

Charlemont Planning Board
May 7th, 2026, 6:00 PM Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Jennifer Mooney, Bill Harker

Others: Star Atkeson, Katelyn Marshall, Eli Marshall, Sam Lyman

Bob Nelson called the meeting to order at 6:00 PM.

Citizens' Comments 6:00-6:15

Katelyn and Eli Marshall came in to talk about Warfield Road. They were concerned that the heavy machinery had damaged the road and messed with the drainage in an area and were also concerned about speeding. They are concerned that a dog could be hit. The road has some sharp turns, and they have observed speeding cars.

Bill thinks the traffic is consistent with what Warfield House would have experienced prior to Hinata.

The Board went over the decision that Hinata made to build a private driveway, the damage to the driveway, and the assertion that it would be fixed in the spring. Jen will drive over there and see what the progress is.

Katelyn and Eli noticed a new 30 MPH speed sign and think it should be lower. As far as speed signs and a "slow, child" sign Katelyn and Eli would have to contact HWY and the Select Board about that.

6:15 Appointment - Sam Lyman

Inquiry about developing short term cabins at 2155 / 2151 Route 2

Real estate agent Sam Lyman inquired about zoning and planning requirements and timeline to pass on to a client about 2155/ 2151 Route 2. They are planning on 50 @400 square foot cabins, completed in phases.

He was told the whole process could take 6 months, he would need to get a wetlands delineation from a soil scientist, talk to BOH, have engineered plans made to come to PB for a Special Permit.

Agenda Items:

1. Review / Approve Minutes from April 16, 2026

Bill Harker made a motion to approve the Minutes as amended. Bob Nelson seconded the motion. All in favor.

2. Marijuana Social Equity policy instead of bylaw

Bob explained the situation to the Board. The attorney advised the Town to make a policy rather than writing the social equity language into a bylaw. There had been instances of the CCC getting sued.

3. Attorney comments on bylaw drafts

The attorney pointed out a discrepancy in the ADU bylaw related to ADUs attached to non-conforming structures. As the protected use ADUs are exempt from the non-conforming requirements, the non-conforming requirements apply only to a second ADU.

4. DOER Energy siting and permitting, presentation overview

The Board looked at the slides briefly pertaining to how to implement the energy projects from the 2024 Climate Law

Bob Nelson moved to close the meeting at 7:29pm. Bill Harker seconded the motion. All in favor.

Documents reviewed in meeting

- Agenda for 5/17/2026
- Minutes from April 16, 2026