

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

Members Participating: Bob Nelson, Molly Cantor, Liz Bouyea, Lori Shulda-Merrigan, Bill Harker, Jennifer Mooney

Others Participating: Star Atkeson,

On phone: Charlotte Dewey, Sarah Reynolds, Ilyza Earle

Bob Nelson opened the meeting at 6:00 pm.

Appointments:

6:30 Charlotte Dewey to discuss edit of the new Master Plan around Charlemont Inn mentions.

Charlotte Dewey and Sarah Reynolds joined by phone to discuss the Charlemont Inn edits. In the version Charlotte received of the master plan, which was an earlier draft, the consultants had written that the Inn was condemned. Charlotte thought that would have needed clarification about it being condemned by the BOH, and that it wasn't condemned in its entirety; also to bring up, why other buildings in town weren't mentioned. In the later version, the word condemnation was not included. Sarah thought the word bankruptcy would be good to keep in because it covered everything from court costs to taxes etc. Charlotte clarified that the new building code requiring a sprinkler system was the reason for the bankruptcy. They agreed that the footnote with the link to the recorder article could be taken out.

The Master Plan, unlike the Open Space and Recreation Plan, Sarah said, does not need to be submitted to the State for Approval, but she will double check.

Bob Nelson made a motion to the edit the Master Plan by removing the footnote with the Recorder Article. Jennifer Mooney seconded the motion. All in favor.

Agenda Items:

1. Review/Approve Minutes of August 7, 2025

Bob Nelson made a motion to approve the August 7th meeting minutes as written. Bob Nelson seconded the motion. All in favor.

2. Board reorganization; members and roles entered into Planning Board Rules and Regulations

Jennifer Mooney made a motion that Bob Nelson stay Chair, Lori Shulda Merrigan stay Vice Chair and Liz Bouyea stay Clerk. Liz Bouyea seconded the motion. All in favor.

3. Master Plan implementation plan and other business for 2025

Bob noticed in the PB Rules and Regs, that it was the Planning Board's duty to implement the Master plan, he would like to make sure that they move it forward,

Bob suggested reaching out to Dodson and Flinker to ask who came to the visioning events that D&F put on. There was an exercise where people volunteered to lead one of the top priorities or to support them, it would be good to have that information. He would also like clarification

to be included in the master Plan on what the abbreviations were for the boards, groups and individual people that were assigned a particular priority item.

The Board decided to do the first action which is to form the committee to implement the plan. Liz volunteered to be on the committee to project manage the implementation and will work on a draft to call for interested people to join.

****unforeseen in the last 48 hours**

- The permitting of TopStitch Upholstery on Rte 2 is still unresolved. The screening trees are down from the original permit. The business owner has the option to come in and get his own permit, but he would need a permission letter from the building owner. Star will pull the 1989 permit and put it on the next agenda.
- Native Views has an EV charger, the Board will revisit whether to require permitting for EV chargers. Bob thinks that it could be over a certain number of chargers that would require a permit.

Bob Nelson made a motion to adjourn at 7:16 Lori Shulda-Merrigan seconded the motion, all in favor.

Documents reviewed in meeting

- Agenda for 9/4/2025
- Minutes of 8/7/2025