

**Charlemont Planning Board  
July 23, 2020 Meeting Minutes  
Charlemont Fairgrounds**

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

Others Participating: Helen and Frank Carcio, Joe Pellegrino, Jeff and Elizabeth VanIlderstine.

Call to Order

Planning Board Chair Bill Harker called the meeting to order at 6:05 pm.

Appointments

Helen and Frank Carcio. The Carcios attended to discuss their options for their lots on Main Street; the Great Outdoors front lot and the larger lot behind it. Helen presented a draft lot division survey, stating they would like to divide the lots to provide future options for their children. The Board discussed what is allowed in the subdivision regulations regarding back lots and was unsure of whether this could be done, since the only access to the rear lot is through the separate front lot or a 25' right of way, which the Board was not sure qualified as frontage. Discussion followed as to whether merging the front and rear lots to meet the frontage requirement and then adding a 20' wide access to the rear lot to meet backlot access requirement would be allowed. The Board decided they needed to get a definitive opinion from Town Counsel on this.

Motion

Walker made a motion to contact Town Counsel for a quick review of the plan and opinion on whether the Carcio's could divide their lot, as proposed. Nelson seconded the motion and the motion passed unanimously.

Next the Carcio's discussed their Special Permit for the Great Outdoors, stating that after a recent discussion with the Board of Health and various rafting companies, it was suggested that they go to the Planning Board to discuss amending their Special Permit to expand their parking plan, as they have been exceeding the allowed number of cars. Helen would like to increase from 60 to 150-200 spaces and would like to expand their days of operation as well. The Board discussed that given the recent influx of people using the river and related issues with trash, aggression and people trespassing and relieving themselves on private property, this was not a good time to ask for an increase in parking, which would mean an increase in people and further overcrowding of the river. Harker, also being a Board of Health member said that the Town, in light of the recent problems and the current Coronavirus pandemic, was looking to limit parking availability and to reduce the number of people using the river. The Carcios agreed to table the matter for the time being.

Board Discussion/Follow-up

176 Main Street animals. Following up on their last meeting, the Board reiterated that they did not accept the owner's need for goats and turkeys as emotional support animals, especially as they are in direct violation of the zoning bylaw. Neighbors Joe Pellegrino and Jeff and Elizabeth VanIlderstine stated they are fed up with the smell and being woken up at 4:00 a.m. by the racket of the geese and roosters and want an enforceable resolution to this. The owners have not adhered to any of the Board of Health or Planning Board requests and yet there have been no fines or recourse against them. They want the Planning Board to enforce this and stated that some are ready to sue the Town for not enforcing their bylaws. Hayden

agreed that when attending church right next door, she often hears the geese squawking and fighting loudly and upon exiting her car, is assaulted by the horrendous smell of animal manure. The Board agreed this has become a serious problem that needs to be resolved and will write another letter to the owners. They asked the neighbors to submit a list of their complaints, to be included with the letter from the Board. The letter will be copied to the Building Inspector, Board of Health and Animal Inspector.

Questions about building on a private road. Hayden explained she was recently asked by a property owner what their options would be for building on a private road. After discussion and review of a map of the property, it was decided the property lacked proper frontage and their only option would be to submit a subdivision plan. Hayden will notify the owner.

The Board discussed their upcoming meetings and member's availability. Alternate dates were discussed and Hayden will post these to the Town website.

### Adjournment

At 8:10 pm on a motion by Harker and seconded by Hayden, the Board voted unanimously to adjourn the meeting.

Respectfully submitted,  
Carlene Hayden

### **Documents viewed in the Planning Board meeting of 7/23/2020\***

1. Agenda for meeting of 7/23/2020
2. Proposed survey of lot division and parking expansion for Carcio properties, 7/8/2020
3. Email from Kevin Knobloch, 6/25/2020
4. Assessor's 2020 Tax Map 12 (parcel 42)
5. 1976 Survey of Knobloch property

\*Documents are stored in their respective files