

**Charlemont Planning Board  
October 20, 2016 Meeting Minutes**

Members Present:

Robert Malone, Chair, Carlene Hayden, William Harker

Members Absent:

Gisela Walker

Others Present:

Frank Perry

Call to Order

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

Item # 1: Approval of Minutes

The Board reviewed the minutes from 9/15/16 and on a motion by Malone and seconded by Harker, the Board voted unanimously to approve the minutes as written.

Item # 2: 7:15 Appointment; Frank Perry

Perry attended the meeting to discuss subdividing his property on West Hawley road into 4 lots, explaining he would sell three and retain one for himself. He explained the property contained 52 acres, 1,300 feet of frontage and was located about a mile past the Route 8A bridge. Due to the fact that Perry had plenty of frontage and acreage for the 4 lots, it was determined that this would not require a subdivision plan. Harker suggested Perry make sure that all the prospective sites perked before attempting to sell them. The Board advised Perry to contact a surveyor to draw up an Approval Not Required (ANR) plan and once completed, he could bring it in and file it with Hayden. Perry thanked the Board for their time.

Item # 6: Review of Mail & Correspondence

The Board reviewed their correspondence which included flood inundation maps and report by the USGS, notice of a modern wood heat presentation sponsored by the Massachusetts Statewide Wood Energy Team, a hearing notice from MassDOT for the Main Street traffic calming project, an email from Gisela Walker, the September building construction report and Special Permit notices from the Buckland ZBA.

Adjournment

Business having been completed, Planning Board Chair Malone adjourned the meeting at 8:03 P.M.

**The next meeting of the Planning Board is November 3, 2016 at 7:00 PM.**

Respectfully submitted,  
Carlene Hayden

## **Documents viewed in the Planning Board meeting of 10/20/16**

1. Minutes from meeting of 9/15/16
2. Tax map of Perry property on West Hawley Road
3. USGS Flood Inundation Maps Scientific Investigations Report 2015-5108
4. Notice of Modern Wood Heat Presentation & Tour for Municipal Officials, sponsored by the Massachusetts Statewide Wood Energy Team; 12/2/16
5. Roadway Reconstruction and Village Center Traffic Calming public hearing notice from MassDOT; 10/6/16
6. Email from Gisela Walker, regarding subdivisions and ANR's; 10/18/18
7. September, 2016 building construction report
8. Special Permit notices from Buckland ZBA; September & October, 2016