



# Town of Sheffield

## Planning Board

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### Regular Meeting

Wednesday, June 10, 2015, 7:30 PM

### TOWN HALL – 1st FLOOR MEETING ROOM

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

Members of the Public Present: Michael Parsons, Great Barrington

The meeting was called to order by Chair, J. Collingwood Jr., at 7:30p.m.

### Form A Application:

Full name of applicants/deeded owner(s): Thomas A. Gage

Brief explanation of application and fee paid: Split into 2 lots. Paid \$100.

Physical address / location as it appears in the Registry of Deeds (Map# & Lot#): Land located on westerly side of North Main St., / Route 7 creating lot, 5.477 acres, to be conveyed as a building lot to Kirt Mayfield, Housatonic Solar One LLC. Southern Berkshire District Registry of Deeds Book 1181 page 53, Rural District.

Name of civil engineer company and representative presenting Form A: Michael Parsons of Kelly Granger & Parsons  
Form A determination / Board member voting outcome: ***Motion by A. Gulotta to accept the Form A Application submitted by Thomas A. Gage. M. Massini-Reynolds seconded the motion and it was approved unanimously.*** All Board Members signed the mylar.

***Minutes: A. Gulotta made a Motion to accept the Regular Meeting Minutes of May 13, 2015, as written. D. Watson seconded his motion and it was unanimously approved.***

***D. Smith Sr. made a Motion to accept the Regular Meeting Minutes of May 27, 2015, as amended. A. Gulotta seconded his motion and it was unanimously approved.***

**Mail:** The Board reviewed the mail, which included:

- a notice from the Sheffield Land Trust regarding their 25<sup>th</sup> anniversary celebration
- a notice from the Town of Great Barrington of a hearing on July 13 to act on the Special Permit Application of Timberland LLC for the continued operation of their nursing home
- a notice from the Sheffield Conservation Commission of a hearing June 8
- a notice from the Town Accountant to have all bills in by June 30<sup>th</sup>

**Bylaw Review Committee:** M. Massini-Reynolds reported that there had been recommendations by the Town Attorney to make a change to the zoning bylaws so that readers know that town bylaws do not regulate materials and construction. The Attorney thought that there should be a reference in the bylaws to the state building code 780 CMR so that people understand that the State of Massachusetts regulates the building code and that the zoning bylaws can not regulate items covered by the State Building Code.

Board members noted that the citations of MA general law are out of date. The Planning Board needs to recommend that the Town Attorney look at the MA general law citations. The Board agreed to check with Town Administrator, Rhonda LaBombard, to see if Town Counsel can correct these errors. Board members also discussed the definition for signs in section 10. They thought it should be removed or change what it says and refer to sign bylaw. M. Massini-Reynolds reported that the Bylaw Review Committee is looking at parking requirements. She said the topic was brought up because Tom Carmody, the Town Building Inspector, would like a basic guideline to work as to what constitutes adequate parking. Right now M. Massini-Reynolds is on the Bylaw Review Committee as a public citizen not a representative of the Planning Board

*A. Gulotta made a motion that Marie Massini-Reynolds be made a Planning Board Representative on the Bylaw Review Committee. His motion was seconded by D. Watson and was approved unanimously.*

*At 7:50, 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, June 24<sup>th</sup>, 2015 at 7p.m.

Respectfully submitted,



Nadia Milleron  
Secretary to the Planning Board