

Charlemont Planning Board
August 8, 2019 Meeting Minutes

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

Members Absent: Robert Malone

Others Present: Peggy Sloan

Call to Order

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

Discussion with Peggy Sloan, FRCOG to Finalize Adult Use Recreational Marijuana Bylaws

The board continued their review of the Draft Marijuana Bylaws. Peggy Sloan of FRCOG recommended that we develop specific locations for the second potential marijuana retailer outside the village. Specific locations were discussed and will be integrated into a map that Peggy Sloan will create by August 20. Section 46.7 speaks to sending copies of a notice of the application received to various town departments. This prompted discussion that the Planning Board needs to amend its rules and regulations to inform and clarify as to where materials such as this will be located. The Special Town Meeting Marijuana Zoning Amendment Timeline was reviewed. The changes made to the draft today, aside from determination of the allowable locations of marijuana retailers included moving to 300 feet for the allowable distance of a retail store to a school and 30% of ownership changing that would require a new special permit being required.

Motion

Walker motioned that we approve the Draft Adult Recreational Marijuana Bylaws as finalized during this meeting. Hayden seconded and the motion was approved unanimously.

Board Discussion

The board discussed the upcoming Select Board meeting to discuss planning board needs as they pertain to the hiring of an administrative assistant. Walker will attend this meeting. Some of the items discussed were taking minutes, filing, records disposal, grant writing, acting as liaison to the Council of Governments, performing web master activities, posting for meetings, and involvement with town activities, such as the river video that Walker is currently involved.

A letter from Dominique Kerins was read. This letter was regarding whether the town had developed zoning specifically to optimize the trend toward tiny homes. Walker said that this was not something that Charlemont had pursued. Minimum lot sizes are one acre with sewer and water requirements. It is possible that this could be something developed under the requirements of cluster homes utilizing common water and sewer.

Harker stated that he was advised that Brian Dupree's auto business needed to be shut down for not having a license to have junk cars. Such a license would not be issued, because of Conservation Commission issues. It was recommended that participants from the Select Board and the Planning Board also attend the legal proceedings to help strengthen the case. Mr. Dupree was supposed to remove the cars by July 1, 2019. The court fees will be paid from wetland fees. The Board of Health is also involved for water testing to see if there is any contamination.

There was discussion that Sun and Soil Corp, LLC. had received approval for their proposed Cannabis operation.

The Planning board may request a robocall and website notice regarding the special town meeting. It was also discussed putting a notice at Avery's and the post office. The special Town meeting on September 5, 2019 will be at the Hawlemont School at 7:00pm.

The Mass DOT will be holding public hearing regarding the Tower Road over Chickley River bridge replacement project on Thursday, August 15, 2019. This will be a new single span bridge that will be 22 feet curb to curb.

Minutes Approval

The draft minutes from 7/18/19 were approved as written with a motion from Hayden and second from Harker and unanimous approval.

Adjournment

At 8:25 p.m., on a motion by Harker and seconded by Hayden, the board voted to adjourn the meeting.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 8/8/2019*

1. Agenda for meeting of 8/8/2019
2. Draft Minutes for 7/18/19
3. Second Draft for Marijuana Zoning Bylaw Amendments
4. Marijuana Zoning Map Options for Route 2 and Distances from Hawlemont School.
5. Special Town Meeting Marijuana Zoning Amendment Timeline
6. Dominique Kerins Letter pertaining to Tiny Homes
7. Town of Charlemont Planning Board Notice of Decision on Special Permit for Sun & Soil Cannabis Corp, LLC.
8. MassDOT Notice of Public Hearing regarding the Tower Road over Chickley River Bridge Replacement Project

*Documents are stored in their respective files