

Charlemont Planning Board
February 7, 2019 Meeting Minutes

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

Call to Order

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

Approval of Minutes

The Board reviewed the minutes from their meeting of 1/17/2019. On a motion by Harker and seconded by Walker, the minutes were unanimously approved as written.

#1: 7:05 P.M. Discussion of Bylaw Amendment Process

Walker discussed the pros and cons of seeking approval of the Bylaw Amendments at the town meeting versus a special town meeting in the fall. Overall, the planning board believes that the Annual Town Meeting is not the optimal forum to review the zoning changes as the agenda is very full of other items outside of the planning board needs. Walker also discussed the meeting at the Federated Church the previous week regarding the Tucci's and Farm Bug plans pertaining to a marijuana grow facility. Regarding marijuana zoning, Peggy Sloan of FRCOG recommended a couple on minor clarifications in the use table that the Planning Board desires reviewed at a Public Hearing on March 7 or March 14. Walker has an inquiry to the Select Board regarding whether we can separate the Planning Board issues from the Annual Town Meeting. Walker will send Nelson the current Planning Board Zoning Bylaws and the amendments from last year's Annual Town Meeting to determine if he can combine them into a current version of the Zoning Bylaws.

#2 7:40 P.M. Airbnb New State Regulations

The state created a new law that short term rentals must be registered and pay taxes. If the town votes in favor, it can tax these rentals at 3% above the state tax of 5.7%. The tax would be collected by DOR and paid back to the town. We would encourage the Select Board to make this change.

#3 7:50 P.M. Updates

Mark Stinson, of Mass. DEP wrote a letter to Brian DuPree that defines what needs to be done to remove the cars from the property. Additionally, a letter from the Conservation Commission was sent on this matter. He has no special permit for all the cars. DuPree needs to move the cars away from the brook and get a class 3 license to have junk cars. The business permit is being held until the cars are moved. There is no additional information regarding whether Earl Bowen has pursued paying the taxes that will allow him to move forward with the Special Permit Application for the cell tower site at 300 Zoar Road. The hearing was previously continued until March 7, 2019.

There is a hearing planned for February 21, 2019 for Backroads LLC. The application was received and briefly reviewed at this meeting.

Walker also spoke about the Citizen Planner Training Collaborative Annual Conference being held Saturday, March 16 at Holy Cross College in Worcester. Walker and Nelson will likely attend.

Adjournment

On a motion by Walker and seconded by Harker, the meeting was adjourned at 8:10 P.M.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 2/7/2019*

1. Agenda for meeting of 2/7/2019
2. Planning Board Draft Minutes from 1/17/2019
3. Short Term Rentals Frequently Asked Questions Document

*Documents are stored in their respective files