

Charlemont Planning Board
Meeting 1/5/17
Minutes

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

The Chair called meeting to order at 7.00pm

Motion to approve minutes of 12/15/16 by the Chair, 2nd CHayden, unanimous

Special Permits

The Board discussed the recent sale of the Country Store at 159 Main Street in connection with the existing special permit for the past operation as a food service and antique store. The permit does not say whether it goes with the owner or the property. Members drew the conclusion that this means it goes with the property as long as the use remains the same.

The Board decided to make it a policy to ask new commercial property owners to come in and review jointly any existing special permits for that property. The seller or realtor may not always find it advantageous or forget to bring this up with potential buyers. It may also emerge that a new owner would prefer to apply for a new permit rather than operate under the conditions of the existing one, especially as the recent zoning changes would require them to only come for a site plan review rather than a special permit. The Board therefore will ask the new owners of the Coffee Bean to come in for that purpose.

Zoning Changes: Recent changes to the State Zoning Law have repercussions for our local bylaw in that the town has to extend the time for a permit being protected from later zoning changes from 6 to 12 months. Given the amount of work involved for submitting a zoning change literally just to change a number from 6 to 12 the Board was hesitant to go down that road unless we find other changes necessary. For example, the zoning overhaul in 2014 made changes in the set back distances the Board does not recall how they got in there. This discussion about introducing a set of small zoning clean ups will be continued. One way to get help with it would be to request planning assistance from the COG through their DLTA program.

In follow-up to last meetings' focus on Class II and III special permits for car sales the Board decided to start by sending a letter to permit holders encouraging them to review their permit conditions. This would hold for the Green Garage, Matt's Automotive, Brian Dupree and Todd Gerry as well as Mr. Taylor and any others.

The Board was informed that Chris Mossman bought the Woodland Mobile Home Park and that the cell tower permitted for Mr. Bowen's land may be going up.

Next meeting on January 19, 2017.

Motion to close the meeting by RMalone, 2nd by CHayden, all in favor at 8.30 pm.

Respectfully submitted by Gisela Walker