

Sheffield Planning Board

Public Hearing February 7, 2006  
**Special Permit Hearing for CMR, LLC (City Moves)**

Rene Wood opened the meeting at 8:05PM

Attending – Rene Wood, Bart Elsbach, Dan Moulton, Doc Nourse and Bob Pasqualina  
(Alternate for Special Permit applications)

R. Wood read the notice of public hearing as published in the Berkshire Record on January 20<sup>th</sup> and 27<sup>th</sup> issues.

A revised mylar and prints were presented by Kathleen McCormick reflecting the addition of ten (10) parking spots and the location of the dumpster. In addition a letter from the Select-board dated January 25, 2006 to the Planning Board was received reflecting that self storage and retail sales were not discussed between the applicants and the Select-board or the Business Park Commission for Lot #2. A letter from Kathleen McCormick was received to revise the application by eliminating the retail sales to non clients and all self storage portion of the application.

**Presentation by K. McCormick, Kevin Moran and John Trierweiler:**

- Color chart presented to the board with the proposed colors of a sandstone or sterling colored building with evergreen or barn red trim.
- Lighting fixtures to be purchased from darksky.org for lighting, specific fixtures have not been determined. The lighting placement as noted on the revised plan. Some of the lights will be motion detector, none to stay on all the time at night.
- Location of the dumpster on the east side of the building #1 with a screen erected between the customer parking and the loading door on the office side.
- Building #1 will be a 9000 square foot and be used as warehouse and office and be constructed first to run City Moves.
- Building #2 will be a 3600 square foot building and would be Phase 2 of the project. This building would house a climate controlled warehouse for sensitive items (antiques, furniture etc). It would have a hall down the middle of the building with doors on each end. No access to the storage areas by customers on the outside of the building. The only persons to touch the contents in this building would be employees of City Moves. The footprint of the building will remain unchanged; the interior layout has changed some. There will be no windows except for the door areas.

- Ten parking spots were added to the plan for employee parking (there were no employee parking spots in original plan). There will be two truck level loading docks and two drive-in doors for loading and unloading.
- Eaves will be 26 feet and 18 feet in height. There will be gutters installed on the buildings.
- City Moves would have packing supplies on the premises, but would deliver them to their clients or if extra supplies were required the existing client could come and pick up some more items. This would not be a cash and carry, but an addition to an existing account.
- Normal operations to be Monday thru Friday from 7:00 A.M. to 5:00 P.M. There would be occasions when a truck would arrive after these hours or on a Saturday.
- No noise, dust or fumes are created by this business. Currently operate five (5) trucks which would generate limited traffic. There would be other carriers delivering and picking up at times too, but minimal.
- As suggested by the board the applicants would like truck traffic to utilize the shortest path out of the business park, but there is no definitive traffic flow to the Business Park.
- The applicants feel this is a good business for the business park and want to grow in the town and employ local people.
- Landscaping would include a hedgerow on the back side of the lot in addition to four-foot tall pines and assorted shrubs.
- Tractor-trailer would be stored on the North end of building #1 at the loading dock door. Smaller trucks on the east side of the building near the dumpsters and at times inside the building.
- Driveway to consist of pavement on the south side of the building and gravel on the north side. Although gravel has been encouraged, oil and stone is a possibility.
- The applicants were willing to install a concrete pad for a maintenance area by the east side loading door to contain any spillage of oils or fluids from scheduled maintenance of the trucks. Waste oil to be placed in 55 gallon drums and is disposed of at local garages that burn waste oil in their specially designed heating systems.
- Copy of the declaration of protective covenants were presented and discussed. Questions regarding the compliance in 5.2 for parking were raised and were never discussed with the Select-board. It was agreed that the covenants would not apply until the property transfers ownership to City Moves. Although the building is a screen in addition to trees and intended hedgerow.
- There will be no food, hazardous materials or fuel stored on Lot #2.
- Lighting to be kept at minimal wattage as not to disturb neighbors.
- Future plans are to have special items shipped out and could ultimately be a broker for companies like Fed-Ex or UPS. The intent is not to be a broker.
- A small satellite dish to be installed on one of the buildings.
- There is the possibility of installing a security system in the future.
- No sprinkler system is intended for either building.
- Small sign on the building is intended.
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Motion to close the public hearing was made by D. Moulton and seconded by B. Elsbach. The board voted unanimously to close the hearing at 9:15 P.M.

Respectfully submitted,

Daniel N. Moulton