

**Charlemont Planning Board
November 15, 2018 Meeting Minutes**

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

Others Present: Marguerite Willis, Todd Gerry, Lori Shulda, Kate & Debbie Pastrich-Klemmer, Linda Jones, Paris Finley

Call to Order

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

#1: 7:00 pm: Conference all Town Counsel regarding Hawley cell tower on Legate Hill Road

The call with Town Counsel is not happening this evening. There was a conference call yesterday. The meeting was not public and there is no information that can be shared at this time. Linda Jones and Paris Finley came to the meeting for the conference call and were disappointed that the change of agenda was not shared. They inquired as to the substance of the call. The call was in regard as to whether the planning board is even involved in this issue and this is still unresolved. Linda Jones and Paris Finley left contact information and will be notified if there is more information.

#1: 7:00 pm: Todd Gerry, Lori Shulda: regarding signage at 159 Main

Todd Gerry owns the building at 159 main. There are three businesses. Gisela Walker reviewed the sign bylaws. There can be one 6 square foot sign on the building for each business and additionally each business can be part of the main 18 square foot sign in front of the building. Lori Shulda has a salon at the front of the first floor of the building and wants a sign that stands out to guide her customers as to the location of the salon. Robert Malone suggested that she could use a temporary sandwich board sign for this purpose. Additionally, she can replace the Shelburne Falls Coffee Roasters sign in the main sign in the front of the building and at a 6 square foot sign near her entrance. Some discussion followed regarding ways town boards can make the town more business friendly.

Motion:

Harker made a motion to allow a temporary sandwich board sign for a year for the salon at 159 Main. After the year, they can request renewal of this sign. Malone seconded the motion. Motion passed unanimously.

#3 7:18 pm: Kate & Debbie Pastrich-Klemmer SPR hearing for workshops/apts at 108 Main

Approval of Minutes

Robert Malone read the public hearing notice regarding the site plan review hearing for workshops and apartments at 108 Main. No abutters or interested parties attended the hearing aside from Kate and Debbie Pastrich-Klemmer. The plan is to have workshops on weekends: Friday, Saturday and Sunday from about 9:00am to 6:00pm. Parking is tight, but they can use the town owned spaces in the lot near their building and near the tennis courts. There are apartments on the second and third floor. Some of the students will use the apartment on the second floor. It will also at times be used by the petitioners and also used as an AirBNB. Their brother will use the third floor apartment. The building was once used as a Hall by the Odd Fellows. The petitioners brought a drawing of the planned sign that will use the existing sign holder in front of the building. It will state the address and the proposed name, Dr. Kate's Health and

Wellness. The building has its own well at the back of the building in the grass belt. Water was checked and was good. They will not be adding any dumpsters. They may put a table in the back by the stairs. Robert Malone went through the site plan criteria with those in attendance. The brother will plow snow from their parking spaces.

Motion:

Walker made a motion to approve the Site Plan Review for 108 Main. Harker seconded the motion. Motion passed unanimously.

Marguerite Willis reviewed some of the items on which other town boards have been working. They are working with the state to try to get some regulatory exemptions for small towns. AN RFP has been sent out for the solar overlay district. Charlemont is one of several small towns designated by the state as an opportunity zone.

Marguerite informed the board that an Attorney from Northampton had notified her of an edible marijuana manufacturer interested in setting up shop at the Oxbow restaurant kitchen to produce edibles. He was referred to contact the Planning Board for an appointment. To date, the Board has not been contacted about this.

Malone asked Willis how we hope to raise more money for the town. She responded that we need more housing and transportation.

There was some discussion of the status of the fiber optic broadband and flag lots and subdivisions. The Building Inspection Department inquired as to whether shared or common driveways are by right or regulated by the Planning Board. They are not addressed in the bylaws. This is normally addressed in a deed and should be filed in the deed. The Planning Board doesn't currently oversee this.

Adjournment

On a motion by Malone and seconded by Harker, the meeting was adjourned at 10:11 P.M.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 11/15/2018*

1. Agenda for meeting of 11/15/2018
2. Minutes from meetings of 11/1/18
3. Kate and Debby Pastrich-Klemmer Site Plan Review application; 7/9/2018

*Documents are stored in their respective files