



Town of Sheffield

Planning Board

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Regular Meeting

Wednesday, May 13, 2015, 7:00 PM

TOWN HALL – 2nd FLOOR MEETING ROOM

Planning Board Members Present:

James T. Collingwood Jr., Chair

David A. Smith, Sr.

Anthony Gulotta

Daniel Watson

Marie Massini-Reynolds

Members of the Public Present:

Kirt Mayland, Housatonic Solar One

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

Jill Hughes swore in the two recently elected members, Marie Massini-Reynolds and Anthony Gulotta.

Solar Development Application: Kirt Mayland of Housatonic Solar One appeared before the board to submit his Solar Development Application. He explained that his company finds industrial or degraded sites that they can turn into clean energy. He has been through the same exact bylaw and process in Cheshire. He said that the idea is to repurpose the Lane site. Jim Larkin will have access to the field he currently farms. On the application he noted where the power poles will go. Arthur Battachi, the abutting farmer, is opposed to this solar development. Mr. Mayland has had numerous conversations with Mr. Battachi. They are planning to put up shrub screening from the road. There will be very little noise, lights will only be on for emergency purposes. He will submit a storm water management report. He explained that the site is not sloped at all, it's flat; run-off will be reduced. He said that signs will be placed about every 40 feet. He said that glare is not an issue, it will be less than a pond, less than a 2% glare. The site will be fenced. He had a question about putting a set-back in a certain place doesn't make sense to him. He has a decommissioning plan which details what it would cost to remove the solar installation. He will post a bond for that purpose. He explained that National Grid has a limited capacity for net metering credits. There are no more credits available for newcomers right now, but he has already made arrangements with National Grid and the Conservation Commission. He explained that if the Massachusetts Attorney General doesn't approve the Sheffield bylaw, his company will proceed to work with the Town Building Inspector and the Conservation Commission and build the project according to this plan. He said that this plan meets all zoning requirements.

Board members stated that there is an application fee, they will let him know the amount

tomorrow. The Board set the Public Hearing for June 10th at 7pm.

Minutes: *A. Gulotta made a Motion to accept the Regular Meeting Minutes of April 8, 2015, as written. M. Massini Reynolds seconded his motion and it was unanimously approved.*

M. Massini-Reynolds made a Motion to accept the Public Hearing Minutes of April 8, 2015, as amended. D. Watson seconded her motion and it was unanimously approved.

D. Smith Sr. made a Motion to accept the Regular Meeting Minutes of April 15, 2015, as amended. A. Gulotta seconded his motion and it was unanimously approved.

M. Massini-Reynolds made a Motion to accept the Public Hearing Minutes of April 15, 2015, as amended. A. Gulotta seconded her motion and it was unanimously approved.

Mail: The Board reviewed the mail.

Town Meeting: Members reported that the Town Meeting went very well. It was noted that the maximum height limit in the existing bylaw is 35 feet. Several people had questions about that. Otherwise the Board noted that there was lots of support.

Next meeting: Diana Williams will be on hand to discuss plans for her gravel bed. Diana Williams is Marie Massini-Reynold's best friend. After the presentation, if M. Massini-Reynolds thinks it is appropriate, the Board will invite the alternate to come sit in.

The Bylaw Review Committee are working on the Table of Uses. D. Watson would like to work on amending the sign bylaw to include illuminated signs.

At 8:05, 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, May 27th, 2015 at 7p.m.

Respectfully submitted,



Nadia Milleron
Secretary to the Planning Board