

Charlemont Planning Board
August 15th, 2024, 6:00 PM Meeting Minutes
Via conference call and in person, Town Hall

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

Members absent: Jennifer Mooney

Others Participating Star Atkeson

Bob Nelson called the meeting to order at 6:02 PM.

Action Items:

1. Review and approve Minutes of 7/18/2024 and 8/1/2024

Bill Harker made a motion to accept the Minutes of 8/1 with a small amendment. Bob Nelson seconded the motion. All in favor.

Bill Harker motioned to accept the 7/18 Minutes as written. Lori Shulda-Merrigan seconded the motion. All in favor.

2. Review, approve, and sign, draft Berkshire Pizzeria, LLC, 72 Main St., 2015 Site Plan Review amendment

The Board looked at the permit. Bob Nelson signed the permit.

3. 90 Main Street, site plan review schedule and preparation

The Board spoke again about an applicant being able to obtain a permit that then ran with the property. Bob Nelson suggested that as part of the process the Board ask the owner for permission to have the permit run with the property.

The Board suggested to give Thayer a copy of the current permit, show him the anticipated changes and have it run with the property.

Hearing for Heritage Diner can be held on October 3rd. Not all Board members can make Oct. 17th.

There will be no meeting on September 19th.

4. Vote to publish updated Zoning Bylaws

Lori had flagged some changes to the updated Zoning Bylaws. The changes were made.

Bob Nelson moved to approve the updated bylaws as amended. Lori Shulda-Merrigan seconded the motion. All in favor.

Unforeseen within the last 48 hours.

- Former Board member G. Walker emailed the Board after noticing a lot of new and advertised activity—Boat wrapping and Boat storage at the location of Tatro Trucking, 2071

Rte 2., G.Walker had been concerned about the screening as well. Bob will inform the owner that they should come in and get a permit.

- Bill Harker noticed EV chargers getting put in at Native Views and wondered if they need a permit for that.
- The Planning Board may need to tweak the ADU bylaw in light of the upcoming change in Massachusetts General Law allowing ADUs.

Discussion Items:

1. Update on Board priorities:

- Master Plan update — The Board would like to hear from Sarah precisely what she needs in terms of grants being applied for. There will be posted open meetings. Bob suggested that a Select Person meet with a PB member to make changes a certain number of pages at a time.
- Sarah would like the Open Space plan first, there are specific instructions on how to update open Space Plan. There will be meetings with Townspeople.

2. Marijuana bylaw, required updates and actions

- Sarah is doing State led meetings on the topic, they will wait for Massachusetts to send guidance. They will most likely need to provide a packet for potential dispensaries or marijuana related businesses.

Bill Harker closed the meeting at 7:10 PM. Bob Nelson seconded the motion, All in favor.

Lori Shulda-Merrigan reopened the meeting at 7:10. Bob Nelson seconded the motion. All in favor.

Bob Nelson closed the meeting at 7:17 PM, Bill Harker seconded the motion. All in favor.

Unforeseen within the last 48 hours:

1463 Rte 2. Olde Willow,

Someone is interested in dividing the parcel and buying the cabin portion of The Olde Willow property. Bill Harker recommended that if they buy the place, they should leave the building where it is. The buildings are grandfathered where they stand, otherwise with the wetlands in the back and the proximity to the river it would be hard if not impossible, to do any new building.

Hinata

Construction has not started yet. They have not closed on the property yet.

Documents reviewed in meeting

Minutes of 7/18/2024 and 8/1/2024

August 15, 2024, Agenda

Berkshire Pizzeria, LLC, 72 Main St., 2015 Site Plan Review amendment