

PLANNING BOARD
MINUTES
REGULAR BUSINESS MEETING
Thursday, July 22, 2010

Meeting was called to order at 7:00 PM.

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

Special Permit Application:

Full name of applicants/deeded owner(s): Sheffield Water Company owned by Mary N. Bartholomew, President
Property Owner Name: Sheffield Water Company

Representing Applicant: McCormack, Murtagh & Marcus & Marcus, Attorneys and counselors at Law;
Representative: Edward G. McCormick, Esq.

Brief explanation of application and fee paid: To construct a 250,000-gallon storage tank to provide adequate pressure and volume, quality domestic water to the residents of Sheffield and improve fire protection.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): The easterly side of Water Farm Road
District: Rural; **Property Tax Map #:** 267/022; **Block:** 3; **Lot:** 28.0/C/W Lot 30; **Book:** 319; **Page:** 179

Presented:

- 1) List of Abutters
- 2) Water Storage Tank Location Plan
- 3) Water Storage Tank Site Plan
- 4) Water Storage Tank Details
- 5) 2 Photos showing size and color
- 6) Check for \$250.00

Documents Missing:

- 1) List of state, federal and local permits, licenses and or authorizations required for the development use, operation and/or maintenance of the proposed use(s).
- 2) Detailed Development Analysis, if required by Sheffield Zoning By-Laws 9.4.5 per Board Rules and Regulations
- 3) Mylar drawing

Special Permit determination / Board member voting outcome: *Dave Smith made a motion, seconded and approved, to accept the Sheffield Water Company Special Permit application. Board members signed the stamped plans in approval. Case #: 722110; Scheduled for public hearing: August 12, 2010*

Discussion/Review of Form A Application: Attorney Alex Glover came in to discuss an Alternative lot, defined under Town bylaw 4.3.3.1, that was created in 1978 and surveyed in 1996. His client has a common driveway without the standard lot frontage of 100' required in the Rural area. The Board answered his questions about a potential Form A Application.

Discussion/Review of Form A Application:

Full name of applicants/deeded owner(s): Paul J Collins

Brief explanation of application and fee paid: No check was submitted, he would like to divide the property into 2 lots.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): The property is located off Foley Road

Name of civil engineer company and representative presenting Form A: Granger, Parsons and Assoc., Inc.

Form A determination / Board member voting outcome: There was no Form A Application submitted, merely a discussion with the Board of what would be required.

Mail: was reviewed and included the following:

- ◆ 2010 Form A's report
- ◆ James McCormick – Bill
- ◆ Letter from Tom Carmody, Building Inspector to Mr. Holstein regarding his inquiry of utilizing a mobil home on his single-family property. Tom explains that the usage is allowed however you must apply & receive the special permit to be in compliance.
- ◆ Common Ground, newsletter for community planning in the Berkshire region
- ◆ Application for Dave Smith for being BRPB representative

Discussion of Implementing a standard “stamp” for all Form A’s: Board would like to create a standard “stamp” for maps showing the alternative lots which states; “even though the board approves a form A, it does not necessarily mean it is a buildable lot.” The purpose of this stamp is to eliminate the applicant’s confusion; the provisions for an endorsement that approval is not required are found in Section 81P.

Minutes: *D. Smith Sr. made a motion, seconded and approved, to accept the minutes of the Regular Business Meeting of May 13, 2010 as amended.*

Business Association: C. Tomich described the past 2 meetings, are focused on creating its own By-Laws; building relationships with the economic development group here in Sheffield and ways of enhancing local businesses. They are looking into health insurance policies that will offer discounted rates for its members. Meetings are held once a month at Bridges Restaurant.

Sign By-Laws: Chris would like to have the changes to the sign bylaws ready for this coming Dec. meeting. The committee will form shortly after the summer.

At 9:15 p.m., D. Smith Sr. made a motion, seconded and approved, to close the regular meeting.

Respectfully submitted,

Margaret Martin