

**Charlemont Planning Board**  
**March 7th, 2024, 5:30 pm Meeting Minutes**  
**Via conference call and in person, Town Hall**

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

Others Participating: Gisela Walker, Jeff Lacy, Jim Scalise, Jon Shaeffer, Jen Nielsen, Jeff Nielsen, Star Atkeson

5:30—First look at Special Permit Application with The Nielsen Group, Jim Scalise and Jeff Lacy for 32 cabins at the Warfield House, 133 Warfield Road.

Jim Scalise brought in 3 copies of a complete Special Permit application for Hinata Mountainside resort, located at 133 Warfield Road.

- Included is the Renovation of the Warfield house and the installation of 32 cabins
- Scalise asks that the Planning Board put in as a condition whatever comes out of the meeting with the sewer district. The sewer and water usage is an ongoing process. 12,000 gallons a day of use is anticipated.
- There will be 3 total public water supply wells, maximum demand 95 gallons a minute, they will drill a new well near the brook.
- They located isolated wetlands.
- There will be a 20 ft driveway, with a 2-foot shoulder.
- 79 car parking lot is existing.
- Cabins are 20x24 with decks, 2 cabin styles: rectangular with shed roof and A-frame style. There may be a 3<sup>rd</sup> style (Geodesic Dome) if meets energy code in time for hearing.
- They want to create groupings of cabins.
- They will be built on piers (not much earthwork) and may change the orientation a little from what is on the plan.
- There will be a 10x12 booster pump building with a couple of tanks and a variable speed pump.
- Sewer will be by gravity except for the secluded cabin over the wetlands footbridge which will be pumped over wetlands.
- Plumbing will be prefab style below the deck.
- They don't want to install sprinkler systems, the units are so small, will put alarm system in, though, and tie the fire alarm into call center. 2 ways of egress is unnecessary, not much travel distance to exit cabins, even in A-frames.
- Colleen asked about traffic. Scalise said it will be a reduction from what is permitted now, the public restaurant went from 275 seats down to 60. The wedding capacity is 165 in the pavilion. There will be more traffic but it will be staggered.
- Scalise confirmed that the cabins will meet with the energy code, either stick built or prefab. They will not be on wheels.
- Scalise categorizes the project as a mountainside resort which falls under "other uses" and requires a special permit.
- Sewer is calculated with number of bedrooms.
- The cabins will be up to residential code, except for the lack of a sprinkler system.
- Cannot rent for whole season, no leases will be given.

- The housing will go with the events.
- Scalise confirms that the use will remain transient, they are not for single family occupancy.
- They will pick up garbage daily.
- The Nielsen Group will purchase both lots amounting to 474 acres.
- Jenn questioned that they estimated 64 people, as most cabins will have a pull out couch and will be able to sleep 4.
- The sewer capacity for restaurant is based on seats.
- Colleen wants to know how they will monitor activity overnight. The Nielsens say there will be always staff or themselves onsite. They have more partners, there will be onsite management. They may move into the bungalow.
- Scalise believes (from traffic engineer standpoint) it will not create congestion. There may be more traffic but never “congestion.”
- The public may access trails free of charge, they will change trailhead to not be close to the cabins. No hunting or motorized vehicles will be allowed. They will work with a company to move some of the trails away from the cabins.
- Lori suggested having a trailhead from Riddell Rd. Gisela thinks it would be nice to let the townspeople park and walk from Riddell Road.
- Cabins will be taken out of 61B as part of the sale.

The hearing date will be April 4<sup>th</sup> 2024. Gisela advised to make sure the same board members will be in attendance for 3 meetings in a row in case of hearing continuations.

**Bob Nelson adjourned the meeting at 7:00**

NEXT MEETING: March 21<sup>st</sup>, 2024

Documents reviewed in meeting:

Agenda for March 7<sup>th</sup>, 2024

Contract from Jeff lacy Rural Planning Associates

Special Permit application