

Charlemont Planning Board Meeting December 4, 2014

Minutes

Members present: Stephen Ferguson, Chair; Dan Girard , Gisela Walker, Michael Kane. Absent: Tom Cashin

Also present: Robert Malone, Charlemont resident

Chair opened the meeting at 7 pm

Dan moved, Steve seconded approving minutes of 11/20; unanimous yes

Mr. Malone expressed his interest in serving on the Planning Board; he is a long time resident of town, has in the past served served on the school committee and recent changes in his commute make it more feasible for him to commit to being a local official. There was some discussion about what slot on the Board he would be filling. After some back and forth about the need for training and study to be an effective Board member as well as appreciation by the Board members for Mr. Malone stepping 'up to the plate' Dan moved and M Kane seconded the motion to recommend Mr. Malone's appointment as an alternate member to the Board of selectmen. Unanimously approved.

At 7.15 Jon Schafer from Berkshire East came to explain upcoming three new projects on the mountain that might require special permits: a new maintenance building, a new ski lift with accompanying trails on a recently purchased expansion of land and additional an mountain bike 'park'. There will be a public hearing on December 18 for the building.

The Thompsons, next on the agenda, did not show up.

Dan reported on the recent town hall walk-through and plans to create more space by moving out file cabinets.

There was a follow-up discussion of the Board's letter to town counsel re the need for SPR for a change in business on a commercial site that has

been approved for general retail. The Board agreed to interpret the letter as meaning that if an existing special permit has been granted for a generic retail use without any specificity and goes with the land, then a change of use within retail cannot require Site Plan Review.

Dan reported that he is staying on top of the formation of the newly to be appointed Earth Removal Committee which will have its constitutional meeting on December 8 to be followed by a full meeting in January.

Gisela reported that she has not finalized the SPR application package yet so there is nothing to review.

The Board adjourned at 8.35pm (Dan moved/Mike second, all yes)

Respectfully submitted by Gisela Walker