

# Charlemont Planning Board

## September 24, 2020 Meeting Minutes

### Charlemont Fairgrounds

#### Members Participating

Bill Harker, Gisela Walker, Bob Nelson, Dan Miller, Jim Sinclair

#### Other Participants

Jim Scalise, Helen and Frank Carcio, Jerry Pratt, Joe Pellegrino, Carlene Hayden

#### Call to Order

Planning Board Chair Bob Nelson called the meeting to order at 4:55 P.M.

#### ANR signature for Dean Property on Route 2

The Board reviewed and approved a plan submitted by Glen and Caitlin Dean, showing the division of a portion of property from Jodi Dean, to be conveyed and combined with other land of Glen and Caitlin. On a motion by Jim Sinclair and seconded by Gisela Walker, the Board unanimously approved and signed the "Approval Not Required" plan.

#### Animals at 176 Main Street

Joe Pellegrino provided an update that he believed the situation with the animals at 176 Main Street had improved and that he was hopeful the issue has been resolved. He thanked the Board and the FRCOG inspector for following up and he said he would keep the Board informed.

#### Berkshire Rafting, LLC: Continuation of Site Plan Review (SRP) hearing for Welcome Center at 48 Main Street

Jim Scalise, on behalf of Berkshire Rafting, LLC, reviewed the scope of the SRP against criteria for SRP review and following up on concerns/questions raised at the prior hearing on September 17, 2020. This included:

1. The proposed signage will conform to town by-laws and the lighting of the sign will be downcast to minimize impact on to abutters.
2. The MADOT has concluded that that the traffic impact does not warrant a formal study. This conclusion included consideration of traffic that would also occur because of the now rescinded special permit for a Tiki Bar.
3. Runoff impacts from the new parking area will be mitigated by the installation of a new culvert to be tied into an existing runoff drain.
4. The existing right-of-way for the property (for Route 2) is unaffected by the pending Main Street improvements and existing curb cuts onto Route 2 will remain as is.

Jerry Pratt questioned whether the number of parking spaces were more than needed given the square footage of the proposed welcome center. The Board responded that it had reviewed parking

during a site visit and had requested the applicant to expand the number of spaces in consideration of the welcome center needs as well as the pending special permit for a Tiki Bar.

Jim Scalise stated that the parking is for the use of staff, visitors, and tenants of the second floor and that he believed it was adequate for the intended use. However, he did agree to eliminate two spaces proposed for the front of the building that the Board felt could block the view of oncoming traffic while entering or exiting the property.

Jerry Pratt also questioned the adequacy of the engineering drawing providing sufficient detail to allow the Board to consider the proposal. Jim Sinclair responded that the engineering drawing was to scale which allowed confirmation of the boundaries, square footage of the building, the size of the parking lot, and other physical features of the property.

After further discussion regarding the siting of the main parking lot, the need for the two new spaces in front of the building, and need for a formal study of the traffic impact of the project, Jim Scalise agreed to eliminate the two spaces in front of the building and to obtain a written statement from the MA DOT engineering staff that no traffic study is warranted.

Helen Carcio raised potential traffic safety concern regarding entrance and egress on to Route 2. Bill Harker responded that this concern had been looked at by the Board during the site visit and had concluded that entering on the west side of the property and exiting on the east side was the safest option by providing the best line of site to the bend of the road in front of the Cold River property.

Helen Carcio also had a list of concerns regarding the Special Permit. Gisela Walker explained that the Special Permit had been withdrawn without prejudice at the last meeting and that it is now up to the applicant to decide when and if they want to apply for a new Special Permit. Helen did provide a copy of her list of questions for the Board's information and to Jim Scalise. Her questions are attached.

#### Board Discussion:

The Board discussed the proposal and walked through the criteria for Site Plan Review (28.10, Standards for Review), finding that the proposal conforms to the criteria and guidelines. Particular focus was given to the public input on concerns related to the impact of the proposal on traffic.

Following the review, a motion was made by Gisela Walker and seconded by Bill Harker to approve a Welcome Center at 48 Main Street according to the plans with the condition that the applicant submit a formal request to the MA DOT for a review of the impact of the proposal on traffic prior to the issuance of a building permit. The Board voted unanimously.

The hearing was closed at 7:00 P.M.

#### Adjournment

At 7:02 P.M. on a motion by Bob Nelson and seconded by Bill Harker, the Board voted unanimously to adjourn the meeting.

Respectfully submitted,

Jim Sinclair

**Documents Viewed in Meeting of 9/24/2020\***

1. "Plan of Land Prepared for Jodi L. Dean Located in Charlemont, Massachusetts." And dated September 19, 2020.
2. Berkshire Rafting, LLC Site Plan Review file
3. Helen Carcio Questions Related to the Special Permit

\*Documents are stored in their respective files