



Town of Sheffield

Planning Board

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Sheffield, MA 01257

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Regular Meeting

Wednesday, October 14, 2015, 7:00 PM

TOWN HALL – 1st FLOOR MEETING ROOM

Planning Board Members Present: James T. Collingwood Jr., Chair
Daniel Watson
Marie Massini-Reynolds
Anthony Gulotta
David Smith Sr.

Members of the Public present: George Oleen, Alternate Planning Board Member
Mark Reynolds, Kelly Granger, Parsons & Assoc.
Thomas Carmody, Sheffield Building Inspector
Amelia Conklin, Sheffield Land Trust Rep.
David Rothstein, 864 South Undermountain Rd.

The meeting was called to order by Chair, J. Collingwood Jr., at 7:00p.m. He welcomed George Orleen as the new Sheffield Planning Board Alternate Member.

Form A Application:

Full name of applicants/deeded owner(s): Sheffield Volunteer Hose Company No. 1 Inc. and the Congregational Church Society.

Brief explanation of application and fee paid: The Fire House is receiving .041 acre of land on the west side of Main Street, north of Depot Square, east of land of Housatonic RR Co. and South of Railroad St. from the Congregational Church. Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Southern Berkshire District Registry of Deeds Book 95 Page 236, Book 95 Page 238, Book 118 Page 367, Village District.

Name of civil engineer company and representative presenting Form A: Mark Reynolds of Kelly Granger, Parsons & Associates., Inc., 312 Main Street, PO Box 88, Great Barrington, MA 01230

Form A determination / Board member voting outcome: ***Motion by A. Gulotta to accept the Form A Application submitted by Sheffield Volunteer Hose Company No. 1 Inc. and the Congregational Church Society. . D. Smith Sr. seconded the motion and it was approved unanimously.*** All Board Members signed the mylar.

Form A Application:

Full name of applicants/deeded owner(s): Zbigniew & Rose Glaszcz

Brief explanation of application and fee paid: Conveying Lot 3A (2.001 acres) to Jake Hunker and conveying Parcel 3B to Joseph W. Glaszcz (this parcel does not constitute a legal building lot under

Sheffield bylaws) Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Southern Berkshire District Registry of Deeds, Book 1053 page 326, Book 1622 page 34, Rural District.

Name of civil engineer company and representative presenting Form A: Mark Reynolds of Kelly Granger, Parsons & Associates., Inc., 312 Main Street, PO Box 88, Great Barrington, MA 01230

Form A determination / Board member voting outcome: ***Motion by A. Gulotta to accept the Form A Application submitted by Zbigniew & Rose Glaszcz. D. Smith Sr. seconded the motion and it was approved unanimously.*** All Board Members signed the mylar.

Form A Application:

Full name of applicants/deeded owner(s): Janet G. Stanton and Gail F. August.

Brief explanation of application and fee paid: Creating 3 lots on the westerly side of Shunpike Road Lot 1 - 2.862 acres, Lot 2 -1.642 acres and Lot 3 - 4.502 acres. Paid \$150.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Southern Berkshire District Registry of Deeds Book 1749 page 33, Rural District.

Name of civil engineer company and representative presenting Form A: Mark Reynolds of Kelly Granger, Parsons & Associates., Inc., 312 Main Street, PO Box 88, Great Barrington, MA 01230

Form A determination / Board member voting outcome: ***Motion by A. Gulotta to accept the Form A Application submitted by Janet G. Stanton and Gail F. August . D. Smith Sr. seconded the motion and it was approved unanimously.*** All Board Members signed the mylar.

Minutes: M. Massini-Reynolds made a Motion to accept the Regular Meeting Minutes of Wednesday, September 9, 2015, as written. A. Gulotta seconded her Motion and it was unanimously approved.

M. Massini-Reynolds made a Motion to accept the Regular Meeting Minutes of Wednesday, September 23, 2015, as amended. A. Gulotta seconded her Motion and it was unanimously approved.

Mail:

- Notice regarding George Oleen becoming an alternate Planning Board Member
- Guided walk
- MA department of housing regarding workshops in Boston
- Notice from the Town of Great Barrington of a hearing regarding a new hotel in Searles School on November 9.
- Notice from the Town of Great Barrington regarding granting of a permit for a new restaurant at 2 Elm St.

The Chair made sure everyone has **Mari Gasparini's Special Permit Application.**

Internally Illuminated Sign Proposed Bylaw: The Chair asked Building Inspector Tom Carmody to review the draft bylaw with the Board. The Board wants to make sure that internally illuminated signs will not scroll or blink. The Board discussed the proposed bylaw with Mr. Carmody, who made suggestions. Some members and Mr. Carmody agreed that Stonington CT elementary school has a great model of such a sign.

David Rothstein Proposes Expanding Hotel: Mr. Rothstein explained to the Board that he would like to create vacation units that would be sold as condominiums. He suggests that people would buy them, but when they are not using them, the units would be incorporated into the hotel to rent to guests. He says that the business would be to manage these small properties on behalf of the owners. He currently has 30 rooms. He plans to go before the ZBA, Conservation Commission and Board of Health as well as the Planning Board regarding this proposal. He described the new business as offering service jobs, trails, a permaculture farming resort and said that the fire department may get it's mountain training camp going and there might be a Youth Hostel. He said he is creating a destination. Board members thought it was a great idea, they welcome it.

At 8:00pm A. Gulotta made a Motion to adjourn the regular meeting. D. Smith Sr. seconded his Motion and the Motion was approved unanimously.

The next Planning Board meeting will be Wednesday, October 28, 2015 at 7p.m.

Respectfully submitted,



Nadia Milleron
Secretary to the Planning Board