

Charlemont Planning Board May 4, 2017 Meeting Minutes

Members Present:

Robert Malone, Chair, Gisela Walker, Carlene Hayden, Bill Harker

5:45 P.M.-Board Site Visit

As a result of several inquiries from landowners as to the status of several private/unbuildable roads in town, the Board made site visits to four private roads to determine their condition and assess the amount of work/material needed to render the road adequate for the passing of emergency vehicles and to allow for a building permit to be obtained. The roads visited were Mountain View Drive, Potters Road/Potters Road Extension, Cherrie Pierson Road and Schaefer Way.

Call to Order

Following their sites visit, Planning Board Chair Robert Malone called the meeting to order at 7:05 PM.

Item # 1: Discussion on Site Visit to Private Roads

The Board discussed their findings for each of the roads visited:

Mountain View Drive: The Board thought this road was in fairly good condition. Harker thinks that widening the road to 20 feet, removing the loam on the shoulders and adding 12” of gravel would be sufficient for safe travel of the road. Walker added that a turnaround would need to be added so emergency vehicles could exit, before a building permit could be obtained.

Potters Road Extension: Similar to Mountain View Drive, the Board thought that widening the road to 20 feet and 12” of gravel added to the shoulders would be suitable.

Cherrie Pierson Road: The beginning of this road is in decent condition and there are currently two houses at the start of the road. After that, the road is overgrown and in very poor condition and would need substantial work to be safe and passable. This road would need to meet the full requirements of their subdivision regulations in order to obtain a building permit.

Schaefer Way: The Board felt that this road is in very good condition and is buildable. The road is being maintained by the Schaefer family and there are several houses already on the road. There is no official turn around; rather it ends in someone’s front yard. However, there are several wide drive way entrances that would allow for an emergency vehicle to use as turn around.

The Board discussed the fact that the letter to Town Counsel asking if the past Planning Board determination on these roads still holds or had expired had not been sent. Hayden said she would send the email to Town Counsel. If it was found that the Board was not held to the past determination, they would ask the landowners inquiring about the status of Potters Road and Mountain View Drive to come to a meeting to discuss what would be required to render the lots buildable. Hayden will notify the individual inquiring about Schaefer Way that the Planning Board didn’t see an issue with this road. The

status of Cherrie Pierson Road remains unchanged-it would likely require the amount of width, grade and material as spelled out in their subdivision regulations, in order to be rendered buildable.

Item # 2: Planning Board Positions on the Ballot

It was discussed that there are 3 PB positions on the ballot this year; a 5 year regular member, a 2 year regular member and a 3-year associate member. After discussion, it was agreed that Harker could be written in for the 2-year term, and to write Dan Miller in for the Associate term. Walker agreed to bring her voter list to the next meeting so they could review it for any potential candidates.

Adjournment

Business having been completed, Planning Board Chair Malone adjourned the meeting at 8:22 P.M.

The next meeting of the Planning Board is Thursday, May 18, 2017 at 7:00 PM.

Respectfully submitted,
Carlene Hayden

Documents viewed in the Planning Board meeting of 4/4/2017

1. Agenda for meeting of 5/4/17