

Charlemont Planning Board
March 20th, 2025, 6:00 PM Meeting Minutes
Town Hall, 157 Main Street and via conference call

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

Others Participating: Joe Pellegrino, Star Atkeson, Gisela Walker, Tony Walker

Bob Nelson called the meeting to order at 6:05 PM.

Citizen Comments 6-6:15 7:00-7:30

Gisela and Tony Walker stopped in to catch up with the Board. Gisela has been a long time Planning Board member.

They spoke about:

- The animals at 176 Main.
- Whether the Atwater land was protected in any way, as it is now for sale. And could accommodate lots with frontage.
- The Tatro Trucking lot and who would be held responsible for upholding current Special Permit Conditions.
- Mohawk Trail as a designated Scenic Byway; the businesses that look good and those in disrepair.
- The block (apartment houses on Main Street)
- Introducing Site Plan Review to other parts of town
- The Master Plan Update
- The Celltower Bylaw revision that Mirin is proposing (adding setback distances)
- Marijuana bylaw
- Avery Brook Road as route for National Grid Bear Swamp Feeder project
- The tubing businesses
- Hinata cabin timeline
- Possibilities for repurposing the school building if the towns vote to merge (floated idea of the library moving to the school)
- Housing

Agenda Items:

1. Animals at 176 Main update

Joe showed the board video he had taken of a pair of animals, he called them goats but they looked like llamas or alpacas, in the backyard of 176 Main in a 10x6 pen that is usually covered with tarps and wood. The video, when sent to board members' phones, was less clear than the one viewed on Joe's phone.

The wind had blown the tarp off so Joe could see the animals. He said the "goats" don't see the light of day and believes that it is cruelty to animals. In the past this person had left alpacas alone with their bridles and the skin grew over the bridles. They had to be taken to an emergency vet. It's that level of neglect. He spoke of the cattle flies that come from the property and which he has to deal with at his house. He hasn't heard roosters lately. He spoke of the pungent odor emanating from 176 Main during the warmer months of the year. He can't be in his own yard because of the stench.

Jenn remarked that the FRCOG building inspectors are paid by the town in the role of zoning enforcement officers and need to be responsive.

Lori said that she had called Jim and hadn't heard back yet. She will call again and give a deadline of two weeks for the violation notice/ ticket to be delivered. If it doesn't happen, they will need to contact FRCOG.

The Board suggested coordinating with the BOH. Lori had heard that the BOH wasn't dealing with it. Star will find out. Joe offered any help at all that would facilitate the resolution of the problem. It's been going on for 5 years.

2. Approve Minutes from March 6, 2025

Bob Nelson made a motion to approve the March 6th Minutes as written. Lori Shulda-Merrigan seconded the motion. All in favor.

3. Update on the Master Plan Progress.

The Board felt that no update was necessary

4. Plan/do outreach for Master Plan Visioning session, March 27th 6 PM at Hawlemont, and survey <https://www.surveymonkey.com/r/Charlemont>.

The Board talked about what they would do for outreach. Jenn sent some texts and messages.

5. Review / approve Town Report

Bob Nelson made a motion to approve the Town Report as written. Lori Shulda-Merrigan seconded the motion. All in favor.

Lori Shulda-Merrigan motioned to close the meeting at 7:55. Bob Nelson seconded the motion. All in favor.

Documents reviewed in meeting

Agenda for 3/20/2025

Minutes from March 6, 2025