

**Charlemont Planning Board**  
**Meeting 5/3/18**  
**Draft Minutes**

Members present: Bill Harker, Co-Chair; Carlene Hayden, Gisela Walker, Robert Malone arrived for the hearing; Robert Nelson, prospective new member; Pat Smith, FRCOG; Jim Barry, DOER; Scott Fisk, neighbor;  
Residents attending the public hearing on zoning amendments as listed on the sign in sheet  
Paul Fantuccio and Greg Rowehl Re: new off-site sign;  
Marguerite Willis, Selectboard, for the final hour

Chair Harker called meeting to order at 6.05pm

Item 1: Jim Barry, Green Communities Act Presentation

JB gave a detailed account of how the Green Communities Act would work for Charlemont: one of the requirements is the By-Right Zoning Amendment for a solar overlay district. PSmith had brought maps prepared by the FRCOG outlining the three lots along Avery Brook Road, owned now by the town, set aside for such a district. Expedited permitting for such a solar installation will be required of no longer than 12 months; establishing an energy use baseline for the electricity consumption of all municipal buildings and preparing a 20% reduction over 5 years and adopting the Stretch Building Code all are requirements that will then entitle the town to a first round of funding of about \$135,000 to be invested in energy reduction measures to reach those 20%. There was new information about the building code in relation to energy efficiency standards and the Home Energy Rating System (HERS) already in place now. This would only apply to new residential construction which we do not see a lot of in this town...  
There was interest in putting Mr. Barry's slides on the town website.

item 2: Public Hearing on Zoning Amendments for town meeting

Chair Malone opened the hearing at 7 pm as advertised.

Board members worked through the individual proposed zoning amendments (see attached) and answered questions from the public. There was considerable interest in the recreational marijuana moratorium, and that it not be too long so that those interested in engaging with those economic new options can get going! This may point to the possibility of have marijuana related zoning changes brought before town meeting in the fall rather than wait until May 2019... In relation to the new temporary occupancy regulations in connection with the BoHealth for residential campers and trailers Mr. Fantucchio missed a reference to the fact that Campgrounds and Trailer Parks are exempt from this amendment. They are indeed but somehow with all the changes of the different draft versions that paragraph seemed to have been erroneously dropped. The Board promised to send Mr. Fantucchio the deleted language to reassure him that this is the intention of the Board.

No other changes were suggested by members of the public and no other changes seemed necessary to the Board based on any concerns raised during the hearing.

Chair Malone moved to close the public hearing at 7.50pm, seconded by Bill Harker, all in favor.

Item 3: Off-Site business sign for Mohawk Park and Berkshire Pizza restaurants.

Mr. Fantucchio and Mr. Rowehl are applying for a co-located sign promoting their two businesses at the intersection of Main Street and the Long Bridge on the State Highway Right-of-Way. This will require a special permit from the Planning Board the public hearing for which was set for June 7 should the applicants get their application to the secretary in time. The gentlemen have already been in touch with the State Highway department for all required information.

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

Mr. Fisk came before the Board, a neighbor to Mr. Feliciano, 176 Main Street, and painted a disconcerting picture of what goes on in that yard re the number of animals held and the lack of proper housing for them. Mr. Harker and Ms. Hayden had made a site visit a couple of weeks earlier to get a better picture, and had some concerns. Too many animals running loose on a small piece of land in the middle of town. Too much manure building up as we go into the warm weather season and too much noise made by roosters and geese and chickens. The Planning Board discussed what tools there were in the zoning bylaw to address the situation but the bylaw does not offer much here! The Board decided to involve the Agricultural Commission and the Board of Health to see how this could be helped. Mr. Fisk stated that the animals looked healthy and that the Feliciano's seemed to be nice and responsive people. To be continued 😊

Ms Willis dropped in towards the end of the hearing discussing how the P Bd can help making the zoning amendment process at town meeting proceed efficiently and Board members agreed to bring that up at the next meeting on May 17.

The Cold River owners need to come in with the original map for the restaurant site so the location of the added picnic tables can be added.

Motion to adjourn by R Malone, 2<sup>nd</sup> GWalker, all in favor at 9.30 pm.

Respectfully submitted by Gisela Walker

**Documents Reviewed in Meeting of 5/3/2018**

Zoning Amendment Summary List

Solar Overlay District map

Notice of public hearing on proposed zoning bylaw amendments

Drawing of proposed sign for Berkshire Pizzeria and Mohawk Park