

Charlemont Planning Board
August 7th, 2025, 6:00 PM Meeting Minutes
Town Hall, 157 Main Street and via conference call

Members Participating: Bob Nelson, Bill Harker, Molly Cantor, Liz Bouyea

Others Participating: Larry Bruffee, Jeanne Bruffee, Star Atkeson

Bob Nelson opened the meeting at 6:08 pm.

Appointments:

6:15 Larry Bruffee— Approval Not Required for lot division at 2129 Route 2

Larry and Jeanne went over the lot division at 2129 Route 2. Bob Nelson said it all looked fine. The Board signed the ANR for 2129 Route 2.

6:30 Charlotte Dewey to present an edit of the new Master Plan around Charlemont Inn

mentions. Charlotte spoke to the Board about the new Master Plan update. She thinks that there should be more explanation if they leave the sentence in about the Inn's bankruptcy, that the Inn was condemned by the BOH and not the Building Inspection program. She thinks it will be a long paragraph and may be better to simply write that the Charlemont Inn has been closed since Thanksgiving 2011 and is awaiting renovations. The footnote with the Recorder Article could be edited out as well.

Liz suggested the Board check with Sarah, as she uses the Master Plan to get grants.

The Board agreed that Sarah should be asked, if she agrees to it, then they will get in touch with Dodson and Flinker about changing it.

Agenda Items:

1. Review/Approve Minutes of June 4th and 26, 2025

Bob Nelson made a motion to approve the Minutes of June 4th, 2025. Liz Bouyea seconded the motion. All in favor.

Bob Nelson moved to approve the Minutes of June 26th, 2025. Molly Cantor seconded the motion. All in favor.

2. Board reorganization; members and roles entered into Planning Board Rules and Regulations. The board would like to wait for the other members to be present to choose roles.

3. Choose PB member to be Charlemont representative to FRCOG Regional Planning department.

Molly was interested in being the representative. Bob got an email from Jessica Atwood about an upcoming meeting on September 4th dealing with Brownfields.

The Western Mass CPTC (Citizen Planner Training Collaborative) conference will be at GCC on Saturday October 4th

Bob Nelson made a motion to close the meeting at 7:04. Bill Harker seconded the motion. All in favor.

Documents reviewed in meeting

- Agenda for 8/7/2025
- Minutes of June 4 and 26, 2025
- Larry and Jeanne Bruffees ANR drawings of 2129 Route 2