



Town of Sheffield

Planning Board

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Regular Meeting

Wednesday, March 23, 2016, 7:34 PM

TOWN HALL – 1st FLOOR MEETING ROOM

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

Planning Board Members Absent: Marie Massini-Reynolds

Members of the Public present: Rene Wood
Jeff Waingrow
Matthew Darling, New England Retail Properties CT
Ken Smith
Stephen Ullrich
David Smith Jr.
Dominic Lydon

Dominic Lydon Special Permit Application: Mr. Lydon submitted a Special Permit Application for a motor vehicle, general repair shop. The Board scheduled April 27 for Public Hearing on the matter. He said that the property involved is right across from the Corn Crib. He will talk to Jill tomorrow. Mr. Lydon submitted a check for \$250 for his application fee.

Special Permit Request for Berkshire Mountain Distillers (BMD): BMD submitted an Application for a Special Permit needed to build a 2400 square foot warehouse, but no one from the business appeared. The Board scheduled a Public Hearing for April 27. BMD submitted a check for \$250 with their application

Wilkinson's Special Permit Hearing: The Board scheduled a public hearing on this matter for April 13.

Mail:

- The Town of Great Barrington sent a notice that there will be a Public Hearing at their Town Hall on an extension for a Special Permit.
- The Board received notice that the public records copying fee has been reduced to 5 cents.

Matthew Darling from New England Retail Properties: Mr. Darling explained to the Board that he is working with a retailer who generally develops stores of 20,000 square feet. He asked if there is a possibility to make it work in Sheffield? He said he could not reveal the name of his client.

Chair J. Collingwood Jr. explained that the maximum square feet allowed is 10,000, so a complete bylaw change would be required for such a project. He has never seen a Special Town Meeting for a zoning change, usually they are held for budget reasons. He thought it could be 14 months, for a bylaw change might be possible.

A. Gulotta thought it would be an uphill battle to amend the bylaws to allow a 20,000 foot store because the change would apply to other stores.

Rene Wood said that the Town could create a new district which would allow for the containment that A. Gulotta was speaking of. Such a new district might be a Commercial II for example, it could be defined for specific uses. She said that would require a Town Meeting and at least people would know what they would be voting on.

Chair J. Collingwood Jr. that the Board could look into the idea.

Rene Wood said that overlay districts have been used to regulate Adult Entertainment.

Mr. Darling asked if there is a prohibition on outdoor sales? Board members said that they would put restrictions on how it looked. Mr. Darling explained that he could write a contract contingent on the Board's approval.

Dave Smith Jr. said a Special Town Meeting could be called with a certain amount of signatures or the Selectmen could call a Special Town Meeting.

J. Collingwood Jr. said that May 5 is the Town Meeting.

Mr. Darling said that he got what he was looking for; it seemed to him that it's something the Board might consider.

It was announced that George Oleen and Ken Smith have taken their papers out to run for the Planning Board.

Minutes: D. Smith Sr. made a Motion to approve the March 9th, 2016, Regular Meeting Minutes as presented. A. Gulotta seconded the Motion and the Motion was approved unanimously.

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, April 13, 2016 at 7p.m.

Respectfully submitted,

Nadia Milleron

Nadia Milleron
Secretary to the Planning Board