



# Town of Sheffield

*Planning Board*

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## **Public Hearing**

**Special Permit Application of Debra & Joseph Wilkinson III**

**Wednesday, April 13, 2016, 7:01 PM**

## **TOWN HALL – 2nd FLOOR MEETING ROOM**

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

Members of the Public present:

Joseph Wilkinson III

Debra Wilkinson

Wayne Wilkinson

Jeffrey Taylor

Atty. Ed McCormick representing Kim and Beverly Kimball

James (Kim) Kimball

Beverly Kimball

Tracy Stoddard

Jeffrey Stoddard

Kyle Pshenishay

Mike Parsons

Theresa Hryckvich

Peter A. Schneyer

George Oleen, Planning Board Alternate

Ken Smith

David A. Smith Jr.

Nadia Milleron

Atty. Vicki Donahue, representing Bill Harris, Cain, Hibbard & Myer

Chair J. Collingwood Jr. called the meeting to order, asked everyone to sign in and said that the Applicants would give a quick overview of what they want to do, any questions from the Board would be addressed, anyone in favor of the Application would be allowed to speak, followed by anyone against the Application. He explained that the Applicant would have a chance to rebut any comments.

Joseph Wilkinson III explained the nature of his Special Permit Application. He stated that he

owns a small piece of land and needs to be able to work on his equipment for his owner operated construction business. He said he is not planning to use a big area because he doesn't want to change the nature of the environment.

Chair J. Collingwood Jr. pointed out the map of what is planned in the Special Permit Application for all to see. He said it is an operator construction business, with related heavy equipment storage in Rural Zoning. He invited anyone to speak in favor.

Attorney Ed McCormick introduced himself and said he is representing Beverly and Kim Kimball, abutters of the Wilkinsons. He explained that his clients have been working with the Wilkinsons to come up with agreed-upon conditions for the Special Permit, and that, subject to those conditions, the Kimballs are in favor of the project.

Attorney Vicki Donahue, from Cain, Hibbard and Myers spoke on behalf of Bill Harris, also an abutter of the Wilkinsons. She said she and her clients have been involved in these discussions as well. She said that subject to the agreed upon conditions, which will be submitted to the Planning Board, Mr. Harris has no objection to the proposed project either.

Chair J. Collingwood Jr. read aloud a letter of the 3<sup>rd</sup> abutter, Michael Stumo, in support of the Special Permit Application. The letter stated that the activities the Wilkinsons propose are entirely within the character of Boardman Street and stated his opinion that the Special Permit should be granted.

Nadia Milleron, abutter and wife of Michael Stumo, said that there is a bright light that shines into her house at night and she thinks it is related to the business. Debra Wilkinson said the light is for their corner patio walkway, and that they can dim it.

Chair J. Collingwood Jr. said the agreement between the Wilkinsons and their abutters, Bill Harris, Kim and Beverly Kimball will be included in the Planning Board deliberations regarding this Special Permit.

Joseph Wilkinson III and Attorneys Donahue and McCormick approached the table where the Board sat and went over their own versions of the agreement they had previously worked on, together. Attorney Donahue had made some changes to the document, she included names as they are written on the land title and referred to the "business use area" rather than simply "premises." The agreement as they reviewed it, stated "no exterior signage, no long term storage of construction vehicles shall be allowed." Joseph Wilkinson III objected to the term "shall be allowed." After some discussion the parties came to an agreement on the conditions and submitted them to the Board for inclusion during deliberations.

Chair J. Collingwood Jr. asked if any members of the public had any other comments or questions about this Special Permit Application. No one spoke. He then asked if Members of the Board had any further questions or concerns. Board members had no further questions.

***A. Gulotta made a Motion to close the Public Hearing on the Special Permit Application of Debra & Joseph Wilkinson III. His motion was seconded by M. Massini-Reynolds and***

*approved unanimously.*

The Public Hearing was closed at 7:17 PM.

Respectfully submitted,

*Nadia Milleron*

Nadia Milleron  
Secretary to the Planning Board