

Charlemont Planning Board

October 22, 2015 Meeting Minutes

Members Present: Gisela Walker, Michael Kane, Carlene Hayden, Dan Miller

Members Absent: Robert Malone

Guests: Cheryl Handsaker; WiredWest, Kristie Faufaw & Michael Sisum; Cold River Café, Erwin Reynolds, Sr., Barbara Harris, Jon Schaefer; Berkshire East.

Call to Order – 7:15 pm

Walker called the meeting to order at 7:15 pm

Item # 1; 7:15 Appointment

Cheryl Handsaker attended the meeting to discuss the placement of the Yankee Doodle man sign on the Town Hall lawn to advertise and count down signups needed for WiredWest. It was discussed that the sign stood approximately 6 feet tall and was between 2-3 feet wide. Sign bylaws were reviewed and it was decided that the sign qualified as an On-Premise, By-Right Sign under section 36.1(2) of the zoning bylaws. Handsaker agreed to measure the sign to ensure it fell within the permitted dimensions and to send the Board the specs and a picture of the sign.

Item # 2; 7:30 Appointment

Barbara Harris attended the meeting to discuss replacing a travel trailer on her property for the purpose of allowing her nephew to stay in it. It was discussed that the current bylaws do not allow for the placement of a travel trailer, only a temporary mobile home. After discussing some possible options, Harris felt that putting an addition on her house would be the best solution and would require only a building permit.

Item # 3; 8:00 Appointment-Site Plan Review Hearing

Walker opened the public hearing at 8:00 p.m. Erwin Reynolds, Sr. was in attendance as an interested party.

Applicants Kristie Faufaw and Mike Sisum of Cold River Café explained that they were seeking a permit for a 10'w x50'l expansion of the kitchen area of the café. The applicants submitted an interior layout design of the addition. It was discussed that the addition was to the east side of the building and that the applicants had spoken with their abutter Troy White. The 10' setback would be maintained. No additional lighting would be added but the applicants would be adding a bathroom and relocating an exit door as well as adding up to 25 additional parking spaces. Sisum noted that a driveway to the rear of the building has been cut in for access to the proposed parking area and that the fill would eventually be removed. The Board noted and the applicants acknowledged the grading requirements in the zoning bylaws. The parking was discussed and it was requested that the applicants submit another parking plan showing the additional parking spaces and although not part of this application, the Board would like the applicants to show the parking spaces on the abutting parcel owned by them for clarification.

Sisum agreed to bring in a revised parking plan to be included as part of their permit. The criteria for Site Plan Review was then reviewed with the applicants.

Motion: A motion was made by Walker for a Site Plan Review permit to allow the expansion of the east side of the building of the Cold River Café and for the expansion of the parking area.
Second-Hayden, Discussion – none, Vote – unanimous.

Walker closed the public hearing at 8.40 p.m.

Item # 4

The Board received an email from Building Inspector Jim Hawkins questioning the need for a Special Permit by Berkshire East for additional decking to the base lodge. Jon Schaefer attended the hearing to discuss this and the relocation of a garage/maintenance building. Hawkins noted that he did not believe the deck required a permit per section 31.2 of the zoning bylaws, as the special permit for the building legitimizes it, therefore it was not non-conforming. After discussion, the Board concurred that the deck would not need a Special Permit. Schaefer also mentioned wanting to replace a maintenance building. Because this was the third relocation of the building, the Board informed Schaefer that a Special Permit application would be needed; Jon noted that he had submitted an application in anticipation of this. A hearing was scheduled for Thursday, November 19th at 7:15 p.m.

Item # 5

A complaint was received that realtors have placed several signs at a designated memorial site for Vietnam Veteran General Hap Adams; a longtime resident of Charlemont. The signs, placed on the intersection of Route 2 and East Oxbow Road were felt to be disrespectful of the memorial site. The Board does not regulate realtor signs as they are usually temporary in nature. It was suggested that an appeal be made to the realtors to replace the signs at an alternate location.

Item # 6

Kane submitted his resignation from the Board but noted that he is keeping it open, explaining that he will be going to Florida for a few months but would return in January and was willing to continue on the Board until his house in Charlemont sells.

Item # 7

The Board will meet with Building Inspector Hawkins at their next meeting; November 5th, to discuss special permits, site plan review and other issues, and to ensure they are in agreement on these issues.

Adjourn – 9.30 pm

Walker adjourned the meeting at 9.30 pm. Next meeting: Thursday, November 5, 2015 at 7:00 p.m.

Respectfully submitted,

Carlene Hayden/Gisela Walker

Documents Reviewed in meeting of 10/22/15:

1. *Picture of Yankee Doodle guy sign, as viewed on Handsaker's computer.*
2. *Application, Plans and interior design of Cold River Café expansion*
3. *Standards for Review of Site Plan Review*
4. *Email from Inspector Hawkins regarding Berkshire East building permit for deck, dated 10/21/15*
5. *Charlemont zoning bylaws*
6. *Berkshire East special permit application for relocation of building, dated 10/21/15*
7. *Picture and information on General Hap Adams memorial*
8. *Resignation from Michael Kane*
9. *Fall, 2015 CPTC workshops flier*