

Charlemont Planning Board
June 4th, 2025, 6:00 PM Meeting Minutes
Town Hall, 157 Main Street and via conference call

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Bill Harker

Others Participating: Star Atkeson, Dillon Sussman, Shaine Meulmeister

On Phone: member Liz Bouyea

Bob Nelson called the meeting to order at 6:07 PM.

Citizen Comments 6-6:15

6:15 Dodson and Flinker to present the finished Charlemont Master Plan, vote to adopt

Dillon and Shaine presented the hardcopy Master Plan to the Planning Board.

Lori had some small but important edits to the Master Plan, including school enrollment numbers and a few typos. The Consultants will make the edits.

Lori-Shulda Merrigan made a motion to adopt the Master Plan “Shaping of Charlemont” with the changes as specified in the meeting to be completed and integrated by Dodson and Flinker. Bob Nelson seconded the Motion. Bob Nelson - Aye, Lori Shulda-Merrigan - Aye, Liz Bouyea - Aye

The consultants talked about the Town getting MVP funding to do a Town Center Study about infrastructure and economic and social resilience; the second round of MVP planning reinforces the need for a town center plan.

They also suggested a Planning Board led study for route 2. (river access, rest areas, way finding, tourist info, road improvement)

7:00 Jonathan Mirin to speak about cluster housing, etc. on Avery Brook Road and next steps for the citizens’ petition for bylaw amendment to add wireless installation setback number.

Jonathan discussed his plans to have a yurt and some other dwellings on the land near 225 Avery Brook Road.

Agenda Items:

1. Review/Approve Minutes of May 15, 2025

Bob Nelson made a motion to approve the May 15th minutes as written. Lori-Shulda Merrigan approved the motion. All in favor; Liz Bouyea-Yes.

2. Discuss Oxbow site visit

Bob and Lori spoke about the site visit to 1741 Route 2 (formerly The Oxbow.) Bob was impressed with how good everything looked. They remembered that Jenn Mooney had brought up the idea to DeCere of wording the permit so that it could potentially all be non-transient, just in case the transient use isn’t as much as he thought. They decided that he could always come back to change the permit if that was the case.

Lori had concerns about the plan for the common kitchen being kept open for 24 hours. Bob brought up practical uses for the kitchen such as someone who works a night shift needing to prepare food.

3. Recommend Molly Cantor to join the Planning Board

This was discussed at the May 15 meeting.

Bob Nelson closed the meeting at 7:50 pm. Lori Shulda Merrigan seconded the motion. All in favor.

Documents reviewed in meeting

Agenda for 6/4/2025

Minutes from May 15, 2025

Deliverables for Dodson and Flinker:

- Town of Charlemont Master Plan 2025