

Charlemont Planning Board
March 6th, 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, Bill Harker

Others Participating: Star Atkeson, Shaine Meulmeister, Dillan Sussman, Jonathan Mirin

Bob Nelson called the meeting to order at 5:00 PM.

AGENDA*

5:00-6:00 Working portion of meeting with no public input.

Discuss Master Plan deliverables submitted by Dodson and Flinker.

The Board went through Dodson and Flinker's Collated Action Plan, they had Sarah Reynold's draft and added to it.

Agenda Items:

1. Animals at 176 Main update

Lori spoke to Jeff Gougeon and was firm with asking him to issue the fines. Joe Pellegrino had called Jim Hawkins. Bob asked if the attorney had given advice. Star will find out.

2. Approve Minutes from January 2nd January 16 and February 6, 2025

Bob Nelson made a motion to approve the Minutes of January 2nd, January 16th and February 6th, 2025. Bill Harker seconded the motion. All in favor.

3. Letter from Marguerite Willis re: Laundromat / Sewer

Bob Nelson read the letter regarding the need to figure out sewer capacity for a laundromat in town. Bill asked Star to respond to Marguerite thanking her and that they will take it into consideration.

Appointments:

6:15 Jonathan Mirin, 5G setback draft and site plan 225 Avery Brook Rd.

Jonathan Mirin read his draft language for the zoning bylaw update that he hopes the Planning Board will bring to Town Meeting. His proposed setback number was 1500 feet. Right now, the setback is 0 feet from someone's house for a small cell tower. The large monopole cell towers are still at 800'. Lori is fine with putting in a number but wants it to be reasonable. Bob said there isn't enough time to do it before this town meeting. They would like to read the language in an email. Jonathan had sent the draft. They will read it and possibly pursue it in time for the following year's Annual Town Meeting.

Jonathan said that a proactive Board can do a lot to create a bit more leverage for the Town to be able to decide where it is appropriate to put the macro cell towers and small cells. Heath did 1500' for macro and 750' for small cell.

Jonathan spoke about his vision for adding cabins to his Art and Ecology center behind the Barn at 224 Avery Brook Rd. (Formerly 225 Avery Brook rd.) He now owns the barn. He asked if he would need a substantial driveway. Without seeing any real plans, the Board supposes that yes, he will need a driveway that could support emergency vehicles turning around.

6:35 Consultants of Dodson and Flinker, Master Plan Update meeting with Planning Board

Shaine Meulmeister and Dillon Sussman came in to go over their deliverables. They took feedback on the Master Plan survey, the Collated Action Plan, nothing new from the fact sheets, and the Issues and Opportunities pages.

Dillon let Bill Harker know that the consultants planned on the Planning Board giving feedback first, getting feedback from the other Boards. Bill had been concerned that decisions were being made without Parks and Rec weighing in.

Dillon and Shaine gave the Board the agenda for the Master Plan Visioning session which will be on March 27th at 6 PM at Hawlemont.

Bob Nelson closed the meeting at 8:50 PM

The next meeting will be held on March 20, 2025

Documents reviewed in meeting

Agenda for 3/6/2024

Minutes from January 2nd January 16 and February 6, 2025

Letter from Marguerite Willis to Planning Board and Board of Select, re: Zoning etc and Master Plan and Wall Street Journal headline clipping, "How Zoning Ruined the Housing Market in Blue-State America" dated Feb 14, 2025

Charlemont Master Plan Survey draft

Charlemont Master Plan Visioning Workshop Facilitator's Guide March 27, 6 PM, version 3/6/25

Collated Action Plan

Charlemont Master Plan: Existing Conditions Fact Sheets:

- Land Use and development Patterns
- Public Services and facilities
- Demographics and Economy
- Historic and Cultural resources
- Housing
- Agriculture, Open Space and Recreation, and Natural Resources
- Circulation and Transportation