

**Charlemont Planning Board  
December 6, 2019 Meeting Minutes  
Charlemont Town Hall Meeting Room**

Members Present: Bill Harker, Co-Chair, Gisela Walker, Bob Nelson.

Members Absent: Robert Malone, Co-Chair, Carlene Hayden

Call to Order

Planning Board Co-Chair Bill Harker called the meeting to order at 6:00 p.m.

Approval of Minutes

Walker moved that the draft minutes from the November 21, 2019 meeting be approved as written. The motion was approved unanimously.

Board Discussion

Walker reviewed with the board a letter from the state of Massachusetts that stated that .45% of housing in Charlemont is subsidized.

The board discussed at some length the Carcios' property and their desire to have a Tiki Bar. Jim Hawkins, the building inspector will need to see plans to determine whether the desired structure will require a building lot. 170 feet of frontage would be needed to create a building lot, 20 feet of which would be a driveway. Additionally, a liquor license needs to have an address and it was questioned what the address of the lot behind 78 Main Street would be, if the lots were not merged. Walker will look into whether the lots need to be merged and whether a back lot is necessary.

The Berkshire East property at 48 Main Street will be visited by the planning board tomorrow during a site visit. Harker restated his concerns over the traffic flow and the need to use both curb cuts as a one way loop for the entrance and exit from the property.

Walker reviewed a letter from residents of Legate Hill Road suing the town of Charlemont over a proposed Broadband tower for the Town of Hawley. This is a matter that the Select Board will need to address.

Harker stated that he spoke with Robert Malone, Co-Chair of the Planning Board. Mr. Malone said that he e-mailed his resignation from the board as he is moving from Charlemont.

Walker spoke with Tom Danek about his work at the gravel pit on Sunday. Mr. Danek said that he was doing maintenance, not operations and he had been informed by Earl Bowen that these were different activities and therefore the maintenance could be performed on Sunday. Walker asked Mr. Danek to avoid noisy maintenance on Sunday in the future.

Walker spoke with Jim Hawkins about Brian Dupree and his need for special permit to store junk cars. Walker let Mr Hawkins know that he was mistaken informing Mr. Dupree that since no decision was made on a special permit application that it was automatically approved. The document in question was an application for a business license that is not under Jim Hawkins' scope. There was never an application for a

special permit. Mr. Hawkins contacted Mr. Dupree to inform him of his error. Mr. Dupree's wife met with Jim Hawkins and he clarified what is required to her. She will speak to Carlene Hayden about what is needed. Walker stated that the planning board will give the Duprees two weeks to apply for the special permit that they need to store junk cars. If they have not applied by then, we will contact Jim Hawkins to send them a cease and desist order that would be served by the sheriff. There was a question as to what happened to the lawyer that was working with the Conservation Commission and was to potentially with with all town boards on this matter.

Adjournment

At 7:10 p.m., on a motion by Harker and seconded by Walker, the board voted unanimously to adjourn the meeting.

Respectfully submitted,  
Bob Nelson

**Documents viewed in the Planning Board meeting of 12/6/2019\***

1. Agenda for meeting of 12/6/2019
2. Draft Minutes from the November 21, 2019
3. Letter from the State of Massachusetts indicating the percent of housing in Charlemont that is subsidized
4. Packet of Documents regarding 48 Main Street with street view and plot plan
5. Packet of Documents regarding the Warfield House, with plot plan and proposed interior drawing
6. Plot Plan for 78 Main Street and surrounding area
7. Letter from residents of Legate Hill Road suing the town of Charlemont over a proposed Broadband tower for the Town of Hawley

\*Documents are stored in their respective files