

Charlemont Planning Board
April 18, 2019 Meeting Minutes

Members Present: Robert Malone, Co-Chair, Carlene Hayden, Bob Nelson.

Members Absent: William Harker, Gisela Walker

Others Present: Todd Houston of Lazy Taco, Marguerite Willis –Select Board Liaison

Call to Order

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

Approval of Minutes

The Board reviewed the minutes from their meeting of 3/14/2019 and they were signed and accepted by the members present.

#1; 7:15 P.M.: Todd Houston – Lazy Taco (discussion on taco bar at 90 Main Street location)

At 7:15 p.m., Mr. Houston appeared before the board to discuss the operation of a taco bar at 90 Main Street. Todd handed out sample menus; the proposed Taco Bar will include smoothies and gluten free offerings. Because this location is already permitted for a retail restaurant by the planning board, Mr. Houston can operate under the conditions of the previous permit. Carlene gave Mr. Houston a copy of the existing permit. Mr. Houston will drop off the floor plan layout for our files. It was discussed that ideally, the taco bar would be open by Memorial weekend. The Board felt this would be a great addition to the Town. No follow up action is required. Appointment concluded at 7:32 pm.

#2; Board Discussion

1. The board reviewed the currently proposed revisions to the zoning by laws. We reviewed the comments returned by town counsel.
2. The board discussed the agenda for the next annual town meeting and the suggestion that the zoning changes be voted at a separate meeting from the financial articles. Hayden made a request for the change to the Select Board. If a change is to be made, it will need to pass at Town Meeting.
3. The board discussed the non-criminal disposition bylaw issue and whether to include this in the current changes to the bylaws. After lengthy discussion the board tabled a decision on this issue until fall of 2019.
4. The board discussed the solar overlay district; there is a proposal for a solar installation on the site. Carlene noted this will be a Site Plan Review and that the Select Board should discuss a PILOT agreement with the applicants. Marguerite thought it was by-right and didn't realize a SPR was required and is completely opposed to it being required. The Board explained that SPR is by-right and that this all passed at Town Meeting last year as part of the Green Community requirement, which the Select Board opted to become.
5. The board discussed the upcoming public hearing concerning Backroads LLC's application for special permit. No additional information was available to the board in advance of the meeting scheduled for 5/2/19.
6. The board discussed the exterior pole light at Berkshire Pizza. Carlene commented that the light is very bright and reflects out into the road. As the members were not familiar with the light they resolved to observe the light after dark and continue any discussion to next meeting.

Adjournment

At 9:20 p.m., on a motion by Malone and seconded by Hayden, the Board adjourned their meeting.

Respectfully submitted,
Robert Malone

Documents Viewed in Meeting of 4/18/2019

1. Agenda for 4/18/2019
2. Minutes from meeting of 3/18/2019
3. Proposed taco bar menu
4. Town Counsel suggested edits to Zoning Bylaw Revisions
5. Draft Non-criminal Disposition Bylaw warrant article