

TOWN OF SHEFFIELD
ZONING BOARD OF APPEALS
SEPTEMBER 12, 2019
FIRST FLOOR MEETING ROOM
7:00 PM

Board Members Present: Eric Carlson, Chairman
Mark Bachetti
Allison Lasso
John Reilley
Paul Nardi

Others Present: Renee LeClair, Zoning Board of Appeals Clerk
Members of the public (see sign in sheet)

Chairman E. Carlson called the meeting to order at 7:10 p.m.

Continued Public Hearing: concerning the application of Berkshire Welco, LLC for a Variance for relief of Section 3.1.3-D-32 & 9.2.2-2 of the Town's Zoning Bylaws to expand commercial uses; principal use #32 Retail store, provided all items for sale are manufactured on site in a general business district by-right use, to include a retail store, no exceptions. The property is located on 1375 North Main Street, Assessors Map 32 Block 2 and Lot: 5 Book 02477 Page 113 in the General Business district. The public hearing notice was read aloud by the clerk. M. Bachetti motioned, with a second from P. Nardi to re-open the public hearing. The motion passed 5-0. Chairman E. Carlson explained that after speaking with Town Council and Chris Weld there is a possibility that Mr. Weld will be withdrawing his application. Mr. Weld has asked the Board to continue again so he can contact the attorney that is assisting him with this application. A discussion ensued. M. Bachetti motioned, with a second from P. Nardi to continue the public hearing until October 3, 2019. The motion passed 5-0.

Continued Public Hearing: concerning the application of Jeremiah Cronin for an Administrative Appeal, to Appeal the Decision of the Building Inspector issued on July 25, 2019 to deny a building permit for a property located at 6 Redwood Lane, Berkshire Lake Estates. Assessors Map 16, Block 13, Unit 4, Lots, 8, 9, 10, Book 2176, Page 169 in the Rural Zoning District. The public hearing notice was read aloud by the clerk. M. Bachetti motioned, with a second from P. Nardi to re-open the public hearing. The motion passed 5-0. Chairman E. Carlson stated that the Board has received the additional information from Jeremiah Cronin's Attorney Alex Glover. This supplemental information was also provided to Sheffield's Town Council for review. Alex Glover provided the Board with an uninterrupted chain of title for the lot and all abutting lots. A discussion ensued. Chairman E. Carlson stated that he hopes from that from what the Town has learned from this hearing, Town Council will be able to give us some guidelines to follow going forward. M. Bachetti motioned, with a second from P. Nardi to close the public hearing. The motion passed 5-0. A discussion ensued. M. Bachetti motioned, with a second from P. Nardi to overturn the decision of the building inspector to allow Jerimiah Cronin to build a two family house on his parcel of land. The motion passed 5-0.

Board Member Items: There were no member items to discuss.

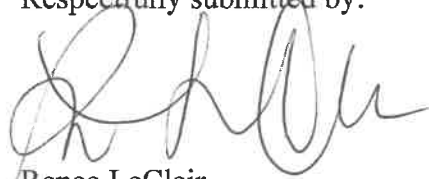
Public Comment: There was no public comment.

Adjournment: There being no further business before the Board this evening **M. Bachetti motioned, with a second from P.Nardi to adjourn the meeting. The motion passed 5-0.**

The meeting adjourned at 7:27 p.m.

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, Application of Jeremiah Cronin for an Administrative Appeal with additional information provided by Attorney Alex Glover, Application of Berkshire Welco, LLC for a Variance.

Respectfully submitted by:

A handwritten signature in dark ink, appearing to read 'Renee LeClair', is written over the printed name.

Renee LeClair
Zoning Board of Appeals Clerk

Sheffield Zoning Board of Appeals

Date: September 12, 2019

	Name – PLEASE PRINT	Street, Town
1.	Michael Purcell	Milford St, Springfield
2.	Jeremiah Cronin	Sheffield
3.	Alexander Glover	Atty for Jeremiah Cronin
4.	Carol Stuhlberg	^{Sycamore} revue Sheffield, 7
5.	Andrea Chevalier	Sheffield Blair Lane
6.	Rhonda Katz	Blair Lane, Sheffield
7.	Guy Watson	" "
8.	Elmer Probst	
9.		
10.		
11.		
12.		
13.		
14.		