

Charlemont Planning Board
May 9th, 2024, 5:45 pm Meeting Minutes
Via conference call and in person, Town Hall

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

Others Participating: Tim Flaherty, Jeff Nielsen, Jen Nielsen, Jim Scalise, Jeff Lacy, Dan Finnegan, Attorney, Jon Schaeffer, Jonathan Mirin, Chris Larabee, Hamdan Hussein, Ken Hall, Star Atkeson

Bob Nelson called the meeting to order at 5:47 PM.

5:45 – Anna Cronin of Dirt Church Brewing Co., inquiring about Dirt Church sign for tap room on existing Cold River signposts at 31 Main St.

Anna came in with measurements of the current signage at the former Cold River Restaurant, the package store and on the signposts. The Board did the square footage calculations. If Anna can keep the combined signage between the fence posts under 18 square feet, she may put up the sign without an additional special permit. They are under the total 64 square foot allotment for the businesses in total.

Anna will follow up with the secretary with the exact sign dimension.

6:00 - Public Hearing for Charlemont's Cell Tower Zoning Bylaw, Sections 44.1- 44.7.

Bob Nelson opened the public hearing at 6:01 PM

Bob Nelson read the public Hearing notice. No one from the public except Jonathan Mirin was at the hearing.

Jennifer Mooney made a motion to accept and move the changes to the cell tower bylaw to the Town Meeting warrant. Lori Shulda Merrigan seconded the motion. Liz Bouyea, Bob Nelson, Jennifer Mooney and Lori Shulda-Merrigan were in favor. Colleen Champ abstained as she was absent from the previous bylaw meetings.

Bob Nelson closed the hearing at 6:08 PM

6:45 - Discuss / Vote on drafted Special Permit for Hinata Retreat LLC/ Hinata Retreat Realty, LLC to construct 32 new glamping cabins at 133 Warfield Rd

Before the meeting time started the Board and Jeff Lacy discussed the email response from the attorney.

They would like the plans to be final before approving the permit. They worried about the applicants not wanting to have designated parking for trail use. The board is fine with no designated spaces but wonder if people will get towed.

Jeff Lacy noted that there seems to be an informal agreement that is working out. If towing occurs, it will be an indication that they are not allowing use of property.

- When the appointment started the Board and the applicants agreed that the permit should supersede all previous permits for 133 Warfield Rd.
- They discussed the driveway. It will be steep.
- The swimming pool is stated but not located yet on the plans.
- The swimming pool will be residential scale.
- They spoke about the term Housekeeping Cabin.
- They spoke about how to word in the permit, the access that the PB should have to inspect or respond to a complaint.
- They spoke about how to educate the public about the driveway use and whether locals can continue to use Warfield Road. The applicants will put the GPS Pin at the entrance to the driveway and have the signage there.
- If there is too much traffic on Warfield Road it will “trigger a review by the planning board”
- They spoke about the wiggle room on the cabin size. 10% for the cabins and 30% for the decks.
- They spoke about the parking lot lighting. They will stipulate 1 foot candle maximum for the parking lot. They spoke about the hours for amplified music proposing an 11:00 PM shut off for weekdays and 12:00 for weekend nights.
- The lawyer does not want to include designated public trail access parking in the permit.

Review and approve Minutes of 3/21, 4/9 and 4/18/2024

Bob Nelson motioned to approve the 3/21 and 4/9 Minutes as amended and the 4/18 Minutes as written. Jennifer Mooney seconded the motion. All in favor

Bob Nelson motioned to end the meeting at 8:35. Jennifer Mooney seconded the motion. All in favor.

NEXT MEETING: May 16th, 2024

Documents reviewed in meeting

Agenda 5/9/2024

Minutes of 3/21, 4/9 and 4/18/2024

Hinata Special Permit Decision draft 2

Updated site plans, including driveway and NOI