

**Charlemont Planning Board**  
**April 3rd, 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: Jonathan Mirin, Shana Totino, Wendell Rheinheimer, Michael Suter, Pam Schneider, Star Atkeson, Joe Pellegrino

On Phone: Godeliève Richard

Bob Nelson called the meeting to order at 6:01 PM.

**Appointments:**

**6:15** Wendell Rheinheimer/ Shana Totino with questions about Piti Theatre parking plan at the barn on Avery Brook Road.

Shana read the timeline of circumstances that she had prepared regarding 225 Avery Brook rd., in relation to their neighbors / new owners of the Barn on Avery Brook Rd.

In 2023 They sold the parcel to Jonathan Mirin and Godeliève Richard and included an easement for the use of a shared driveway on their property on 225 Avery Brook Rd.

Now the neighbors are not in agreement with the proposed use of the easement by Mirin.

1) Until the deeds are made more clear, Shana asks that the Board not grant permission for other plans for structures having to do with the easement and their property.

2) Shana Asked to have Special permit explained by Bob and Lori

They went over the original map that went with the Special Permit for Piti Theatre's Barn. They agreed that it was all located on the Mirin's barn property.

Shana asked that if Mirin wants to use the easement on their yet to be built driveway to access his parking lot, will he need to come back to the board to amend his special permit. The Board agreed that if he changed his parking plan he would need to come back and go through the abutter notification process and have a hearing to amend the special permit.

They talked about the condition on the Special Permit of the primary parking to be located in the area to the north of the barn. Currently there is a fence there. The Board advised Mirin to use the North parking lot to be in compliance with the permit. The Board recommended that Shana and Wendell file a written complaint to the relevant boards if they think there is a violation of the permit.

**Agenda Items:**

1. Animals at 176 Main update

Lori had talked to the building inspector who assured her that he would either drop off a violation letter, or send it with certified mail that Friday or the following Monday. The Board spoke about how the fines worked. It is \$100., or a warning at first. \$300 for the next violation, and \$300. for the third etc., if the owner got the fine, he may have moved the animals to the other location on Mountain Road. Joe has not heard any roosters.

2. Review/Approve Minutes of March 20, 2025

**Bob Nelson made a motion to approve the Minutes of March 20. Liz Bouyea seconded the motion. All in favor.**

3. Next meeting:

Matt's Garage, Bill had mentioned that there were a lot of cars there, need to check the permit to see if he is following the requirements. Another business has been opened on the premises.

Bob met Travis DeCere at the Master Plan meeting. He may need to come to the Planning Board regarding how The Oxbow is categorized. He has a permit for a motel but not for a boarding house. The Board would like to see what permit he is operating under now. They will wait for him to send an email to see what he will seek from the Planning Board.

**Bob Nelson closed the meeting at 7:55.**

Documents reviewed in meeting

Agenda for 4/20/2025

Minutes from March 3, 2025

Map of 225 Avery Brook Road

Piti Theatre Co. Special Permit

Copy of 225 Avery Brook Rd. proposed driveway.