

Charlemont Planning Board
Via conference call and in person, Town Hall
12/21/23 Planning Board Meeting Minutes

Members present: Bob Nelson, Lori Shulda-Merrigan, Liz Bouyea, Jennifer Mooney
Others present: Bob Handsaker, Jonathan Mirin, Doug Mason, Paris Finley, Sonny Crawford
On telephone: Kent Chamberlain

Bob opened meeting at 6:07

Topic 1: Warfield House Build Permit

- Is Berkshire East selling prior or after build?
 - Unsure
 - Selling to the Nielsen Team: <https://www.theneilsenteam.com/team-page>
- What does this build qualify as for permitting?
 - Does not qualify as subdivision because all on one lot with one owner
 - Does not qualify as Campground because not seasonal
 - Question: Could they just use the existing permit for the Warfield House?
 - No, they would need a new permit
- Planning Board may need to hire a planner at their expense to advise us on the correct permitting for this job. Bob to take as action item

Warfield Permit Action Items

- Bob to contact the CPTC to see if we can ask a planner questions to make a decision on the permitting for Warfield House Project
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Member of Public joined meeting: Paris Finley

Topic 2: Buckland's Short Term rental use table additions.

- Buckland put a limit on the number of Airbnbs so there can be more emphasis on full time residents.
- Question from Paris Finley
 - Are we apples to apples with other towns [on the number of Airbnbs]?
 - Answer: Yes, we actually have more than other towns. We are concerned about having enough housing for families or those wanting to move to town
- Bob read the Buckland Short Term Rental Use Table out loud
- Planning Board would need to have changes ready by February to bring to Town meeting

Action Item

- Planning Board to review Bucklands table independently to discuss further in next meeting
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Topic 3: Zoning Bylaws

- Bob read through bylaws outside of meeting to identify typos

Action Item

- Bring topic it back next meeting for Colleen to update typos and font from Arial to Times New Roman
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Topic 4: 7:00 Appointment – Jonathan Mirin to discuss wireless bylaw revision.

In attendance

- Paris Finley
- Doug Mason from Heath Planning Board
- Bob Handsaker
- Jonathan Mirin
- Dr Kent Chamberlain from Durham NH (telephone)
 - Member of the New Hampshire commission on 5g and the impact on the environment and human health
- Sonny Crawford - Ag Committee and EMT

Discussion

- Dr Kent Chamberlain discussed his credentials and some information regarding the danger that electromagnetic radiation has on human health
 - Question from Mirin to Chamberlain: Is there a recommendation on how far the 5G should be?
 - 500 meters, 1640 ft from anyone's home
 - This is for small cell and macro tower
 - Dr. Kent has email address and offered to join Zoom to go over slideshow if desired.
- Bob - We cannot focus on the radio magnetics and human health; we can only focus on aesthetics. We do think it is important to have control over how they look and where they are and not anything to do with the radioactive
 - Idea to include "Must build to FCC regulations" in bylaws
- Finley
 - Encouraged the board to be careful and really think about this carefully
- Mirin
 - The Select Board would like to meet with the Planning Board about this topic
- Handsaker
 - We can exempt the town or parts of the town from the bylaw so the town can make their own decisions separate from the cell companies
 - Example: Could use fixed wireless instead of cell tower for exempt situations where families cannot access fiber

Action Items:

- Planning Board: Reread the document and decide if we want to move forward or not
 - Mirin: Work on Exemptions and definitions
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Planning Board discussed having meetings on 1/11/24 and 1/25/24 instead of 1/4/24 and 1/18/14

Bob closed the meeting at 7:55