

**TOWN OF SHEFFIELD
PLANNING BOARD
FEBRUARY 28, 2024
TOWN HALL FIRST FLOOR MEETING ROOM
7:00 PM
MEETING MINUTES**

Board Members Present: George Oleen, Chairman
Brittany Ebeling
Sari Hoy
Kenneth Smith
Robbie Cooper (Absent)

Others Present: None

Public Present: None

Chairman Oleen called the meeting to order at 7:00 p.m.

ANR Requests: None

Approval of Minutes:

The Board reviewed and discussed the minutes.

K. Smith motioned with a second from S. Hoy to approve the February 14, 2024, minutes with corrections. The motion passed unanimously 4-0.

Discussion and Possible Action Regarding ADU By-law:

- Discussed changes to a bylaw, including wording and conditions.
- Updated the accessory dwelling zoning amendment with the discussed changes and send it to
- CJ Hoss for review.
- Debated where to place the definition of short-term rental, in the By-law
- Discussed requirements for accessory structures in building code.
- Public notice for the March 12 for March 27 public hearing on the accessory dwelling zoning amendment, following CJ Hoss's final draft.

K. Smith motioned to approve changes to accessory dwelling regulations conditionally, with a second by S. Hoy. The motion passed unanimously 4-0.

Discussion and Possible Action Regarding Proposed Zoning By-law Change for Setbacks in the General Business District:

K. Smith motioned to amend the zoning bylaw for dimensional regulations change 40 feet on front, 20 feet on rear and side with a public hearing on March 27, with a second from B. Ebeling. The motion passed unanimously 4-0.

Discussion/ Possible Action Regarding the Request to Building Inspector Determination for @142 Main St., Sheffield:

Concluded that the letter submitted to the ZBA adequately summarized the Planning Boards stance. The Board agreed to have R.Cooper speak at the meeting.

K. Smith motioned, with a second from B. Ebeling, to hold a meeting on March 7th. The motion passed unanimously 4-0.

Review Mail:

The Board reviewed the mail
Notice from Great Barrington
Notice from Mt. Washington

Public Comment: None**Board Member Items:**

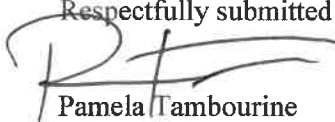
- Follow up on Municipal Water System
- Discussed By-law options
- Plan to talk to CJ Hoss

The next meeting was set for March 13, 2024.

K. Smith motioned, with a second by B. Ebeling, to adjourn the meeting. The motion passed unanimously 4-0.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted by:



Pamela Tambourine
Board Administrator

The following documents were reviewed at this meeting:

- ADU Bylaw
- Minutes
- Setbacks