

Charlemont Planning Board
December 19th, 2024, 6:00 PM Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Liz Bouyea, Jennifer Mooney

Members Absent: Lori Shulda-Merrigan, Bill Harker

Others Participating Star Atkeson

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

Agenda Items:

1. Approve/sign Minutes from November 7th, and 21st and December 5, 2024

Bob Nelson made a motion to approve November 7th, 21st 2024 minutes, Jennifer Mooney seconded the motion. All in favor.

Bob Nelson made a motion to approve the December 5th meeting minutes. Liz Bouyea seconded the motion. All those voting were in favor

2. 176 Main Street animal complaint follow up

The Charlemont Health Agent is coordinating with the Animal inspector and Control officer to visit 176 Main Street. Randy had asked for The Ag Comm's Chair's contact in an email.

3. Review Proposals for Master Plan update, choose consultant

The Board reviewed the 6 proposals and after discussion chose Dodson and Flinker to update the master plan. Plan-It-Green's proposal was second in the running.

Bob Nelson made a motion to award Dodson Flinker the contract for the Master Plan Update. Liz Bouyea seconded the motion. All in favor.

4. What needs a hearing or not? Re: Amongst the Oaks amendment to Special Permit.

- Star printed out a list of input from the Mass Planner's List serve. Everyone is pointing towards the necessity of a hearing, or, keeping the Planning Board out of it and asking BoH to regulate it a different way.
- On the subject of what requires a hearing and what not, Liz Bouyea suggested they get on the same page and formulate a rule so they can be clear and consistent. Bob would like to resolve another issue involving special permits first, which is—how can a new business use an older business's Special Permit without a hearing(?) Star will ask the Mass Planners list serve for advice.

**Unforeseen in the last 48 hours: Carlene forwarded Bob an email from Tim Moore regarding a property at 53 Schaeffer way. He wanted to know if he could put two tiny homes on the property. Charlemont doesn't have a tiny home bylaw. Schaeffer Way is a private road, the Planning Board would need to check the condition of the road. They speculated that with the new ADU general law, one tiny home could count as the primary residence and the second tiny home as the ADU. The main home may need to be owner occupied.

Bob said there are all of these little things that needs clarification. Like the seasonal rental bylaws that Val is working on, Bob suggested checking other towns' bylaws regarding tiny

homes. There is potential to use them in cluster developments or for recreation. Tiny homes could become ADUs. Bob will look into it and get back to Tim Moore. Things to think about are the definition of tiny homes (mobile or not mobile) and what size; Tiny homes considered an ADU if primary residence is owner occupied; speak to the Board of Health about any BoH considerations.

Bob Nelson closed the meeting at 8:15

Documents reviewed in meeting

Agenda for 12/19/2024

Minutes from November 7th, and 21st and December 5, 2024

List of responses from mass Planners List serve re: what is a minor change to a special Permit?

6 proposals for Master Plan Update

Email from Tim Moore