

**Charlemont Planning Board
Meeting 8/4/2016
Minutes**

Members present: Robert Malone, Chair, Carlene Hayden, Gisela Walker, Bill Harker
Bruce Lessels, applicant

The Chair opened the meeting at 7.00 pm

Motion to accept minutes of 7/21 (GW moved, BH second, all in favor)

Bruce Lessels submitted a plan for an ANR that would transfer about 50 feet from a corner on his property to his neighbor so that the neighbor has enough lot size to add a garage. Board signed off on this simple lot re-configuration.

The Board had invited Doug Annear, fire chief, for a discussion about the recurring issue of certain old subdivision driveways that do not provide adequate access on certain 'roads' in town and serve lots which are hence refused as building lots by the Building Inspector. The Board wanted to hear from the fire chief as to what he considers adequate width, slope and surface quality for fire engines; we then compared that to what our Subdivision Regulations stipulate and saw no need to make changes to those. Except on the wording to the required amount to 'gravel' Board members learned from B. Harker that changes could reduce the cost of building a new road. Board members felt that they have the authority to negotiate certain waivers to address this in specific situations depending on the soil on site.

The main barrier to these old subdivision lots along Cherrie Pearson and Mountain Road is the inability of the lot owners or realtors to get together and work out a joint solution for their access road.. Since these will not be town roads, it is not up to the town to provide proper roads.

GW will check with Pat Smith from the FRCOG about wording changes within the Subdivision Regs. Since these are not a zoning document, it may be easier than going for zoning changes. C. Hayden reported that there is no digital copy of the town's Subdivision Regulations anywhere. G. Walker will inquire with the COG.

The Board talked about how it happened that the side and rear set back in the Rural District changed from 25 to 50 feet with recent zoning amendments. None of the members quite remember a discussion about this and so inadvertently one ground-mounted solar system on Avery Brook Road was permitted with a 25 ft. setback only.

Chair moved to adjourn at 8.25, seconded by B. Harker; unanimously all in favor.

Next meeting will be August 18, except if no business comes up Board may cancel meeting.

Materials reviewed: Town of Middleton sample design standards for roads and Charlemont Subdivision Design Standards page 9

Respectfully submitted by Gisela Walker