

**Charlemont Planning Board
Meeting 11/17/2016
Minutes**

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

The Chair called meeting to order at 7.05pm

Motion to approve minutes of 10/20/16, GW 2nd and all in favor

Permit Tracking and Follow-Up

The Board has kept track of special permits and their conditions over the years but not in a systematic way. For each Annual Town Meeting report, all permits of the year are being listed. CHayden suggests that we start a permit tracking book and review the need for checking up on whether conditions are being followed in a regular manner.

Class II and III Used car sales licenses

The Board had pulled all files known to have been granted either of those licenses over the years. A special permit for a Class II license permits the sale of a specified number of used cars, while a Class III operation would be permitted for used parts and junk cars as well. GWalker reported to have reviewed them and come up with five Class II permits. There was a question about one of them seeming to do business out of two separate locations. GWalker suggested closer coordination with the Selectboard who grant business licenses on the basis of the special permit land use permission. CHayden agreed to pass the information sheet from the DOT on the Executive Secretary.

CPTC Workshop on Zoning Exemptions

CHayden reported on having attended the workshop at the COG and learned a lot!

Update on gravel pit hearings by the ERC

GWalker as representative of the Planning Board to the Earth Removal Committee reported on the most recent (11/1) of an ongoing number of hearings re the gravel pit application by Ned Childs for the site behind the fair grounds. The next continuation has been scheduled for November 29.

Follow Ups:

Still no plans submitted by Berkshire East for the second adventure course.

The old zoning bylaw version still on the town website creates confusion and CH will ask the town administrator to remove it.

The Board reviewed the legal alert from K&Paige re changes to the State Zoning Law and the fall out for municipal bylaws. The Board members had to admit after careful reading that the comments from town counsel were unclear, and we will need to contact him for better wording.

Next meeting

As there will be no business before the Board for the December 1 regular meeting and as this will also be the date for a meeting of the Regional Planning Board, this Board voted to cancel the local meeting and attend the Regional Board instead (moved RM, 2nd GW, all in favor). Zoning issues relating to Tiny Houses and short term rentals are on the agenda.

Motion to adjourn at 8.45 pm

Next meeting will be on December 15, 2016

Documents Viewed:

Memo from town counsel re Zoning Changes made for State Zoning law

DOT web information on Class I, II and III licenses

Respectfully submitted by Gisela Walker