

**Charlemont Planning Board
May 7, 2020 Meeting Minutes
Telephone Conference Call**

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

Others Participating: Bryce Ribken, Jerry Pratt

Call to Order

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

Approval of Minutes

Walker moved that the draft minutes from the April 16, 2020 meeting be approved as written. Hayden seconded the motion and Harker voted yes and Nelson voted yes. The draft minutes were unanimously approved.

Board Discussion

Walker stated that the property on Route 8A owned by the now deceased Floyd Sherman was in very bad condition with much junk and trash throughout the property. Hayden said that there has been nothing filed in probate and it is uncertain if the ownership had passed to the heirs. There is potential benefit to use the Brownfield Program to clean the property, but in order to do that the property owner must allow people on the property, which was not allowed in the past by Floyd Sherman's son Dohn. It was suggested that perhaps Dohnny Sherman needed to be made aware of the potential assistance that could be received. In any case it will be necessary to await clear ownership of the property before any cleanup could occur.

The board also discussed a concern regarding the Vacationland, LLC campground on Zoar Road by an abutter. The ten acres of land acquired recently to ensure they owned sufficient land required to have a campground had been logged in such a way as to create a potential erosion issue. The abutter was informed that the clearing was completely unrelated to the campground. Harker stated that the erosion issue could probably be resolved fairly easily with some seed and hay.

Appointment

Bryce Ribken and Jerry Pratt discussed potentially operating a food trailer at 17 West Hawley Rd/ 17 Route 8A South. A special permit for this same site and purpose was approved by the planning board in 2013. They did not realize until recently that the previous special permit had expired and are reapplying. One of the changes they want to make is the option to add one or two 'guest food trucks' from other vendors who may want to sell other food types on busy weekends. The applicants would be serving breakfast, lunch and dinner, 6:00 am to 9:00 pm. Walker asked how we would permit the trucks that are not theirs. They would need to apply for a business license in town, and for the food cart through the Board of Health. It was questioned whether Kathy Reynolds should inform the planning board when such a business license is requested, should planning board approval be required. The applicants verified they have cleared the exhaust hood, fire extinguishers and gas with the appropriate department and have spoken with the Board of Health's agent regarding their plans. Walker had questions about picnic tables, parking and egress to road. Additionally, the number of people who may attend and traffic flow may be an issue. Jerry Pratt said that in 25 years of ownership of the property there has never been an accident there aside from a motorcycle tipping over. Hundreds of people already use his property uninvited and it is being trashed. This food truck operation will help to take back some control of the situation. Entering and exiting arrows will be clearly posted on the property. Harker said that they may need to put in a temporary walk up from the river for people coming off the river so as not to damage the river bank. Hayden asked about the water supply. They

plan to bring water from Pratt's approved public water supply in Shelburne Falls. Hayden said that they could start with the old permit as a draft and make any necessary changes to the fit with the current plans. The Board asked about porta-potties. They were informed that the Building Inspector determines the number of units that need to be on site; they will check this with him. It will be necessary to supply with their application any signage and lighting plans. Are they planning to be open to people in town to come at night? They will shut down at 9:00 p.m. and will not serve alcohol. Their focus is rafters, tubers and bikers from Berkshire East. They will need very little lighting, as the streetlights there are bright. They have 45 parking spaces and will supply dimensions. Walker suggested they consider ways to limit the people on the property. Jerry and Bryce will not be cooking, so they will be able to control the property. Walker suggested it may be a condition on the special permit that someone is always on the property to control activities, who is not involved with cooking. Walker said we would like to schedule a site visit. This was scheduled for May 21 at 4:30pm. The hearing will be on June 4. Hayden said that as an abutter, she will not participate and will ask the planning board alternate, Dan Miller if he can participate. Hayden reviewed the special permit requirements with the applicants to see if there was anything else needed. Some of the items may be on the 2013 plans, Hayden will check this once she pulls that file.

The Conservation Commission should be consulted regarding the possible erosion of the bank from all the people walking up from river and may want to participate in the site visit. The applicants should see to it that they can attend the next Conservation Commission meeting. This concluded the meeting on this topic.

Board Discussion

Regarding the junk cars at the Dupree property, the Conservation Commission is following up on this and some cars were being removed for a while. The car removal has stalled and the issue will be taken up again once the current COVID-19 order is lifted.

Hayden read a public notice from the Town of Shelburne ZBA to convert a property at 10 Deerfield Avenue to 10 commercial units.

The Animal Inspector needs to reinspect the 176 Main Street property by May 15, and we will discuss this topic at the May 21 meeting.

Adjournment

At 7:22 p.m., on a motion by Hayden and seconded by Walker, 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 5/7/2020*

1. Agenda for meeting of 5/7/2020
2. Draft Minutes from the April 16, 2020 meeting
3. 2013 Special Permit regarding Food Trucks at 17 West Hawley Rd (Route 8A)
4. Town of Shelburne Public Notice regarding 10 Deerfield Avenue

*Documents are stored in their respective files