

Charlemont Planning Board July 21, 2016 Meeting Minutes

Members Present:

Robert Malone, Chair, Gisela Walker, Carlene Hayden, William Harker.

Others Present:

Jim Seidl; SK Design Group, Peggy Sloan; Franklin Regional Council of Governments (FRCOG).

Call to Order

Planning Board Chair Malone called the meeting to order at 7:02 PM.

Item # 1: Approval of Minutes

On a motion by Malone and seconded by Walker, the Board unanimously approved the minutes from the meeting of 7/7/16, as written.

Item # 2: 7:00 Appointment, Jim Seidl

Jim Seidl attended the meeting to present an Approval Not Required (ANR) plan for the property at 336 South River Road. 5.4 acres of the 86+- acres would be retained by the owner and the rest was being sold. The Board reviewed the plans and agreed they met or exceeded the zoning requirements. On a motion by Malone and seconded by Harker, the Board voted unanimously to approve the plan.

Item # 3: 7:15 Appointment; Peggy Sloan (standing in for Pat Smith)

It was noted that the Select Board was initially supposed to be present but were unable to attend; the Planning Board agreed to report back to them. Peggy Sloan, from FRCOG explained that DLTA funds were approved for assistance with Charlemont's Open Space and Recreation Plan (OSRP) update. She provided handouts on the process, requirements and a list of reasons for an OSRP update. The DLTA funds would need to be spent by December and FRCOG would need to know by mid-August if the Town wanted to move forward. The Board discussed the list of required revisions and the expected workload of the update, as well as the anticipated lack of volunteers to serve on an Open Space Committee. After much consideration, the Board felt no urgent need for an update as there has been minimum development in Town, and that the timelines and difficulty in finding volunteers would make an update this year unrealistic. On a motion by Harker and seconded by Malone, the Board voted unanimously not to pursue an Open Space and Recreation Plan update this year. The Board proposed reviewing their current 5 year plan at a future All Board Meeting to see where they are at, and to garner public input on whether an update is feasible or not. The Board thanked Sloan for her time and will forward their recommendation to the Select Board.

Item # 3:CPTC Course Offerings

The Board discussed the list of CPTC courses offered this fall. It was decided that their first choice would be Introduction to the Subdivision Control Law and ANR, with a request for emphasis on ANR's. Hayden will forward their selection to Peggy Sloan.

Item # 4: Berkshire East Adult Aerial Adventure

The Board reviewed the plans submitted by Berkshire East for their new adult aerial adventure and concluded that the plans were too vague. The Board scheduled a site visit to view the location on Thursday, August 4th at 6:00 p.m.; before their next meeting.

Item # 5: ANR and Zoning Discussion

The Board revisited the issue of unbuildable roads and the minimum standards. Past attempts to reach out to emergency personnel departments for their input had failed, so the Board decided to invite them individually to a meeting. They will ask Fire Chief Doug Annear to come to their next meeting.

The Board discussed the possibility of reducing the required road frontage from 150' to 100', however Walker noted this had been attempted in the past and was not well-received. Hayden also suggested increasing the minimum lot size from 1.04 acres (45,000 sf) to 1.50 acres (65,340 sf), which was the minimum building lot size for property valuation. It was noted that this would also help with meeting Title 5 regulations and septic and well distances.

ANR Build-out analysis was briefly discussed; which is a means for determining the number of lots that could be developed with the minimum lot size in Town.

Item # 6: Approval of Invoices

The Board reviewed and approved the Recorder invoice for the Berkshire East hearing ads.

Adjournment

Business having been concluded, Planning Board Chair Malone adjourned the meeting at 9:00 P.M.

The next meeting of the Planning Board is August 4, 2016 at 7:00 PM.

Respectfully submitted,
Carlene Hayden

Documents viewed in the meeting of 7/21/16

1. Minutes from the meetings of 7/7/16
2. Approval Not Required plan; 6/30/16
3. Handouts from Peggy Sloan regarding an Open Space and Recreation Plan update
4. Charlemont's current Open Space and Recreation Plan (2004).
5. CPTC fall, 2016 course offerings
6. Berkshire East Site plans for location of adult aerial adventure course
7. Invoice from the Recorder 6/30/16