

Charlemont Planning Board Meeting
June 7, 2018

Minutes

Members present: Bill Harker, Co-Chair; Carlene Hayden, Gisela Walker, Bob Nelson (newly elected member). Co-Chair Robert Malone was absent.
Also: Frank and Kelly Taylor, Mr. Reilly for submittal of an ANR plan.

Harker opened the meeting at 7 pm.
There was a warm welcome to Bob Nelson as new member to the Board.
The Town Clerk had sworn him in right before the meeting.

The minutes from the meeting of 5/17/18 were unanimously approved as written.

Election of Chair and Clerk, Nominations

Walker moved to nominate Harker/Malone as Co-Chairs again, Carlene Hayden seconded, all in favor, although Robert Malone was not there to accept the nomination. The Board will bring this up at the next meeting he attends. Walker explained to Bob Nelson that the duties of the clerk- as minute- taker are traditionally rotated among Board members; we will give him six months to familiarize himself with the workings of the Board and after that he agreed to take on his rotation.

Approval Not Required Plan Submittal

Frank Taylor presented an ANR plan for Board signatures, explaining that he has purchased a lot abutting his and is merging the two into one lot. Along with his Form A application was a letter from Daniel Werner, Surveyor stating that the lots on the survey are unbuildable due to wetlands and zoning regulations. Frank had no intention of building on the lot. The Board signed the plan and explained the filing process to Frank.

Summer Schedule

Given members' summer schedules and pending unforeseen business coming up, so the Board plans to convene

July 5 (full Board),

July 19 (no Walker),

August 2 (no Hayden),

August 16 full Board,

September 1st (no Hayden)

Harker moved to approve this schedule, Hayden 2nd, all in favor.

Town Meeting Follow Up

The Board held a discussion about whether they wanted to recommend to the Select Board any changes in the format to town meeting, as memories are still fresh.

Main points the Board agreed on:

- Need for better overall promotion of town meeting in public eye

- Need for a robo call reminder for the second day of continued town meeting
- If elections have to take place same day as town meeting it can be assumed that one evening starting at 7.30 will not be long enough and it will have to be continued. So why not just schedule the budget for the first evening and the other articles for the second so everyone can PLAN on being at both.

Zoning changes approved by town meeting have to be submitted to the Attorney General - a task between the Planning Bd and the town clerk. Walker promised to help. Follow Up to the Green Communities Act Solar Overlay District approved will require a lease agreement between any solar developer and the town. There is a grant opportunity right now to get funding for a consultant to help with this. The Planning Bd assumes that this will be negotiated by the Select Board.

Developing Marijuana related bylaws even though the moratorium did not pass.

The Board was in favor of postponing this discussion for a while until all the town meeting related tasks have been completed.

Fantucchio/Rowehl Special Permit

There seems to be some hang-up for the two to be able to apply for their special permit for the co-located sign. Since this will be an off-site sign, i.e. on someone else's land, this may be where the hang-up is.

Upcoming Special Permit for large scale solar on the Willard property.

Once they file an application the Board will conduct a site visit.

Planning Board Rules and Regulations review

Given that it has been several years since the Board reviewed its own operating guidelines and given that we have a new board member, Walker suggested we go over those at the next meeting.

Cold River Café Plans

The need to place the outdoor picnic tables onto the original plans seems to find no open ears with the owners. They have put the Café on the market. This may be the time to insert our request for the changes.

The Chicken Farmer on Main Street

As our zoning bylaw does not allow roosters in the Village Center, a letter needs to go to Mr. Feliciano to find other places for his roosters. Walker reported having spent a morning at a town workshop opposite in the Federated Church and that the noise from the roosters and geese was quite shocking!

Brian DuPree; Route 8A North

Mr. DuPree is presently under orders from the Conservation Commission to clean up part of his car salvage where it has violated the River Protection Act. Once he has satisfied this, he will likely file for a joint hearing of the Select Board and Planning Board to apply for a Class III Auto license and a Special Permit to store cars for parts/salvage.

Respectfully submitted by Gisela Walker

Documents Viewed in Meeting:

Minutes from the meeting of 5/17/18

Form A Application from Franklin Taylor; 6/4/2018

Approval Not Required plan for Franklin A Taylor; 5/11/2018

Letter from Daniel Werner, Surveyor; 6/1/2018