

Charlemont Planning Board
April 12, 2018 Meeting Minutes

Members Present: Bill Harker, Co-Chair, Robert Malone, Co-Chair, Carlene Hayden, Gisela Walker

Others Present: Bob Nelson, Donna McCaul & Philip Thibault, Paul & Tammy Hicks

Call to Order

Planning Board Co-Chair Robert Malone called the meeting to order at 7:00 p.m.

Item #1: 7:00 Appointment-Donna McCaul

Ms. McCaul attended the meeting to express her interest in assuming the Special Permit previously held by Jeffrey Buchiane to operate a food trailer out of the Native Views site on Route 2. She reviewed and agreed to the terms of the current permit. On a motion by Malone and seconded by Harker, the Board voted unanimously to allow Donna McCaul to operate a food trailer at 2217 Route 2 under the existing terms and conditions of the Special Permit (previously) held by Jeffrey Buchiane. The Board asked McCaul to submit a letter indicating her intent and written consent from the property owner for the records. McCaul agreed and thanked the Board for their time, and they wished her every success.

Item #2: 7:15 Appointment-Paul and Tammy Hicks

Mr. & Mrs. Hicks attended the meeting to discuss what would be needed to sell locally sourced products (eggs, honey, maple syrup, etc.) out of a 10 x 12 building on skids on their property. Paul explained that they've been selling products on their property for many years, but that he would like to have a building to house the products in and the option to move the building at the end of the day. They would also like to put up a 2'x2' seasonal sign. It was discussed that there was ample parking and access in their semi-circular driveway. Walker informed the Hicks' that the building would need to be 75' back from the centerline of Route 2. Since this use has been ongoing for many years, the Board said there was no need for a Special Permit. On a motion by Harker and seconded by Malone, the Board voted unanimously to allow the sale of locally sourced products at 1255 Route 2, out of a 10' x 12' building with a seasonal sign, to be placed 75' back from Route 2. The Hicks' thanked the Board for their time.

Item #3: Vote on Solar Overlay District Site

The Board reviewed their list of possible Town-owned properties for siting the proposed as-of right siting of the solar overlay district. All agreed that the three former McCloud properties on Avery Brook Road, totaling 15.3 acres would make the most viable location with regard to solar access and topography for large-scale solar. On a motion by Harker and seconded by Hayden, the Board voted unanimously to designate the three parcels on Avery Brook Road, found on Assessor's Tax Map 9, parcels 3, 4, and 5 for the proposed Solar Overlay District. Hayden will inform Pat Smith so she can have Ryan Clary at FRCOG draft their zoning maps.

Item #4: Final Vote on Proposed Zoning Bylaw Revisions

The Board did a final review and discussion of their proposed revisions to the Zoning Bylaw, drafted as 'Public Hearing Version' (5-3-18). On a motion by Malone and seconded by Harker, the Board voted unanimously to accept the public hearing version of the proposed zoning bylaw revisions, dated 5-3-18.

Item #5: Board Follow-up Items

1. 176 Main Street. It was discussed that the Board needed to follow up with owners regarding their request to sell eggs and to address the number of animals being kept on the property. Harker added that they have stockpiled wooden pallets around the house and that the Fire Chief told them they needed to be removed as a fire hazard. The Board will need to do a site visit to assess the animal situation- zoning bylaws do not allow for ruminants or male fowl on a property of less than 5 acres. Harker, Malone and Hayden set a site visit for Saturday, April 21st at 10:00 a.m. (Walker will be away). Harker will notify the owners.
2. Cold River Café. Hayden gave the Board a sketch on letter-size paper, submitted by Cold River of the picnic tables outside the Cold River Café. The Board was looking for the large plans submitted to the Building Inspector and Planning Board to be amended to show the location of the picnic tables. Harker will go talk to them once more to explain what they are looking for.
3. Berkshire East. Berkshire East will be submitting Special Permits to amend the 1988 permit to release the 2-acre open space parcel connected to the condominium proposal and for a 35-site family campground. The hearing is slated for Thursday, May 17th.

Reminder of Upcoming Dates:

Saturday, April 21st: Site visit to 176 Main Street

Thursday, May 3rd; Public Hearing for proposed Zoning Bylaw Revisions

Thursday, May 17th; Berkshire East Public Hearing

Tuesday, May 22nd; Annual Town Meeting

Adjournment

On a motion by Malone and seconded by Harker, the meeting was adjourned at 8:51 P.M.

Respectfully submitted,
Carlene Hayden

Documents viewed in the Planning Board meeting of 4/12/2018

1. Agenda for meeting of 4/12/2018
2. Special Permit file for Jeffrey Buchiane
3. List of Town-owned properties of 1 acre or more
4. Aerial maps of Town-owned, proposed solar overlay district sites
5. Proposed zoning bylaw revisions, including as-of-right renewable energy siting (solar overlay district), Temporary Occupancy Regulations, replacing previously omitted language, additions/ revisions to definitions, use table and dimensional schedule and a marijuana moratorium.
6. Drawing of location of picnic tables at Cold River Café.