



Town of Sheffield

Planning Board
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Website Notice

* FOR ATTACHMENTS
Please see Town Clerk's
copy of minutes

**Public Hearing on
Special Permit Application of Berkshire Mountain Distillers
Wednesday, December 18, 2013, 7:30 PM**

TOWN HALL – 2nd FLOOR MEETING ROOM

Planning Board Members Present: Peter Cherneff, Chair
Maria Nation
David A. Smith, Sr.
Christopher Tomich

Absent Planning Board Member: Margaret Martin

Members of the Public Present: James Collingwood Jr.
David Smith Jr. 599 Cooper Hill Rd.
Barbara & David West, 636 Silver St.
Martin Mitsoff, 960 Undermountain Rd

The Chair called this Public Hearing of the Planning Board to order at 7:30 p.m.

C. Tomich read the Notice of Public Hearing as published in the Berkshire Record. This was published 11/2 and 12/6.

The Chair, D. Smith Sr. explained that only four Members of the Planning Board are serving tonight because one member is recusing himself. The Applicant has agreed to accept a unanimous vote. The Chair explained the format of the Public hearing.

Chris Weld of 1640 Home Road in Sheffield explained that his Special Permit Application is for Light Manufacturing in the Commercial District. He stated that today the State approved the tax break approved at the town meeting. He reported that the state officials were pleased that his business will be open for tourism. In Mr. Weld's view this Special Permit would be essentially the same as that granted to the Big Elm Brewery last year.

Board Questions: C. Tomich asked about parking related to the office space. Mr. Weld said that there is existing parking there on gravel.

Citizens Concerns:
Stephen Leibowitz spoke about his concern about emissions.

Chris Martin, an abutter, stated that the style of the building, being metal, doesn't fit into that area of town. He voiced concern about the intensity of the light and traffic Martin Mitsoff South Undermountain Rd. wants to know if the Board will consider requiring obligations pursuant to section 7.2 of the bylaws. He is concerned about the lots north of him, with this precedent, maybe they will put up metal buildings too.

Chris Weld said that there are no design review requirements in this town. He said that it will be a nice looking metal building with plantings.

D. Smith Sr. responded to Chris Martin's concern about the lots north of him. He reminded Mr. Martin that is another district, the Town Center, rather than the Commercial District where the Distillery will be.

Jeff Collingwood, helped Chris Weld design the site and he responded to the abutter, Chris Martin. He said that they would screen the abutter's view of the Distillery.

The Chair stated that 7.2 refers to noise, vibration, odor, smoke and electrical interference. Mr. Weld responded that there is no significant odor, noise, electrical interference or vibration. He said they will not be as noisy as the traffic on Route 7 in that spot. They will put in a 400amp service, which is what he has at his house. P. Cherneff pointed out that 800amp was quoted in the application. Mr. Weld said, as it turns out, 800amp is not needed, they will have a 400amp service. P. Cherneff asked about the steam, which Mr. Weld said is recycled and about odor, which Mr. Weld said would not be detectable out of the building.

Mr. Mitsoff asked about the furnace's proximity to flammable fumes

M. Martin asked Mr. Leibowitz about his documentation about fire. He explained that a fire in a populated area is more of a concern as opposed to a fire on a farm. He has found 3 distillery fires, all in Kentucky.

David West asked about the storage area. Mr. Weld explained that it will be metal.

Mr. Weld stated that there has only been one fire at a small distillery in Massachusetts.

C. Tomich commented that our zoning bylaws require scant landscaping if any. He would suggest that the Distillery flesh out the landscape component. Mr. Weld said he is planning to

Chris Martin said he is still concerned about the lighting. Chair, D. Smith Sr. explained that the Planning Board follows darksky.com guidelines which require lights to point down.

Barbara West asked if the driveway could be moved to the south end of the building. Jeff Collingwood explained that is not possible. He explained that the driveway could not be re-located because of the proximity of the septic system..

M. Martin made a motion to close the Public Hearing, C. Tomich seconded her motion and the motion was approved unanimously.

At 8:20 PM the Planning Board closed the Public Hearing.

Respectfully submitted

Nadia Milleron

Nadia Milleron
Secretary to the Planning Board

Town of Sheffield Planning Board

Special Permit Hearing on Application of: Berkshire Mountain Holdings
or Berkshire Mountain Distillers
Date: December 18, 2013 Time: 7:30

Name Address Representing

David A. Sward, Jr	599 Cooper Hill Rd	
David West	636 Silver St	
Barbara West	636 Silver St	
Chris Martin	77 Cobble Lane	
George Oken	997 Foley Rd	
Stephen Lejbowitz	67 Glennam Way	
Chris Weld	1640 Home rd	
JAC Colbywood	703 Polikoff Rd	
JAC Colbywood	773 Clayton Rd	
MARTIN MITSOFF	960 S. UNDERMOUNTAIN ROAD	
Kathy Orlando	116 Main St	