

Charlemont Planning Board February 16, 2017 Meeting Minutes

Members Present:

Robert Malone, Chair, Gisela Walker, Carlene Hayden.

Members Absent:

Bill Harker

Call to Order

Planning Board Chair Robert Malone called the meeting to order at 7:00 PM.

Item # 1: Approval of Minutes

The Board reviewed the minutes from 2/2/17 and on a motion by Malone and seconded by Hayden, the Board voted unanimously to approve the minutes as written.

Item # 2: Discussion Items

The Board discussed the following items:

1. The 2016 approved bylaw revisions have not yet been incorporated into the existing bylaws. Hayden and Walker will work on getting this done.
2. It was discussed and confirmed by the Building Inspector that Special Permit Decisions not filed in the Registry of Deeds are not valid. The Board will ask if the Building Inspector can issue a general "reminder" letter to member towns, stating this, as it could then serve as a concrete reminder to applicants of the filing requirement. The Board will also draft a letter to those who have not filed their Decisions in the R of D, with a copy of the B.I.'s letter once received. Walker provided a list of Special Permit holders who have not filed their Decisions.
3. The issue of RV/campers being put on properties for the purpose of residency has been surfacing lately. Currently the Zoning Bylaws do not deal with camper/RV's. The Board of Health has issued Temporary occupancy permits, usually for the purpose of occupying the camper while a home is being renovated, for instance. The Planning Board may want to consider adding something in their bylaws regarding campers, so it doesn't become a problem.
4. Hayden noted that she was questioned about the buildable status of a property on Harris Mountain Road, and noted that she found a letter from the Planning Board determining that it was suitable for building.

Item # 3: 7:45 Appointment; Bob Handsaker; Charlemont Broadband Committee (CBC)

Handsaker explained that the Broadband Committee has issued Requests for Information (RFI's) for broadband solutions for Charlemont, and some questions arose with regard to the installation of the poles and antennas, Town Right of Ways and what permit may be needed. The Board informed Handsaker that any structures being installed along State highways (Route 2, Route 8A) would need permission from the MassDOT. As far as the Towns' right of ways, Gordon at the Highway Department would be the person to speak to about this, as the ROW's differ from road to Road.

The Board reviewed and discussed the cell tower bylaw and whether it could pertain to a wireless antennas and utility monopoles. Currently the maximum height for monopoles is 70'. It was felt that the language of the cell tower bylaw could be worded to include these types of structures, but the Board would need some guidance on crafting the wording and parameters for these. It was noted that they may want to change the setbacks and include a definition for wireless/internet related structures in the cell tower bylaw.

Next, Handsaker discussed a company that CBC had been speaking with; Whip City Fiber-a high speed fiber optic internet provider, powered by Westfield Gas and Electric. He explained that they are a public company, not a private entity, which several Towns are using for their high speed internet. The Town still builds and owns the network, WG&E helps with the design and engineering. Handsaker noted that the Town would still need borrowing authorization for the funding. The CBC was hoping to have WG&E come do a presentation to interested area towns. Handsaker thanked the Board for their time.

Item # 4: Follow-up Items

1. 90 Main: Robert will stop by the café and invite the new operators to a Planning Board meeting.
2. Letters to Green Garage and Class II and III license holders: the Board reviewed and revised the letter to Green Garage and Class II and III license holders; Malone will amend the letters.

Walker notified the Board that she would be away from March 11-April 1, 2017.

Adjournment

Business having been completed, Planning Board Chair Malone adjourned the meeting at 8:50 P.M.

The next meeting of the Planning Board is Thursday, February 2, 2017 at 7:00 PM.

Respectfully submitted,
Carlene Hayden

Documents viewed in the Planning Board meeting of 2/16/17

1. Minutes from meeting of 2/2/17
2. List of unrecorded Special Permit Decisions
3. Charlemont cell tower bylaw
4. Email List of questions regarding fixed wireless internet regulations, submitted to the CBC by potential internet providers; 2/17/17
5. Letter to Class II & III license holders
6. Letter to Green Garage