

Charlemont Planning Board
December 7th, 2023, 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Liz Bouyea

Others Participating: Jeff Neilsen, Jen Neilsen, Jason Jean, Jim Scalise, Jon Schaefer,
Star Atkeson

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

LSM spoke about ways that Wendell Rheinheimer could do a subdivision if he wanted to. She showed Bob a Form A from the Subdivision regulations and talked about other options. She also mentioned that the subdivision regulations were recent— 2007, and to change them would be costly.

APPOINTMENTS:

6:15 Wendell Rheinheimer to discuss plan to build at 225 Avery Brook Rd.

Wendell came in and talked about his plan. He is working with a wetlands scientist who told him that if he disturbed less than 5000 sq. feet, he could relocate some wetlands and his road could cross the wetlands. They will put pipe under their road for leach field. Otherwise, he talked with the Board of Health and was told he could have a shared well and septic for the two houses. His main question for the Board was how wide the frontage strip should be. Bob suggested that the surveyor he hires would know, but he would check with Gisela Walker, former PB member. Wendell will return for an ANR after he has gone through the conservation commission steps.

6:45 Sally Mueller to discuss plan to build on Mountain Rd

Sally called in. Bob let her know he had visited Mountain Rd Extension and the abutter who is building had done the required ditch clearing and the road looked okay. She would ideally like to access her lot (22) to build, off Harris Mountain Rd although the frontage she has there is only 125'. She could use the frontage on Mountain Rd Extension, but would rather use the town road if there is reasonable access. She will inquire about getting a variance from the ZBA.

7:05 Jeff Neilsen, Jim Scalise to inquire about glamping at the Warfield House (30 units)

Jeff Neilsen, Jen Neilsen, Jason Jean, Jim Scalise, Jon Schaefer came in. Jim Scalise showed the Board what he had been working on for The Nielsen Team who will purchase the Warfield House and would like to build (30) 400 sq foot cabins in a little development on the land. They explained the vision and tried to figure out how it would be categorized as far as zoning was concerned. Jim thinks "other uses" may be best as it didn't fit squarely into any of the categories listed. He would like to hear back from the PB in about 2-3 weeks. He will have his legal team provide some of the wording for the special permit. They will reach out to the building inspector and FRCOG.

ACTION ITEMS:

1. Review / Approve Meeting Minutes from 11/2/23 and 11/16/2023.

Bob Nelson motioned to approve the Minutes form 11/2 and 11/16/2023 Lori Shulda-Merrigan seconded the motion, all in favor.

2. Budget request FY 2025

Bob Nelson motioned to level fund for 2025. Lori Shulda Merrigan seconded, all in favor.

DISCUSSION ITEMS:

1. Review Attorney General Response to use table amendments.

Bob and Lori discussed the letter. The State approved the passing of Charlemont's bylaw revisions but told them that they may not have power to enforce them and cited examples of cases where similar efforts were overturned in court. It reminded them of the Cell tower bylaw revision. Bob saw a headline in Shutesbury where their solar installation siting efforts were denied by the AG's office. Charlemont's were approved, most likely to Gisela Walker's letter outlining the possible effect on Charlemont's economy if the scenic byway was lined with solar installations.

PROJECT UPDATES:

1. Short term rentals / use table update —Bob would like everyone to read the examples from Buckland for the next meeting. Could be put on the warrant for the spring Annual Town Meeting.
2. Marijuana bylaw required updates and actions—Sarah is taking a course on how to do the requirements exactly and she will pass it on to Lori. Can put on warrant for Spring ATM
3. Subdivision regulations / cluster housing update—Liz reached out to Megan Rhodes and found out that it would cost \$15-20,000. of DLTA funds to get FRCOG help on that. She will see if they can do it themselves.
4. Master Plan update—Lori let people know that there is a process that needs to be followed for Master Plan updates in MGL Chapter 41 section 81D.
5. Cell tower bylaw revisions—The board will vote next meeting whether to put on the warrant for spring ATM after Jonathan Mirin's appointment.

Agenda items for next meeting:

- Warfield House Glamping
- Reread approved Bylaw revisions to approve for publishing at next meeting.
- short term rental bylaw changes, read the examples from Buckland.

Bob Nelson moved to close the meeting at 8:45, Lori Shulda-Merrigan seconded the motion. All in Favor

NEXT MEETING: December 21st 2023

Respectfully Submitted by Star Atkeson 1/03/2023

Documents reviewed in meeting:

Agenda for 12/07/2023

Letter dated Dec 4th From the Office of the Attorney General to Kathy Reynolds, Town Clerk re: Charlemont Annual Town Meeting of May 23,2023 — Case #11046 Warrant Article # 28 (Zoning)

Preliminary Site design for The Nielsen Team by SK Design Group (overall site plan and enlarged site plans and details;) Packet of Zook cabin specifications and pictures

Budget request excel excerpt from C.Hayden

Meeting Minutes from 11/2/23 and 11/16/2023