

Charlemont Planning Board
February 29th, 2024, 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Jennifer Mooney, Colleen Champ

Others Participating: Star Atkeson

Bob Nelson opened the meeting at 6:04.

1. Review timeline for cell tower bylaw revision to get to Annual Town Meeting

Previous bylaw revisions were done in 2 months, so 3 months is plenty of time. The bylaw has been returned by the Select Board. They will see when the Warfield House application comes in and schedule around that.

2. Look at current Warfield House Special Permit

- The Board looked at the special permits that were on file for The Warfield House and went over what existed and what took place now as best they knew from experience. There currently is not a restaurant, catering is done for weddings.
- If they met their 5000 gallon per day capacity, what would that mean for other businesses and residences. Bob thinks that the agreement that is already in place between the sewer district and Berkshire East/ Warfield House trumps all else. If they need to go over the agreement amount, they will have to install something up there.
- They discussed potential usage of water for such large-scale lodging.
- Colleen wants clarification about the boundaries of the protected land in 61B, and how that will work with this project.
- They want clarity on the cabins not being built to residential standards, unable to be turned into condos. They figure it may be because there won't be foundations. The Board wants clarity on that.
- They may want to do a bylaw revision to take the word 'seasonal' out of the campground bylaw.

3. Decide on Scope of consulting work for Jeff Lacy of Rural Planning Associates for Warfield Cabins Special Permit.

The Board decided that the examples of assistance that consultant Jeff Lacy, Rural Planning Associates, laid out in an email, looked good. They'd like him to participate in person as per Gisela's recommendation. Gisela also told Bob that they should understand the long-term impact the project may have on the town.

4. Refresher on Special Permit Process

Bob Nelson reviewed the steps with the new members: The applicant speaks at the hearing, PB asks question, they think about conditions in the hearing—signage, parking, lighting, etc. There are preset criteria A-L to go through, regarding effects/benefits to the town—tourism, etc...The public may speak after the board speaks.

Bob Nelson adjourned the meeting at 7:45

NEXT MEETING: 3/7/2024

Documents reviewed in meeting:

Agenda for 2/29/2024

Jeff Lacy's (Rural Planning Associates) scope for the Nielsen Group

Warfield House Permit files:

- John Glaze 133 Warfield Rd 1995/ Agri-tourism Special Permits from 1995-1996
- Warfield House Restaurant expansion 1997
- Warfield House /John Glaze Guest Housing at 125, 133 Warfield Road 2000
- Warfield House Addition of 2 rooms 2004
- Warfield House Pavilion Special Permit 2004
- John Glaze/ Valley View Farm, 26 room lodge 2005
- 133 Warfield Realty Special Permit for Brewery and Taproom 4/2020