

Charlemont Planning Board  
June 25, 2015 Meeting

Members present: Dan Girard, Chair, Robert Malone, Vice-Chair,  
Michael Kane, Carlene Millet, Gisela Walker

Also present: SPR Applicant Greg Rowehl, Cathy and Frank Buntin, abutters  
Mike Sisum for an ANR  
Beth Bandy, Selectwoman

A Public Hearing for a Site Plan Review was opened at 7:15pm

The applicant plans to build a deck onto the back of his Berkshire Pizzeria on Main Street. At issue for the Planning Board were parking and access because the existing driveway to the back of the pizzeria crosses the abutters driveway and neither of the two parties have a deeded right-of-way. In the spirit of mutually beneficial cooperation the parties agreed to give each other a proper right-of way as well as agreed on the increased width of the driveway and the location of the additional 10 parking spaces in the back. In addition the Board reviewed and specified the usual: hours of operation, lighting, signage, noise, screening of dumpsters, and access from the parking lot to the deck. Overall the Board saw this as a welcome expansion of a successful business downtown and signed off on the site plan.

At 8.15 the Chair opened the public meeting.

Minutes from the last meeting were approved unanimously without any changes.

Michael Sisum came to submit a plan that collapses the lot that used to be the small liquor store owned by the Carcio's with the lot of the new restaurant/liquor store owned by Faufauw/Sisum on Main Street.

There was some discussion about what is required in terms of permit changes or amendments when a restaurant expands its seating capacity without making any structural changes and has approval from the Building Inspector. It may be wiser not to specify the number of seats within a building or on a deck in the special permit or on the site plan as long as it is clear that the Building Inspector and the Board of Health are more important players in the decision about how many people can be placed.

The Board discussed a concern that has been raised by an abutter about the vegetative buffer between them and the Great Outdoors' parking lot and decided to send a friendly reminder with a copy of the permit condition for the buffer.

There was confusion about where the large sign that announces the entry into the Village of Charlemont is meant to be placed. The Board felt it to make the most sense if the signs on either end of town go to where the old ones were before.

The Board then engaged in a discussion about taking minutes and decided to bring this issue before the All Board meeting on July... It is the Board's position that while we have a clerk to do the filing Board members should not take the minutes while being active members of the ongoing discussions, especially at hearings; that the Town may be able to find more volunteers to serve on Boards if there is a paid staff person or note taker at all Board's meetings.

The Chair suggested the creation of a new form to help with getting information about someone coming before the Board ahead of the meeting.

Respectfully submitted by G. Walker

Materials viewed in meeting of 6/25/15:

Minutes from 6/11/15 meeting

Berkshire Pizzeria, LLC SPR application & file

Special Permit and Site Plan Review application for town signs

Charlemont Bylaws

ANR plan from Faufaw/Sisum/White/Carcio, dated 8/18/2010

Carcio Special Permit Decision, dated 7/19/2012

Zoning Revision public hearing notice from Hawley Planning Board for ground mounted solar installations bylaw (hearing date 7/23/15).