

Charlemont Planning Board
Meeting 3/1/18

Members present: Bill Harker, Co-Chair; Carlene Hayden, Gisela Walker,
Member absent: Robert Malone

The Chair called meeting to order at 7.00pm

Motion to approve minutes of 2/15/18 by the Chair, 2nd CHayden, unanimously approved

Item 1: Jonathan Mirin from Legate Hill addressed the Board with his suggestion for a change of our definition of what is a Cell Tower in order to be prepared for the rolling out of the 5G network. He had presented his concerns at the last meeting. GWalker, who had not attended that meeting, thought that the Board has a lot on its plate with zoning amendments already and that – given the unlikelihood that Charlemont will be the first town in the area for this development to arrive - we may want to learn more about it. He suggested we look at : www.ehtrust.org (Environmental Health Trust)

item 2: Zoning Amendments for town meeting

Board members worked through the summary list of the proposed zoning amendments (see attached) and voted to present these to the Selectboard meeting on March 5.

Motion by GWalker, 2nd by CHayden, all in favor.

The Board will hold a public meeting on March 15 at 7pm in the town hall to present these suggested changes to the public for feedback. Pat Smith from FRCOG will attend this meeting. GWalker agreed to ask to use the robo call system to get notice of the meeting out to the public.

Hayden and Walker will meet on 3/16 to work any feedback receive on the 15th into the draft zoning amendments to then take those to a meeting with Pat Smith on 3/20 at her office to finalize draft amendments for going out to town counsel.

The Board had just learned that there is a need for another zoning change in connection with the Green Communities application but did not have any clear information as to what that entailed at the time of the meeting.

Item 3: Class III licenses

Mrs. DuPree has come in to initiate an application for a Class III junk car license to legitimate their operation without such license for the past many years. This license will be given by the Selectboard but requires a special permit as a change of use. However, as a pre-existing use the permit cannot be denied but can attach conditions re the operation on the lot. There is also unclarity about the DuPrees having expanded their operation onto another lot across the street.

The need to coordinate the Class III license requirements with the underlying special permits will be made clear at the meeting with the selectboard on 3/5.

The Board agreed to hold a Special Permit hearing for the DuPrees on April 5th should they submit the application in time.

Item 4: Follow Up to the Feliciano Chicken etc. use

Given the large number of animals involved in Mr. Feliciano's operation on Main Street and the impressions gained during a very short site 'look over' in the dark during snow, the Board will request a site plan review process to be set up. The public hearing for this application has been set for May 3rd to accommodate the tight schedule the Board already has with the zoning change timeline. Date for a site visit will be set at the next meeting on March 15. BHarker will communicate with the Felicianos.

Motion to adjourn by BHarker, 2nd GWalker, all in favor at 9.30 pm.

Respectfully submitted by Gisela Walker

Documents Reviewed in Meeting:

Zoning Amendment Summary List

Suggested Definition changes by J Mirin