

Charlemont Planning Board
January 2nd, 2025, 6:00 PM Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Bill Harker

Members absent: Liz Bouyea

Others Participating: Star Atkeson, secretary

Others on phone: Jennifer Mooney

Bob Nelson called the meeting to order at 6:00 PM.

Agenda Items:

1. Review contract from Dodson and Flinker, draft letter to recommend contract to Select Board. The Board was good with the contract, but wanted clarification on Letter E. Ownership of Documents. Secretary will verify with the Consultants that Charlemont will own the document. They talked about the other proposals that they got.
Bob Nelson made a motion to approve the contract for the Dodson and Flinker Master Plan Update. Lori-Shulda Merrigan seconded the Motion. All in Favor, Jennifer Mooney-Aye.
2. Planning Board Budget request
The Board went over the budgets from the previous few years and decided to level fund the PB budget. **Lori Shulda-Merrigan made a Motion to approve \$700 for the PB budget for FY 2026. Bill Harker seconded the motion. All in favor. Jennifer Mooney-Aye.**
3. Review updated Charlemont Zoning bylaws to include updated cell tower bylaw; approve and sign. **Bob Nelson motioned to approve the revised Charlemont Zoning Bylaws which include the new section 44 pertaining to personal wireless service facilities, passed on May 28th 2024 and approved by the Attorney General's Office on October 21, 2024. Lori Shulda –Merrigan seconded the motion. Bill Harker Abstained. All others in favor. Jennifer Mooney-Aye.**
4. Discussion on Hearings for changes to Special Permits and new businesses running on old Special Permits, with input from Mass Planners List Serve. Secretary gave Bob the overview of the opinions from the Mass Planners List Serve, including Gisela Walker's comments. Zoning is to zone for *uses not for a particular business. The Board spoke about what it would mean for various businesses. A business may be better served to get a new Special Permit rather than having to abide by conditions from a previous business's Special Permit.
5. Feedback for SelectBoard General bylaw project: Short Term Rentals and Abandoned and Derelict Housing
They will bring it back for a later meeting.

6. New Massachusetts law re: ADUs, public comment opportunity
The Board spoke about the new law. They will await the draft language form FRCOG to potentially update the bylaws with.

**Unforeseen in the last 48 hours. The Planning Board received an email through Carlene, regarding a property on Schaeffer Way, asking if one could put in two tiny homes. The Board said that one could be a primary residence and the other could be an ADU possibly, if one was owner occupied. Or Lori suggested he could do a cluster development, if it can be done with 2 houses.

The Board spoke about other topics they may want to get on the Town Meeting Warrant. Lori suggested working on the subdivision laws which include cluster development. Other ideas were Short Term Rentals, Tiny Homes, a campground bylaw, and the required Marijuana changes.

7. Approve Minutes from December 19, 2024
Bob Nelson Motioned to approve the Minutes from December 19th, 2024. Jennifer Mooney seconded the Motion. All in Favor.

Bill Harker motioned to close the meeting at 7:34. Bob Nelson seconded the motion. All in favor.

Documents reviewed in meeting

Agenda for 1/2/2025

Compilation of advice from MassPlanners List Serve

2024 updated Charlemont Zoning Bylaws

Dodson and Flinker Master Plan Update Contract