

Charlemont Planning Board  
July 23<sup>th</sup>, 2015 Meeting Minutes

Members Present:

Dan Girard, Chair – Robert Malone, Vice-Chair

Michael Kane, Carlene Millett,

Members Absent:

Gisela Walker

Guests:

Peg Dean, Jon Schaefer, Jodi Tanguay, John Atwater, Alex Atwater, Greg Rowehl

Documents Reviewed in this meeting:

Call to Order

Planning Board Chair Dan Girard called the meeting to order at 7:35 PM.

Item # 1 – 7:35pm

Jon Schaefer requested an amendment to his special permit be made pertaining to the maintenance shed location. The size of the shed would revert to the originally requested maximum size of 60'x100'. The revised location would have the building sited approx. 1,500LF southwest of the location shown on the special permit. The revised location will increase the distance from the nearest abutted and offer additional vegetative screening of the building.

Dan Girard (Chair) moved that pending a letter of agreement from the abutter (Harker) the permit would be amended back to the original building size of 60'x100' and location 1,500' +/- of the current permit location. A letter from the abutter agreeing to this revision needs to be submitted for the file before this revision can be in effect.

2<sup>nd</sup> by – Michael Kane

Discussion – None

Vote – Unanimous

Before Mr. Schaeffer left the meeting he had additional conversation with the Board concerning signage for his business. The Board reviewed the current by-laws with Mr. Schaefer in order to ensure compliance.

Item # 2 – 8:07pm

10K properties LLC Special Permit Hearing

Review and discussion of special permit for the location of a sign on the property.

Peg Dean represented 10K Properties (Bill Stephens) at this meeting. There was discussion pertaining to the size and location of the proposed sign. The abutter (Jodi Tanguay) was in attendance and questioned the placement to ensure it would not block the site line for entering Rte. 2 from her driveway. There was an explanation of the location and the abutter was satisfied it would not impede her site line entering Rte.2.

The special permit checklist was reviewed and annotated for the application/file.

Dan Girard (Chair) moved that the special permit application be accepted based upon the information contained in the special permit application.

2<sup>nd</sup> by – Michael Kane

Discussion – None

Vote – Unanimous

Item # 3 – 8:25pm

Alexander Atwater to discuss requirement for special permit.

Mr. Atwater requested opinion from the Board on their opinion pertaining to change of use from a saw mill (248 East Oxbow Road) to single family dwelling and if a special permit would be required for change of use.

Board requested Mr. Atwater contact the building department and determine if a change of use permit is required.

Board took no action pending review and comment from Building Department.

Item # 4 – 8:31pm

Greg Rowehl came to the board to discuss wording of special permit.

Mr. Rowehl asked for clarification on the wording of the special permit. The language was a state of condition not granting any ROW. There followed additional discussion of the special permit process for future reference by Mr. Rowehl. The question concerning seating and how it is determined and the Board explained that seating falls under occupancy limits which is not within the authority or purview of the Board. Parking and screening of dumpsters was also discussed.

No action taken.

Item # 5 – 8:58pm

Board discussed the special permit violations by the Great Outdoors.

The owners of Great Outdoors will attend the next meeting of the Board on August 13<sup>th</sup>, 2015 to discuss issues pertaining to their special permit.

Tabled, no action taken.

Item # 6

Board reviewed and approved the minutes of the previous meeting July 9<sup>th</sup>, 2015.

Dan Girard, Michael Kane, Carlene Millett and Robert Malone initialed the meeting minutes acknowledging approval. Gisela Walker was not in attendance to initial the previous meeting minutes.

Item # 7 – 9:00pm

Having completed all business scheduled for this meeting,

Dan Girard moved the meeting be adjourned.

2<sup>nd</sup> by – Robert Malone

Discussion – None

Vote – Unanimous

Time: 9:00pm

Correspondence/Documents Reviewed in this meeting:

Rec'd letter from Mass HHS pertaining to no/low cost loan program for residents in need. Posted on board in hallway of town hall.

***The next meeting of the planning board is scheduled Thursday August 13th, 2015 7:30 PM at the Town Office.***