

PLANNING BOARD

MINUTES  
REGULAR BUSINESS MEETING  
Thursday, April 8, 2010

Meeting was called to order at 7:00 PM.

Members present were: David Smith Sr., Peter Cherneff, Tim Fulco, Margaret Martin and Christopher Tomich. Sign-in sheet attached.

**Minutes:** *D. Smith Sr. made a motion, seconded and approved, to accept the minutes of the Regular Business Meeting of March 25, 2010 as submitted.*

**Discussion of Requirements for Form A Application:** Board Members and Mike Parsons discussed the merits and difficulties in requiring a survey for Form A Applications. It was pointed out that if the Planning Board does not have the survey of the original lot then allowing the division of the property could bring the original lot out of compliance. On the other hand, Board Members were concerned about the fact that other towns don't require a survey and our requirement puts a big burden on landowners in Sheffield. C. Tomich recommended that everybody read the ANR handbook and look at the case that Mike Parsons believes is definitive. P. Cherneff referred to Sheffield Bylaws regarding Subdivisions, section 4.02 C. Tomich will get direction from Town Counsel on this question. Mr. Parsons said he will put it directly as a legend on the map that an ANR approval by the Planning does not mean it is buildable. Mr. Parsons will send everyone copies of the ANR handbook.

**Form A Application:**

Full name of applicants/deeded owner(s): Constance M. Cincotta

Brief explanation of application and fee paid: Divide into two properties creating a separate buildable lot next to the parcel currently containing a house. \$100.00 check included.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Located on the easterly side of Rote Hill Road as shown on the presented plan dated March, 2010, Sheffield, Southern Berkshire Registry of Deeds Book 1690, page 146.

Name of civil engineer company and representative presenting Form A: Kelly, Granger and Parsons. Mike Parsons was the representative.

Form A determination / Board member voting outcome: M. Martin made a motion, seconded and approved to accept the Form A Application. All Planning Board Members signed the mylar.

**Mail:** In the Board's review of the mail there was nothing notable.

**Joe Kellogg's New Proposed Bylaw Changes:** C. Tomich and P. Cherneff will not be at this hearing on April 22nd at 7:30 p.m. C. Tomich has to check to see if 3 Board members can conduct the public hearing.

*At 8:15 p.m., D. Smith Sr. made a motion, seconded and approved, to adjourn the meeting.*

Respectfully submitted, Nadia Milleron, Secretary to the Planning Board