

Minutes of the Charlemont Planning Board Meeting

January 21, 2016

Members Present: Robert Malone; Chair, Gisela Walker, Carlene Hayden.

Members Absent: Dan Miller

Others Present: Donald Kahn

Meeting called to order: 7:04 p.m.

The Board reviewed and approved the minutes from the 12/21/15 meeting.

Donald Kahn attended the meeting to discuss renting out several retail spaces at the site of the Oxbow Motel/Otter's Restaurant businesses he owns and currently has up for sale. Kahn would renovate some motel rooms to suit the retail use and said he envisioned such businesses as hair/tanning salon, UPS store, convenience store, cross country skiing, etc. The Board questioned the viability of some of the retail uses, given the number of similar type businesses already in the area. Kahn stated that his hope was to have the motel be more of a resort for patrons and to make the property more attractive to buyers. The Board told Kahn to stop in and get the Special Permit application materials from Hayden.

The Board reviewed a letter from the DCR in partnership with several other conservation groups, which outlined conservation options for landowners and their heirs.

The Board discussed a letter received from a landowner offering to secure a charitable donation on behalf of the town, payable to the Conway School of Design in facilitation of the Main Street design project. After discussion, it was noted that using the Conway School would not be feasible due to the timelines of both the project and the Conway School.

The Board discussed the zoning bylaw amendment timelines and Walker agreed to draft up a timeline spelling out the actions of the Planning Board and the dates to complete them by.

The duties of the Chairperson were discussed with regard to the filing of Decisions and notifying the Planning Board Secretary on what transpired at meetings and any business needing action.

Hayden noted that the Snow Decision still needed to be filed. Malone stated that the solar company installing the array at the Snow property still needed to submit revised plans showing the proper setbacks of the array. Malone will remind them, as the plans need to be filed with their Decision.

The Board discussed a question from the Building Inspection department regarding whether a business in the Village Center District would require both a Site Plan Review and Special Permit. The Board concurred that only one would be needed, as they each had similar sets of requirements that needed to be met, depending on the type and nature of the business.

Meeting Adjourned: 8:47 p.m.

Respectfully Submitted,

Carlene Hayden

Documents Viewed in Meeting of 1/21/16

Minutes from meeting of 12/21/15

Letter from DCR regarding conservation and estate planning

Letter from landowner regarding charitable gift to Conway School of Design, dated 1/5/16

Email from Paul Lemelin, FCCIP regarding Site Plan Reviews and Special Permits, dated 1/7/16