

**Charlemont Planning Board**  
**June 21, 2018 Meeting Minutes**

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

Others Present: Marguerite Willis, Select Board Liaison to the Planning Board

Call to Order

Planning Board Co-Chair Robert Malone called the meeting to order at 7:13 p.m.

#1: Approval of Minutes

The Board reviewed the minutes from their meetings of 5/17/2018 and 6/7/2018. On a motion by Malone and seconded by Walker, the minutes were approved as written.

#2: Appointment with Marquerite Willis, Select Board Liaison to the Planning Board

The Board began with some suggestions to make Annual Town Meeting (ATM) run a little more smoothly. First, it was suggested that the elections should be held separate from ATM. This initiative was placed on a previous ATM and failed, however. Second, since ATM tends to run so late into the evening and is often continued, it has been suggested to set 2 dates for ATM; one for monetary articles and one for all other articles. Other towns have done this process with success. Another suggestion was to do a sort of poll or survey of town residents asking what they think could change about ATM. Willis said this could be brought up at an All Board Meeting.

Willis also wanted to discuss with the Board some ideas she had for expanding recreation and business development in Charlemont. She noted that the Governor' Office deemed Charlemont an Opportunity Zone. She would like to see Charlemont focus on outdoor growth and attracting new businesses to Town, maybe even offer a tax break. Willis mentioned a need for affordable housing for low-income workers, as well as senior housing and for more parking areas in Town. She noted the Chapter 40B process could be utilized to attract potential developers of affordable housing units (Charlemont currently does not meet the minimum requirement to qualify). Willis would like the Board to start thinking about a recreation zone, perhaps across the river (towards Berkshire East) and out of the flood zone. She also feels that Charlemont needs their own business association, and will reach out to business owners about this. The Board will discuss how they can help facilitate expanding development in Town, and perhaps review where their Bylaws could be more flexible.

#3: Appointment with Kat & Debby Pastrich-Klemmer to Discuss Uses for 108 Main Street

Kate and Debby explained that they are in the process of purchasing the property at 108 Main Street and wanted to explore what they would be allowed to do in the building. Their intentions are to do mixed use residential with apartments upstairs and offer classes downstairs. They spoke with the Building Inspector who indicated that the property has six parking spaces. The Board suggested checking with the building department on requirements for the number of spaces per apartment, which they believe is two. The Board also suggested contacting Hawlemont School to see if they could use some of their parking spaces during off-school times, and the Park & Recreation also owns property with parking spaces near the tennis court, which could possibly be utilized. The Pastrich-Klemmer's thanked the Board and will look into this.

#### #4: Marijuana –Related Correspondence

Hayden explained that she has been receiving several emails regarding recreational marijuana, which she would like Board guidance on how to respond to. The emails range from asking whether the moratorium passed, when they expected to start working on their bylaws on this to offers of assistance with crafting their bylaws. Hayden said she also received two emails from WCVB-TV asking several questions, which she was not comfortable responding to, for fear of being misquoted.

- Walker agreed to respond to WCVB-TV's emails (Hayden will forward)
- To those asking about a cultivation facility, the current process for a retail store would be followed; either Special Permit or Site Plan Review.
- The Tucci's and others can be notified when we start working on our bylaws; we may or may not use their assistance/suggestions.

The Board asked Bob if he could read up on the information received on this and on the Cannabis Control Commission's bylaws for Adult Use of marijuana and to bring what he learns back to the Board. Walker will also ask Pat Smith from FRCOG for assistance with crafting their bylaws.

#### #5: 5G Rollout and Cell Tower Bylaws

The Board was copied on emails between Jon Mirin and Cheryl Handsaker, of the Broadband Committee regarding the 5 G Rollout. Mirin reiterated that he believed very few areas in the U.S. would be affected by the 5G small cell rollout. Mirin also reiterated that the most precautionary measure municipalities can take is to update their telecom bylaws, specifically to address small cells. He noted that he'd met with the Planning Board twice to discuss this but understood their reluctance to take it on with so many other bylaw revisions on their plate for Town Meeting. The Board agreed the issue merits a revamping of their cell tower bylaws and slated it for the fall. They will notify Mirin when they begin working on this.

#### #6: Large Scale Solar Proposal

Malone told the Board he was contacted by Tim Voutour, to discuss a possible locations in Town for a large scale solar project. He would need three sites of about 23 acres, with a slope of no more than 25%. He would like to discuss this with the Board but asked if the Board could do another evening besides Thursday, as Thursdays are not good for him. The Board agreed they could probably accommodate this. After receiving information from Jim Barry of the Mass. Department of Energy Resources cautioning the Town to not accept the first contract offer they receive, Walker would like to meet with the Select Board to discuss solar lease rates and contracts. The Board directed Hayden to request a 20 minute appointment to discuss this.

#### #7: Correspondence

1. Berkshire East Permit Decisions. Both Berkshire East Special Permit Decisions were returned by the Town Clerk, certified that there was no appeal. Hayden informed Jon and Attorney Martin, and reminded them to file copies with the Registry of Deeds and the Building Inspector.

#### #8: Board Follow-up Items

1. 176 Main Street. Hayden presented a letter she had drafted to the owners of 176 Main, from the Board directing them to remove the male roosters, as was previously discussed, to avoid enforcement action. The Board approved and Co-Chair Harker signed the letter. Hayden will mail it out with a copy of the bylaw section prohibiting male fowl on a lot less than 5 acres.

2. Cold River Café. It was discussed that since the Café is on the market, the Board will hold off and approach the new owners with their request to add the picnic table seating to the official plans.

Adjournment

On a motion by Malone and seconded by Nelson, the meeting was adjourned at 8:45 P.M.

Respectfully submitted,  
Carlene Hayden

**Documents viewed in the Planning Board meeting of 6/21/2018**

1. Agenda for meeting of 6/21/2018
2. Minutes from the meetings of 5/17/2018 and 6/7/2018
3. Letter to owners of 176 Main Street; 6/21/2018
4. Emails regarding Cannabis Bylaws:
  - a. From Kamani Jefferson; Mass. Recreational Consumer Council; 5/22/2018 & 6/18/2018
  - b. From Marcia (& Bill) Tucci; members of cannabis cultivation cooperative 6/6/2018
  - c. Email from Liam O'Brien; 5/23/2018
  - d. Email from Emily Tanaka, WCVB-TV; 5/31/2018
  - e. Email from Daniela Rivera; WCVB-TV; 6/15/2018
5. Email from Jonathan Mirin regarding 5G rollout; 6/14/2018