

**Charlemont Planning Board  
September 26, 2019 Meeting Minutes**

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

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

Due to a misunderstanding of the time of the meeting a quorum was not reached until 6.35pm.

Call to Order

Planning Board Co-Chair Bill Harker called the meeting to order at 6.35pm

Barry Purington from Warfield Road came to present an ANR application and maps. In a transaction with his father they added 6 acres to his present lot and home. The additional 6 acre lot has only about 40 ft of frontage and is not a proper ANR but rather this is a merger of 2 lots into one with the original house lot already being a legitimate lot in size and frontage now extended towards the back of the land by the 6 acres. The Board decided to sign off on the survey maps.

Patrick and Kaitlyn Banks came for a preliminary session to talk about their plans to open a small campground on their land on Zoar Road. They have already built 5 simple shell-cabins about 120ft sq,, submitted a lay out of the site and asked what they might need for a special permit. The town zoning bylaw has an old section requiring a minimum of 10 acres for any campground and their lot is only 5 acres. Discussing the options the Board suggested two possible options: acquire an additional 5 acres from their parents next door or try to get a variance. They will consider this and also meet with the BoH to address water and waste water issues. They did connect with the Building Inspector. No date for a follow up was set but the Board will **conduct a site visit on Thursday, October 3 at 4.30pm.**

Review of Town Council Comments regarding Adult Use Recreational Marijuana Bylaws

The board continued their review of the Draft Marijuana Bylaws since the final town counsel comments had just come in. The second public hearing will be on Monday, September 30<sup>th</sup>. Walker said she will talk with P Sloan from FCOG to figure out open questions about the warrant article and what kind of copy to submit for the hearing and what changes to announce at the 2<sup>nd</sup> hearing relative to the first hearing. Most of the changes are editorial, relating to the Definitions section and the zoning map. Board members reviewed the maps to become clear as to where exactly the three sections of the Rural-Residential Marijuana Retail District are along the Trail

- Buckland town line to Deer Hill run past Tatro Trucking site;
- West Oxbow Road to past the Old Willow Motel and
- the Village Center.

The rest of the Mohawk Trail outside of these sections makes up the scenic byway district.

Adjournment

At 8:30 p.m., on a motion by Harker and seconded by Nelson, the board voted to adjourn the meeting.

Respectfully submitted,

**Gisela Walker**

**Documents viewed in the Planning Board meeting of 9/26/2019\***

1. Public Hearing Draft 9/10/19 for Marijuana Zoning Bylaw Amendments
2. Marijuana Zoning Map Options for Route 2
3. Town Counsel Comments regarding Marijuana Zoning Bylaw Amendments

\*Documents are stored in their respective files