

**Charlemont Planning Board
January 9, 2020 Meeting Minutes
Charlemont Town Hall Meeting Room**

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

Others Present: Laurie Griswold, Jonathan Mirin

Call to Order

Planning Board Co-Chair Bill Harker called the meeting to order at 6:05 p.m.

Approval of Minutes

Walker moved that the draft minutes from the December 6, 2019 meeting be approved as written. The motion was approved unanimously.

Board Discussion

The agenda item scheduled for 6:45pm, Marguerite Willis to discuss housing in the Village was cancelled and will be rescheduled.

There was some discussion over the 2020 planning board budget. \$344 was spent in 2019. There are \$900 in revolving funds. All advertising, permit fees and engineering fees, if any could come out of the revolving funds.

Harker said that the name of the smoking equipment shop owned by the Carcio's has changed and there is much lighting in the entrance. Also, the lighting at Berkshire Pizza is much less bright after recent changes to that light pole.

Appointments:

6:45PM Laurie Griswold came to discuss the renewal of a Special Permit for a temporary mobile home on her property. The Special Permit was initially granted for two years on September 11, 2017. It expired on September 11, 2019, though there is an option that it could be renewed for an additional two years, if needed. Barbara Ovitt, Laurie Griswold's mother is the occupant of the mobile home. The special permit grants single occupancy with Barbara Ovitt being the sole occupant. Laurie Griswold is the applicant and the owner of the mobile home. It is known that Barbara Ovitt's son does reside in the mobile home at times, which is not allowable under the special permit, because of possible septic or well issues, but these are Board of Health issues unrelated to the approval of this permit by the Planning Board.

Motion:

Walker moved that we extend the Special Permit as written in the original Special Permit with the same conditions for an additional two years, because the original need still exists. The permit will next expire on January 9, 2022. Harker seconded the motion and all other board members approved the motion.

Appointment:

Jonathan Mirin came to discuss a proposed telecommunications bylaw. He said that because of health issues associated with 5G it was important that we prepare rules before large corporations like Verizon and AT&T arrived and began installing the small cell antennas on poles along Route 2, potentially only 100 feet or less from people's homes. The proposed bylaw that Jonathan Mirin presented was seven pages long. A short, one page version was passed in the Town of Shelburne. Walker suggested that we hold off for the

time being and consider addressing this in a year or so when we start to see more activity around 5G installations, since we know that it will take time for this technology to arrive in this area. It is possible that as we consider removing the cell tower bylaw that some of what Jonathan Mirin has put together may be able to replace the removed bylaw, though we would certainly be looking at something shorter than seven pages in length. Jonathan Mirin suggested that we should ensure that we add provisions for monitoring the emissions from both cell towers and small cell antennas, since he said that companies often use higher than appropriate emissions levels.

Board Discussion

There was some discussion as to whether the Carcio's Tiki Bar plan required combining the lots and creating a back lot. Some of this depends on how mobile the structures are, but it does not appear that the Carcio's have followed through on their next steps on this project.

Motion

Walker moved that we level fund the Planning Board budget for 2020. Hayden seconded the motion and all approved.

Board Discussion

The Select Board will discuss at their next meeting the letter that the Planning Board sent them regarding obtaining administrative assistance. A copy of the letter was placed in the Board of Health mail box, should they also want to support the request for help.

Dan Miller is good with being a liaison for relevant Special Permits for Berkshire East, since Hayden will need to recuse herself due to being an abutter.

There was some discussion over the technical assistance that FRCOG offered. This could be related to the woodlands partnership. Peggy Sloan suggested that we consider composting toilets at the Shunpike Rest Area. Marguerite Willis did not want this action pursued. Walker stated that the area of recreation is where the town needed help, but this was not an area that the state can help with. Peggy Sloan will combine the marijuana bylaw into the zoning bylaw as part of the technical assistance. Marguerite Willis wants the technical assistance be targeted to housing. Perhaps the Oxbow could be devoted to elder housing.

The water supply at the Charlemont Inn needs to be inspected every six months, to ensure it does not lose its public water supply status. It is believed this is action is being pursued, but it is important that it continue.

Adjournment

At 9:00 p.m., on a motion by Walker and seconded by Harker, the board voted unanimously to adjourn the meeting.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 1/9/2020*

1. Agenda for meeting of 1/9/2020
2. Draft Minutes from the December 6, 2019
3. Letter from the Planning Board to the Select Board Requesting Additional Secretarial Help Dated 1/9/20
4. Model Wireless Telecommunications Ordinance for Siting "Small Cell" Telecommunications Infrastructure in Public Rights-Of-Way
5. Town of Shelburne one page Telecommunications Ordinance
6. Legal Notice from the Town of Shelburne regarding a Public Hearing scheduled for December 12, 2019 to install a ground mounted solar array at 311 Colrain Shelburne Road

*Documents are stored in their respective files