

Charlemont Planning Board

August 1, 2024, 6:00 PM

Meeting Minutes Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Jennifer Mooney(arrived 7:00 PM), Liz Bouyea, Lori-Shulda Merrigan

Others Participating: Greg Rowehl, Hussain Hamden, Matt Meade, Jerry Pratt, David Kong

Bob Nelson opened the meeting at 6:00

Established that a quorum of 3 is needed for site plan review votes; super majority of 4 for special permit votes

Appointments:

06:15 PM Public Hearing for Greg Rowehl to amend the Berkshire Pizzeria, LLC, 72 Main St., 2015 Site Plan Review.

- Public Hearing opened at 6:19
- Discussion among Board members and citizen participants re: driveway and dispute
- Lori read the letter from the town lawyer regarding this matter. The letter confirmed the paragraph about the “shared driveway” should be removed, and never should have been included in the first place.
- New permit shall include the following changes
 - Remove Sandri Realty Inc. /Greg Rowehl (sale to Rowehl pending), Gregory C Rowehl and Gabriela F. Rowehl
 - Remove: “The driveway” section entirely
 - Update Date at top
 - Update Public Process Dates
 - Update Decision and Vote
- Unanimous vote of Planning Board members to update the **Berkshire Pizzeria, LLC, 72 Main St., 2015 Site Plan Review** with changes indicated above at 6:45
- **Action Item:** Prepare new permit with changes indicated above

7:15 David Kong to discuss parking at food truck site

- Came to discuss stopping at Jerry Pratt’s property with his food truck
- Planning Board determined there are no changes needed to permit for Mr. Kong to do so.
- Randy with FRCOG told David Kong he will need a permit from the Planning Board
- **Action item:** Send Randy Crochier email that David Kong, with his food truck, is able to stop at the Pratt property on the existing Pratt permit. Attach permit to the email to the Board of Health (Rcrochier@frcog.org).

Action Items:

1. Review and approve Minutes of 7/18/2024
 - a. Minutes not printed for review – move to next meeting
2. 90 Main Street, site plan review schedule and preparation
 - a. Bill Harker not present for update
3. Vote to publish updated Zoning Bylaws
 - a. A couple more reviews by Lori required before bringing to meeting. To review next meeting.

Discussion Items:

1. Master Plan
 - a. Bob Nelson has idea to schedule working meetings to begin reviewing and updating the Master plan.
 - b. Select Board to devote 1 member to Master Plan and 1 to OSRP to facilitate the update process.
 - c. Action Item: Individual Board member to continue working individually until the 15 of August, where we will establish a meeting cadence.
 - d. Action Item: Liz to contact Select Board for members to be involved.
 - e. Action Item: Liz to contact Sarah to

Jen makes motion at 7:55 to close meeting, Second Lori, All in favor.

Documents reviewed in the meeting:

1. **Berkshire Pizzeria, LLC, 72 Main St., 2015 Site Plan Review.**
2. Letter from Town Attorney re: **Berkshire Pizzeria, LLC, 72 Main St., 2015 Site Plan Review.**
3. Jerry Pratt Food Truck Permit