

**Charlemont Planning Board
September 12, 2019 Meeting Minutes**

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

Members Absent: Robert Malone, Co-Chair, Gisela Walker.

Call to Order

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

Board Discussion

Two appointments were scheduled for this meeting. Reynold Famosi was to discuss a pig farm at 55 Ledge Lane. Jim Carse was to discuss a large-scale solar development at 100 Vincent Road. Both appointments were cancelled just prior to the meeting.

Hayden let the board know that she received a call from Patrick Banks who is interested in possibly having a campground and small cabins on his property at 233 Zoar Road. The Bylaws require that one have 10 times the area of the base minimum lot area in order to have a campground. The minimum lot is 1.3 acres, so a total minimum of 13 acres would be required. This appears to be more land than he has, though the Banks family has more land and could perhaps make up the difference. The Planning Board needs more information about whether there are currently cabins at that location. Harker stated that cabins are treated like a hotel.

Hayden also let the board know that the Academy of Charlemont wants to develop a large-scale solar installation on a property which is subject to a Conservation Restriction (CR) conveyed by the Franklin Land Trust. The Land Trust then assigned the CR to the Town via the Conservation Commission, and the Conservation Commission has the final say as to what can go on that land. The location cannot be seen from Route 2. Should the Commission approve it, they will need to come to the Planning Board for a Special Permit. There is an upcoming Conservation Commission meeting during which this will be discussed.

Peggy Sloan of FRCOG sent amended marijuana bylaws for our review.

Hayden read an email from Marcia Tucci that argued for allowing social consumption establishments in the rural residential district. She said that Airbnb's, spas or similar locations may be very appropriate for this use in the district

Hayden also read a letter from James Hawkins to Ms. Hall regarding Green Mind Events and her desire to go back to the original purpose of the Hyytinen Hallow tubing business and not associate with Green Mind Events. The letter stated that she does not have a permit for hot dogs or camping. The board discussed that she also does not have a permit for the extra signage that she is using and will need to address this.

The next meeting is September 26, 2019 at 6:00 p.m. It is expected that Peggy Sloan, The Banks', and the Academy of Charlemont may attend.

Adjournment

At 8:00 p.m., on a motion by Hayden and seconded by Nelson, the board voted to adjourn the meeting.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 9/12/2019*

1. Agenda for meeting of 9/12/2019
2. Amended bylaws draft from Peggy Sloan; 9/10/2019
3. Email from Marcia Tucci on 9/10/19 regarding Marijuana Social Consumption Establishments
4. Letter from James Hawkins to Ms. Hall regarding Hyytinen Hollow Tubes dated 8/20/2019

*Documents are stored in their respective files