

Town of Charlemont
Minutes of the Planning Board Public Meeting
Charlemont Town Hall Meeting Room
Date: 11/19/15

Members present: Robert Malone, Chair, Carlene Hayden, Gisela Walker,
Daniel Miller

Members Absent: none

Meeting called to order at: 7.00 pm

Seeing no citizens present the Board reviewed a draft letter to business owners re non-compliance with signage rules, then reviews the new stamp to be put on site plans and approved minutes from the past meeting unanimously.

7.20 pm Chair opens Public Hearing re a new maintenance building for Berkshire East to be placed on an existing foundation that used to serve for a garage now removed.

Jon Schafer and Jim Schafer present to represent applicant. No abutters. This maintenance building had been approved for a special permit at a previous hearing (August, 2015) but for a different location. The applicant explains that this location is all around better for the operation, the aesthetics and the one abutter who had an issue with the previous location. The applicant asked to approve a slight change to the original plans by adding a connection extension of 10 feet to the building next door.

After discussion and review the chair moved and C. Hayden seconded to approve the application according to plans submitted. Vote unanimously in favor.

Chair closed the Hearing at 7.55 pm (CH 2nd)

Public Meeting continued with a discussion follow up to last meeting's conversation with Jim Hawkins, Building Inspector, which identified the need to change the present site plan procedure to be clearer about the trigger for a site plan when an existing land use is expanded. The Board decided to bring this up with the FRCOG consultant pat Smith who is presently

working with the Board on drafting various changes to the site plan part of the zoning bylaw for annual town meeting.

The Board decided to combine a required public hearing to adopt the revised Rules and Regulations with an Open House to encourage the public to come and learn about the Board in the hope we will find people interested in running for the Planning Board. Date was set for December 17.

Meeting adjourned at 9.15 pm (motion chair, 2nd GW)

Submitted by Gisela Walker

List of documents viewed in meeting :
Berkshire East application for maintenance building plans
Draft letter to business owners
Minutes from 11/5/15 meeting