

**Charlemont Planning Board
May 21, 2020 Meeting Minutes
Telephone Conference Call**

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

Call to Order

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

Board Discussion

Walker informed the board about a River Access Meeting that is being held by Franklin Conservation District on Monday, June 15th, 10:00-12:00. Their objectives include documenting current uses, identifying issues that might threaten continued public access, and exploring solutions that can satisfy all stakeholders wherever possible. They have a grant to research and protect river access throughout the county. They want to discuss their findings during this virtual meeting. Hayden asked if rafting companies should be informed. Walker will ask and forward the meeting information to these companies, if appropriate.

There was some discussion as to whether it would be better to have all postings on line as well as town hall. Harker recommended that we also post at the post office.

Regarding the 176 Main Street animal inspection, it was recommended by the inspector that two goats and one (assumed to be male) turkey be allowed for the time being due to extenuating circumstances. There will be follow-up regarding this issue. The animal inspector will be asked to forward the supporting letter to the planning board and attend the June 18 planning board meeting at 6:00.

Warfield House Hearing

At 6:15 pm the hearing to open a brewery at the Warfield House was opened by Harker. Walker moved that the hearing be continued until June 18 at 6:15 pm either by teleconference or in person at town hall depending on the status of the Covid 19 procedures at that time. Hayden seconded the motion. Harker and Nelson approved the motion, which was approved unanimously.

Board Discussion

In follow-up to the Pratt / Ribken application, Walker would like to see a layout of the picnic tables. Harker said that this was received. There are sixteen tables on the plan, but the applicants suggested that they may want up to twenty-five tables. This needs to be clarified. Walker was also concerned about the number of Porta-potties and that no one appeared to be in charge of determining the appropriate number of units required to be on site. It is believed to be a Board of Health determination based upon previous work with Yankee Doodle Days. Walker recommended that a Board of Health inspection occur on a busy weekend to ensure that the number of units is sufficient. There was discussion regarding the location that people are expected to exit the river onto the property being right after the bridge and requiring a fast decision to exit or needing to turn around in order to not disturb the bank further down the property. Nelson mentioned that perhaps there should be signage regarding the fact that the railroad tracks are active. There was discussion regarding the parking and planned curbs, fencing and whether there was space to park two rows of cars. The drawing shows the parking area is 52 feet wide and there is 20 feet to the tracks, but it is not clear from where the distances are measured. There was also a question on the well

and how close that is to the parking area. Another site visit will be requested to see a demonstration of the parking to ensure specific space. We will seek a site visit on June 1 at 4:30 for a parking demonstration.

There is a ZBA hearing notice for Tuesday, May 26 at 7:15 pm to consider a variance requested by James and Susan Williams and the desired placement of his new garage at 30 High Street replacing a nonconforming existing building.

Approval of Minutes

Walker moved that the draft minutes from the May 7, 2020 meeting be approved as written. Hayden seconded the motion and Harker and Nelson approved. The draft minutes were unanimously approved.

Adjournment

At 7:00 p.m., on a motion by Walker and seconded by Hayden, Harker voted yes, Nelson voted yes, the board voted unanimously to adjourn the meeting.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 5/21/2020*

1. Agenda for meeting of 5/21/2020
2. Draft Minutes from the May 7, 2020
3. J Pratt Letter of Consent
4. Pratt Ribken Action Plan
5. Jerry Pratt and Bryce Ribken Application for Special Permit
6. ZBA Notice for Hearing on May 26, 2020 James and Susan Williams to Replace Garage

*Documents are stored in their respective files