

**TOWN OF SHEFFIELD
PLANNING BOARD
MARCH 12, 2014
DOWNSTAIRS MEETING ROOM
7:00 PM**

Board Members Present: David A. Smith, Sr., Chairman
James T. Collingwood Jr.
Peter Cherneff
Maria Nation

Board Members Not Present: Margaret Martin
Christopher Tomich, Alternate

Others Present: Jill Hughes, Recording Secretary
Members of the Public (see sign in sheet)

Chairman D. Smith Sr. called the meeting to order at 7:05 pm.

Demolition Delay Bylaw: Dennis Sears was present on behalf of the Historical Commission. At the Planning Board's last meeting the Historical Commission presented a draft bylaw and asked for the Board's support. Mr. Sears stated he has spoken to the Building Inspector about how many demolition permits have been issued in the past. In the last eight years Mr. Carmody has issued six permits and that three of them were tied to Berkshire School.

Mr. Sears showed the Board three examples of historic properties in Sheffield that have no protection and how this bylaw would help them. J. Collingwood, Jr. asked what kind of help he was referring to. Mr. Sears responded that the Commission would find grants to help people restore the properties rather than tear them down.

D. Smith, Sr. suggested that under Age it should read 100 years or more. Mr. Sears responded that there are other factors other than age that make the structure significant. P. Cherneff talked about partial demolition of a structure and asked if this bylaw could include that. Mr. Sears responded that this bylaw pertains to demolition of the entire structure. M. Nation asked if the Building Inspector would notify the Historical Commission when he receives an application for demolition. Mr. Sears responded that no demolition permit would be issued without the Historical Commission reviewing it.

Mr. Sears informed the Board that the Historical Commission would be holding a public hearing on March 31, 2014 on this proposed bylaw. *P. Cherneff made a motion to favorably endorse the draft Demolition Delay Bylaw proposed by the Historical Commission, seconded by M. Nation. The motion passed 3-1. J. Collingwood, Jr. was opposed.*

Registered Marijuana Dispensary Warrant Article: Rene Wood was present and handed out a revised draft Registered Marijuana Dispensary (RMD) Warrant Article to the Board. She informed the Board that the draft has been sent to the Attorney General's Office for review. R. Wood spoke about the proposed addition of a Registered Marijuana Dispensary Overlay District to the Zoning Bylaws and how it would create an area for RMD's to be placed so they are not in a residential neighborhood.

A discussion ensued over why a marijuana dispensary cannot be located in or called a health care facility and other potential areas in town where it could be located. P. Cherneff stated that since it was approved by the State it seems like a pharmacy/medical dispensary for medical purposes. M. Nation stated that she feels that it demonizes medical marijuana facilities and that people really need it for medical reasons. J. Collingwood, Jr. responded that they are just trying to create an area in town where an RMD can be placed. R. Wood explained that the Department of Public Health has regulations for placement of a dispensary, but has left it up to towns to handle the zoning aspect. P. Cherneff feels this warrant article is more restrictive than the State regulations. A discussion ensued over the issues of gross floor area, drive-through service and hours of operation.

D. Smith, Sr. said that if we do not have a district in town where an RMD can be located and one comes before the Planning Board for a special permit it could be placed in an area in town where people may not want it and this proposed bylaw would prevent that. The Board decided to talk more about it at their next meeting.

Minutes:

The Board reviewed and discussed draft minutes from the January 22, 2014 meeting. *M. Nation made a motion to accept the January 22, 2014 minutes as amended, seconded by J. Collingwood, Jr. The motion was approved by the members present.*

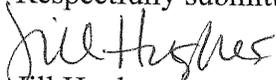
The Board reviewed draft minutes from the February 3, 2014 Executive Session meeting. *M. Nation made a motion to accept the February 3, 2014 Executive Session minutes as written, seconded by J. Collingwood, Jr. The motion was approved by the members present.*

J. Collingwood, Jr. made a motion to adjourn, seconded by M. Nation. The motion was approved by the members present.

The meeting was adjourned at 8:57 pm.

The following documents were reviewed during the Board's meeting and have been retained as required by the Massachusetts Public Retention Policy: Sign in sheet; Draft Registered Marijuana Dispensary Warrant Article; Draft Warrant Article Demolition Delay Bylaw; Draft meeting minutes of January 22, 2014 and February 3, 2014.

Respectfully submitted by:


Jill Hughes
Recording Secretary

Sheffield Planning Board

Date: March 12, 2014

Name – PLEASE PRINT	Street, Town
1. <i>H. Dennis Sears</i>	<i>Sheffield.</i>
2. <i>penelwood</i>	<i>Sheffield</i>
3. _____	
4. _____	
5. _____	
6. _____	
7. _____	
8. _____	
9. _____	
10. _____	
11. _____	
12. _____	
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14. _____	