

**Charlemont Planning Board**  
**Meeting 3/2/17**  
**Minutes**

Members present: Robert Malone, Chair, Carlene Hayden, Gisela Walker,  
Members absent: Bill Harker

The Chair called meeting to order at 7.10pm

Motion to approve minutes of 2/16/17 by the Chair, 2<sup>nd</sup> CHayden, unanimously approved

Discussion items:

The Planning Boards continues to struggle with the old pre-subdivision law lots on Cherry Pearson Rd, Harris Mountain and Potter Road extension and the question of whether those roadways/driveways are substantive enough to make the lots buildable. 1986 written determinations from the Planning Board declared Mountain View and Cherie Pierson satisfactory, but the Board questions for how long such determination would be valid re the quality of a dirt road. The Board decided to ask the fire chief to please drive up there and give his opinion as to whether a fire truck would be able to pass.

The Board wonders whether old special permit files going back to 1987 or 1995 that were never implemented and where the permitted use has been abandoned for more than two years need to be kept in the files. A new owner of a property with an existing active special permit automatically assumes the conditions that go with that permit unless they come in and apply for a new one.

The Board had some filing help from a person who started to scan the files; her hours are used up and the Board would like to be able to continue. The Chair made a motion to ask the BoS to use available Planning Board money to continue the scanning work; GW second, all in favor. Question goes to the Board of Selectmen.

Follow Up items:

The new owners of the old Coffee Bean/now 90 Main Street Café have not had time to come in and talk about the conditions they are assuming from the old Coffee Bean permit.

The Planning Board is continuing to work towards a synchronized approach between the Used Cars Special Permit conditions and the Class II and III business licenses that the BoS issues. The Chair will send out a letter to all permit and license holders encouraging them to go over and stick to their permit conditions re number of cars, type of license and parking.

Next meeting would be 3/16; GWalker will be out of the country; there would be no quorum to do any business so the meeting will be cancelled. Next regular meeting after that will be 4/6/17.

Respectfully submitted by Gisela Walker

**Documents viewed in meeting:**

Minutes from 2/16/17 meeting

Letter to Class II and III license holders from 2/16/17 meeting