

Charlemont Planning Board
Meeting 4/6/17
Minutes

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

The Chair called meeting to order at 7.05 pm
Official minutes of last meeting not ready to be approved.
Bill Harker will return from Florida in late April.

Known Action items:

The letters to the Class I and III license holders had not gone out after the last meeting; chair signed them now.

Memo re request for funding filing help from the P Bd budget has been denied by the BoS. The Planning Board is not happy about this.

The East Charlemont Little Red Schoolhouse has been put on the National Register of Historic Places.

The MA Division of Fisheries and Wildlife is making the draft Priority Habitat Map available for public comments over the internet until June 3rd.

The Charlemont ZBA will hold a public hearing 3/28 on a variance request to lower the setback requirement for a garage expansion on Rte. 2.

Discussion items:

Continued from last meeting: (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). The Board has permission from the BoS to put the question before town counsel whether such determination made by a P Bd in the 1980's has a statute of limitations. The Chair will draft an email to town counsel to that purpose. The requests from two lot owners in this situation re the buildability of their lots will have to wait until we hear from town counsel. We have not heard back from the fire chief in response to our request for him to drive those roads. The Planning Board members will conduct a site visit to all three roads in questions to inform themselves on site of the condition of those roads some time during the week of 4/24.

Todd Gerry, new owner of the Country Store inquired whether his proposed use of the building, i.e. residential B&B upstairs and a combination of antique sales and food service down stairs would require a new special permit or site plan review. The Board thinks that this is no change at all from the use that was permitted there originally.

The owners of Coffee Bean/90 Main Street Café will be mailed a copy of their special permit that goes with the previous use; any potential questions re parking spaces owned by the neighbors the Carcios need to be worked out between them.

The Board discussed whether to notify those special permit holders who neglected to file their permits with the Registry of Deeds. Some of these were minor permit amendments, some were permits never implemented... The Board will look at the list again at the next meeting. Basically, those permits are not valid if challenged. The Board also discussed How to emphasize the need to file with the RoD whenever we grant a special permit. As this point we do not get any

confirmation of that back to the Planning Board. Hayden, in her position as Assessor's Secretary gets a list from the RoD of all things filed with them in the Town of Charlemont; she will provide the Board with copies of any filed Notices of Decision on Special Permits.

There will be an All-Board meeting next Thursday, April 13.

Next regular Planning Board meeting: April 20. Unless Mr. Harker will be back by then, there will again be no quorum, as G Walker cannot attend that day. We really need a couple of more Board members!!

Respectfully submitted by Gisela Walker

Documents viewed in meeting:

Memo from BoS re filing help

Letter from Fisheries and Wildlife

Letter from National Historic Register

Charlemont ZBA variance and other public notices from neighboring towns.

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