FAA.

A. Gulotta said that if there is a change of ownership there would be a new permitting process.

M. Massini-Reynolds said that these aviation questions could not be addressed at the town level. She suggested asking such question of the state government.

A. Gulotta asked Mr. Mitsoff, a volunteer fireman, if Mr. Hanlon's airstrip has been designated as an emergency landing? Mr. Mitsoff said he did not know.

Chair J. Collingwood Jr. said he will meet with Sheffield Town Administrator, Rhonda LaBombard, to see what might be done.

Binney Meigs stated that this is an area of local citizen concern.

Chair J. Collingwood Jr. stated that the lawsuit made it clear how the town feels. He said he will ask the questions Mr. Meigs has raised. He said that as of the last Planning Board meeting this was not a concern on the Board's future agenda.

G. Oleen stated that when the FAA issues a license, there are hearings open to the public.

Susan Butler stated that when Mr. Hanlon went to the FAA to get a permit for his airstrip in 2006 there was never a hearing.

Mr. Meigs stated that if the Planning Board is short-handed to find out information he and his concerned neighbors are available to help. He said that there is information online indicating that people can land at the Hanlon airstrip and get a ride to get pizza.

The Board indicated that they would like a copy of the recent court ruling in the Hanlon case.

Chair J. Collingwood Jr. asked if any of the concerned citizens have talked to John Hanlon about these issues? He suggested that might be the most direct way to get answers to the concerns being raised.

Mr. Meigs explained that communication with Mr. Hanlon broke down long ago when he told neighbors he was creating pasture for his llamas, when he was actually constructing an airstrip.

**Question Regarding Progress on Racebrook Lodge Development:**

Martin Mitsoff said he wanted to know what progress had been made by Racebrook Lodge regarding their proposed development? He and his wife are not abutters, so they will not get formal notifications of proceedings, but they live close to the Lodge and are concerned.

Chair J. Collingwood Jr. said that the Planning Board will notify Mr. Mitsoff, knowing the role he is taking in the matter, when something regarding this development comes up on the agenda.

**Mail:**

- Notices that the two Special Permits that were recently granted by the Planning Board, to Berkshire Mountain Distillery and Lydon LLC., have passed the 20 day appeal period and so are officially granted.

**Summer Schedule:**

The Board discussed that the next Planning Board meeting would be June 22, but will be cancelled if there is no business. The Board plans to have one meeting on July 13 and one meeting, to be scheduled, in August.

*At 7:40pm A. Gulotta made a Motion to adjourn the Regular Meeting. G. Oleen seconded his Motion and the Motion was approved unanimously.*

Respectfully submitted,

A handwritten signature in cursive script that reads "Nadia Milleron".

Nadia Milleron  
Secretary to the Planning Board