

**Charlemont Planning Board
February 6, 2020 Meeting Minutes
Charlemont Town Hall Meeting Room**

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

Others Present: Wendell Rheinheimer, Steve Thayer

Call to Order

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

Approval of Minutes

The draft minutes from the January 16, 2020 meeting were approved as written.

Appointment:

6:00PM Wendell Rheinheimer owns a lot 51 acres in size at 225 Avery Brook Road that he would like to divide into three parcels. Parcel one would be about half the (lot) area and would have a barn. Parcel two would have his house and parcel three would be a backlot behind the house. A backlot requires a 20 foot driveway for access. The lot has over 600 feet of frontage on Avery Brook Road. Walker said that the bylaws state that you can take one lot and divide it into two lots by having a 20 foot access to the backlot. You cannot divide a lot into three parcels, as that is considered a subdivision. However, he could make up to four 150 foot road frontage ANR's. While this is not exactly what Wendell Rheinheimer was originally proposing, he believes that he may be able to create three ANR's by ensuring sufficient road frontage and jogging to the side after devoting 12 feet paralleling Avery Brook Road for a driveway. He will need to file for ANRs after a survey is complete. Hayden said that he should make it clear in the deed if there is a shared driveway to ensure there are no future issues with neighbors. The planning board could do a site visit after the survey is complete and the area is marked. He is currently thinking there would be a shared well, though he was informed that a house typically has its own well and his property already shares a well with his parent's property across the road. He also let the board know that he was informed that the land was believed to be perk-able.

Appointment:

6:30 Steve Thayer desires to open a diner at 90 Main Street where the taco restaurant was previously. The hours applied for are 5:00 am to 9:00 pm seven days a week, though initially he expects the hours to be 5:00 am to 2:00 pm and dinner three nights a week. He would use the existing 4.5 x 4.5 ft sign. He is planning to meet with The Great Outdoors to discuss an agreement regarding parking, as The Great Outdoors owns the area at the side of the building and uses it for shuttle parking. Steve Thayer was informed that there is to be no flashing or moving neon signage. A sandwich board is fine. His food is planned to be typical diner food. He hopes to put a deck on the back and the Board suggested putting tables outside in the front as was the case with the previous restaurant. His water supply is public and active, the property owner should provide proof that this is the case.

Board Discussion

The Board reviewed several Special Permit/Site Plan Review applications to determine whether more information was needed before their hearings.

1. Vacationland, LLC Special Permit application for a campground. The applicants are buying five

acres abutting the property to meet the minimum lot size requirements. We will need a copy of the sales agreement. We also need signage and lighting plans and a copy of the planned signage. We would also like to see areas marked out on a map as to where the parking will be. It does not need to be marked spaces, but there should be sufficient space to park 20 cars. The map of the campground does not appear to show the gazebo we saw at the last visit, where is it? Also, discussed asking for information on the status of security, staff, management and/or cameras to monitor the area, as well as what will be planned regarding fire suppression? Will there be a gate at the entrance? We also need to see the total acreage on the map.

2. Berkshire East, LLC Site Plan Review for a change of use of the house at 48 Main Street from residential to commercial to create a welcome center. The Board would like clarity regarding the water provisions and location of the well. Signage and lighting plans are needed. They will need signage on Route 2 from each direction.

3. Berkshire Rafting, LLC Special Permit for the land behind the house at 48 Main Street for commercial recreation. It is not clear on the map where the parking for the Tiki Bar is, as 16 parking spaces near Route 2 do not seem sufficient. Will any grading be performed near the river? Harker said that the Conservation Commission will allow for steps as long as they do not affect the river. They may need to take out some earth elsewhere to compensate for adding stairs. This is for the Conservation Commission to determine. Walker questioned where is the cooling for the items they are selling at the Tiki Bar? Will it be removed during off season? Walker had concerns re traffic flow on and off Rte. 2.

4. 133 Warfield, LLC Special Permit for the brewery in the sugar house. They will need a liquor license from the Select Board. They need to provide the planning board with signage and lighting plans and hours of operation. How much beer will be stored on premises?

Hayden will go back to the applicants with a list of submittals that they still need for their applications.

The Planning Board reviewed potential dates for hearings on the above items. Vacationland, LLC is proposed to be March 19. The Berkshire East Welcome Center and Tiki Bar can be April 2.

Adjournment

At 9:19 p.m., on a motion by Harker and seconded by Nelson, the board voted unanimously to adjourn the meeting.

Respectfully submitted,

Bob Nelson

Documents viewed in the Planning Board meeting of 2/6/2020*

1. Agenda for meeting of 2/6/2020
2. Draft Minutes from the January 16, 2020 meeting
3. Rheinheimer Avery Brook Road plot plan with proposed future parcels
4. 90 Main Street café Special Permit file
5. Vacationland, LLC Special Permit application
6. Berkshire Rafting, LLC Site Plan Review application
7. Berkshire Rafting, LLC Special Permit application
8. 133 Warfield, LLC Special Permit application

*Documents are stored in their respective files