

Charlemont Planning Board
June 4th, 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, Rebecca Spangethal, Jeff Nielsen

Bob Nelson called the meeting to order at 6:11 PM.

Citizen's Comments 6:00-6:15

6:15 Appointment – Jake Latakas / Rebecca Spangethal

preliminary meeting for Site Plan Review for Jake Latakas' books and art sales at 165 Main Street

Rebecca explained her idea to the board. The Board noted that 165 Main Street is covered by an existing Special Permit for retail. It also allows gathering space uses, conditioned upon a parking agreement with the Federated Church.

Bill Harker made a motion to put Rebecca Spangethal's name on the current file for 165 Main. Bob Nelson seconded the motion. All in favor.

Bill Harker made a motion to allow Rebecca to move forward with her plans to open an art and book sales location at 165 Main Street, based on the old Special Permit. If they decide they want to do something different they should come back. Jennifer Mooney seconded the motion. All in favor.

Agenda Items:

1. Review / Approve Minutes from May 7, 2026

Bob Nelson made a motion to approve the minutes as written. Jennifer Mooney seconded the motion. All in favor.

2. Town meeting debrief, bylaw paperwork requirements for AG

Star will take care of it.

3. Discuss Master Plan meeting scheduled for June 18th

The board acknowledged the meeting was scheduled for the 18th, and that they had invited people back.

4. Rooster at 193 Main Street.

Star let the board know that a violation letter had been delivered to the owners and an inspection was scheduled for Monday.

5. Jeff Nielsen —Hinata driveway progress, ** updated plan for wellness area

Jeff spoke about the driveway. It has been open, it hasn't been fixed yet and is steep, but guests are told before they come that they need four-wheel drive. Jennifer Mooney said she had driven it after the last meeting.

Jeff showed the board where he planned to put two cabins, joined together to house a massage therapy room in an area previously used for staging. The project is a revenue driver for them. The Board looked at a drawing of the massage building and the deck, which will have two saunas and a plunge pool.

Bill Harker made a motion to accept the plans as presented. Jennifer Mooney seconded the motion. All in favor.

Jeff predicted that construction will come to a close at the end of summer this year. There had been complaints about speeding. Bob said that the board could ask the town to enforce speed limits and figure out a way to get the speed limit lowered on Warfield Road.

6. Warfield Road speed study results

The board read Sarah's email about the results of the speed study. In the study there was not a lot of speeding. The Board was unclear about aspects of the speed study.

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

Documents reviewed in meeting

- Agenda for June 4, 2026
- Minutes from May 17, 2026
- Hinata Deck plans