

Charlemont Planning Board
March 21st, 2024, 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

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

Others Participating: Bill Harker, Jonathan Mirin, Star Atkeson

Bob Nelson called the meeting to order at 6:05

The Board discussed the upcoming appointment and looked at the drawing that David Kong had sent. Bob had spoken to Gisela who had suggested that he submit detailed plans for the deck.

6:15 Public Info Meeting for Cell Tower bylaw revisions

Jonathan Mirin offered to provide the Board with simple paragraph-long explainers for each of the Cell tower bylaw revision changes. He let the Board know that Upton Massachusetts is using Charlemont's revisions as a starting point for their own revisions.

The Cell Tower bylaw revision public hearing date is set for May 9th.

6:55 David Kong to discuss adding a deck to Avery's at 127 Main Street

David does own the property up to High Street so the setbacks are not an issue. The deck will be roughly 16x16 or 18. The purpose is to cover over a well head and to provide a spot for guests of Avery's to spend some time. The deck is too high to install a door into Avery's. It will come close to the level of the windows. The deck will have railings and possibly a roof cover.

ACTION ITEMS:

1. Review / Approve Meeting Minutes from 2/15/2024, 2/29/2024, and 3/07/2024.

Bob Nelson motioned to approve all Minutes as written or amended. Lori Shulda Merrigan seconded the motion. All in favor.

2. Review and submit to publish updated and AG approved bylaws.

The bylaws have a few more revisions to be made which were not possible with the online file sharing.

3. Warfield House/ Hinata Cabins, possible site visit scheduling.

- Bob spoke to Gisela Walker who had some comments that she sent in an email. Bob read the email out loud. Some of the highlights were: the hope that the town could benefit from the project by having a public parking area to use the trail system or get help with something in town like the revitalization of the Charlemont Inn and/or downtown parking spaces; and using local workers to work at the resort. She would like to know who the investors and partners are, who are buying the property. She questioned how the temporary residency of the cabins will be enforced.
- The Board spoke of using/ rebuilding Ridell Road as an access point for the town members to park and use the land.
- The Board spoke about site visit scheduling. They will email a time and date. Bill suggested getting ahold of Jim Scalise. Bob will see if Jeff Lacy would like to go with them.

- The Board spoke again about public access to 61B land. They would like to see a specific area for townspeople to use to park for trail use.

Bob Nelson adjourned the meeting at 7:30 PM

NEXT MEETING: April 4th, 2024

Documents reviewed in meeting:

Agenda for March 21st, 2024

Minutes 2/15/2024, 2/29/2024, and 3/07/2024.

Email of Gisela Walker's recommendations for Hinata Mountainside retreat

The Updated Bylaw revisions