

PLANNING BOARD
MINUTES

**Rock Solid Marble and Granite
Special Permit Application for Light Manufacturing in the Commercial District
Case # 111209**

Thursday, December 10, 2009

The public hearing was opened at 8:00 PM.

Planning Board members present were: Christopher Tomich, David Smith Sr., Peter Cherneff, Timothy Fulco and Margaret Martin.

M. Martin read the notice of public hearing published in the Berkshire Record into the record.

C. Tomich explained the purpose of the Special Permit Hearing and conducted the hearing.

Lisa Bartzch, one of the applicants, explained the Special Permit Application to the Board. She stated that her company would like to use the property at 705 N. Main St. to fabricate counter tops. The space includes a small office and large open work area. There will be no need for customers to come to that location. She explained that Steve McAllister of Clark & Green went over the building code and recommended upgrading three exit signs and emergency lighting.

Ms. Bartzch explained that Rock Solid intends on doing the same light manufacturing that they are currently doing at their retail facility. She explained that all the work will be indoors, they will use hand tools, the work will be done during normal business hours, there will be no dust, a water reclamation system will be installed, waste will go into a dumpster for pick up, there is a lot of room for parking at the site, the slabs of rock will be kept in back of building and will not be seen from the road. The sign in front is just intended for delivery trucks.

Tom Carmody, the Town of Sheffield Building Inspector, who attended the hearing, explained that the landlord owns two pre-existing, non-conforming signs at the site. He explained that it is possible to remove the auto shop sign, which is contained within one of the non-conforming signs, and replace it with a sign for Rock Solid. He also explained that there is an adequate curb cut at the site and that tractor trailers already turn around in the parking lot.

In response to a question from C. Tomich, Lisa Bartzch explained that they will delineate parking and create an appropriate place for the dumpster. She also explained that the parking at this site will relieve existing pressure for parking at their retail site.

P. Cherneff asked if there was a parking square foot requirement.

Tom Carmody answered that there was no requirement on that except as required by the Planning Board.

C. Tomich noted that arrangements for the sign will be complete if it replaces the auto sign. If it is a different sign, he thought Rock Solid would need a Special Permit.

Lisa Bartzch will double check on this with the landlord. She asked where the permit for the sign would come from. A Board Member explained that she could put up a regular size sign by right but that she would have to get a Special Permit from the Planning Board for an oversized sign.

P. Cherneff asked if it would cause any problem if the Special Permit were made conditional on the facility being only for fabrication and not for retail. The Bartzches agreed that would not pose a problem.

At 8:25 PM D. Smith made a motion, seconded and approved, to close the hearing.

The Board will deliberate on this application on January 6, 2010 after their public hearing at 7:00 PM. After the decision, any aggrieved persons will have 20 days to appeal.

Respectfully submitted,

Nadia Milleron.