

Charlemont Planning Board
February 15th, 2024, 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

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

Others Participating: Jim Scalise, Jen Nielsen, Jeff Nielsen, Bill Harker, Star Atkeson

On phone: Colleen Champ

Bob called the meeting to order at 6:03

APPOINTMENT

6:13 Jim Scalise, Warfield house Cabins

- Jim spoke about how to categorize the project under zoning, he had emailed the building inspector. It's not seasonal, therefore not campground under Charlemont zoning bylaw. He is leaning towards "mountainside resort." It has amenities (restaurant) and outdoor activities. Scalise thinks Jim Hawkins can apply code to how it is built re: zoning, BoH and Building code.
- Jenn Mooney asked if he plans to have the ability to turn into longer term condos, Scalise said not the way it was constructed, as won't be a permanent structure. Scalise said modular unit on deck doesn't need to meet same requirements under building code.
- Talked about neighbors who were ok with the project, there would be less traffic than current permitted uses, there was an agreement with the town sewer.
- There will be 32 units. There is a wetland, will come to ConComm, want to add footbridge over wetlands.
- Bob let Jim know that the Planning Board would like to hire a consultant (Jeff Lacy) to be paid by the client. Jim and the Nielsen Group are fine with that, would like a scope and a budget.
- Scalise would like to submit by March 7th and would like an email regarding hearing dates.
- They spoke about whether it will be new use or change of use as a resort with individual units, mix of A-frames and geodesic domes, both fit on same platform, cantilevered.
- A new well is in plan, will be a public water supply, 2 wells active now. Will drill well closer to Rice Brook.
- All units will be 5-600 sq feet., can fit 4 people. Title V regs are per bedroom. Talked about sewer flow, water use will be less than allotted sewer flow. 5,000 Gallon sewer, 5,000-gallon water usage, 5-7,000 water storage. There will be a septic tank; gray water will connect to sewer system.
- They want to build in summer around existing wedding bookings.

ACTION ITEMS:

1. Review / Approve Meeting Minutes from 1/25/2024

Bob Nelson moved to approve the Minutes from 1/25/2024. Lori Shulda Merrigan seconded the motion. All in favor.

2. Review approved bylaw revision final edits before publishing.

This was not done in this meeting.

3. Cell tower bylaw revisions, finalize document.

The cell tower bylaw needs a little work with the formatting and a decision on which definitions to use, whether to use the FCC definitions. Star will work on it.

4. Timeline for cell tower bylaw and marijuana bylaw hearings

Lori thinks there may be more to add from the state bylaws for the marijuana bylaw and will keep working with Sarah (who will speak to town counsel and the Select Board about it) if she hears back before next meeting it could still happen this year, otherwise they can aim for next year to bring it to Town Meeting.

They talked about having the informational meeting for the cell tower bylaw revision on March 21st.

5. Town Report request from administrator

Bob will look over what Star emailed and finalize it.

Bob Nelson moved to close the meeting at 7:51 because of a sudden snowstorm, Lori Shulda-Merrigan seconded the motion. All in Favor.

NEXT MEETING: 2/29/2024

Documents reviewed in meeting:

Agenda for 2/15/2024

Meeting Minutes from 1/25/2024

Rough draft mockup/plan of the Warfield House cabins.