

**Charlemont Planning Board**  
**November 21st, 2024, 6:00 PM Meeting Minutes**  
**Via conference call and in person, Town Hall**

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Jennifer Mooney, Liz Bouyea, Bill Harker

Others Participating Madison Schofield, Star Atkeson, Kim Blakeslee, Chris Dupree, Betsy Behl

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

Appointments:

**6:15 PM - Signing of ANR at 267 South Road for Betsy Behl and Steven Amter**

Betsy explained the location to the Board. The Board signed the ANR plans.

**Public Hearing**

**6:30 Brian and Christine Dupree / Stagecoach Auto — amendment of 1994 Special Permit to sell used cars at Stagecoach Auto Repair, 180 Rte. 8A North, to include a site plan.**

Bob Nelson opened the hearing at 6:30 and read the hearing notice. Christina Dupree was there to represent Stagecoach Auto as Brian Dupree wasn't feeling well.

The Board viewed the map with the 4 parking spaces laid out.

**Bob Nelson sought a motion to approve the addition of the drawing of the four spaces to the 1994 Special Permit to sell used cars. Liz Bouyea made the Motion. Jennifer Mooney seconded the Motion. All in favor.**

Bob Nelson closed the hearing at 6:35. The secretary will draft a Special Permit amendment document for the chair to sign.

Kim Blakeslee introduced herself to the Board as the SelectBoard liaison.

**Agenda Items:**

1. Approve/sign Minutes from November 7, 2024  
Minutes not ready
2. Discuss revising Charlemont Zoning Bylaws to include Article 25, approved by Attorney General (cell tower bylaw update.)  
Secretary will update the document and bring back for approval.

3. Bill Harker's follow up re: Letter from property owner from Topstitch Upholstery  
Bill spoke to Robert Tatro, property owner at 2071 Rte. 2, who lives in Florida, regarding a permission letter for Topstitch Upholstery to get a Special Permit. Robert would like to have a rental agreement signed before giving a letter. The board will wait.
4. Review and edit the Open Space Plan zoning section, and any other Open Space items.  
The Board edited some passages of the Open Space Plan that are zoning related. Liz took the edits and will give them to Sarah.
5. Review the list of consultants Sarah sent the RFP for the Master Plan out to.  
The Board reviewed the list and wondered if they could have it advertised on the CPTC list serve to attract local consultants as well as reaching out to Jeff Lacy who they have worked with, to see if he has a recommendation. They also wondered if it had to be posted somewhere officially as an RFP. Star will check with the administrator.
6. Review Oxbow Inn Special Permit  
The Board looked at the permits on file for the Oxbow Motel. The motel pre-dates Charlemont's Zoning bylaws. There are changes of use permits, regarding a particular building at the inn, but no original permit. Jen mentioned that the new owners had spoken to her about renting some of the units month-to-month and keeping some of the rooms as motel rooms. Lori will speak to the Building Inspector to see if the new month-to-month rental offering requires a change of use or if it can fall under the current use.

Bob Nelson closed the meeting at 7:47

Documents reviewed in meeting

Betsy Behl, Steven Amter ANR Plans and Form A

StageCoach Public Hearing Notice

StageCoach Special Permit Amendment Application package

Agenda for 11/21/2024

Charlemont Master Plan RFP, list of consultants contacted

The Oxbow Inn file folders