

**Charlemont Planning Board  
March 18, 2021 Meeting Minutes  
Zoom Meeting**

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

Other Attendees: Marguerite Willis, Colleen & Thorne Palmer, Luke Toritto, Helen Carcio, Justin & Chelsea Maynard, Patrick & Katie Banks, Joe Pellegrino

Call to Order

Planning Board Chair Bob Nelson called the meeting to order at 6:05 pm.

48 Potter Road Extension Road Improvements and Plans for Three Residences

Walker asked when we could look at Potter Road Extension. We also need to visit Mountain Road. There needs to be another layer of gravel on Potter Road Extension to finish the road, which will be applied after mud season. The turnaround was reviewed by surveyor Dan Werner. The width of the turnaround is 75 feet, which is good and bigger than it needs to be. Hayden mentioned the plans showed 3 residences and said they were only allowed to build one house per lot, and if they do build an attached accessory dwelling, it would require that the owners reside on the property. Colleen and Thorne Palmer said there is just one house planned to be built, 20 feet by 20 feet. They said there was an error on the plan that showed three residences. The outbuilding may be used years in the future as an office.

Berkshire Bike Tours and Guide Service

Luke Toritto discussed his plans for a bike touring company based at Berkshire East. He will do mountain biking guide tours at Berkshire East and Warfield House properties exclusively on land owned by the Schaefers. He will also do road biking tours on public roads throughout the area. Harker asked where specifically he will be based. Hayden said there needs to be a specific address chosen as the business address for the permit and since a 300 foot abutters list will need to be created from that address. He will work this out with Jon Schaefer. He will need to complete a special permit. Hayden reviewed the special permit application and the items that he would not need to submit. The timing of the eventual hearing could occur after his return to Massachusetts in May. He wants to be operating by July 1.

Helen Carcio Lot Division

Helen Carcio submitted a new plan to divide the land behind The Great Outdoors into a separate lot. She said they are using the current right-of-way that exists to access Lot B, not Lot A. It is not a building lot on the east side. Walker said this is not an ANR, as it does not have frontage, she said it is a lot division. We will sign this as approved. Walker will ask Peggy at FRCOG what to call a lot division that is not an ANR.

Board Discussion

Harker said that the Fairgrounds can be used for meetings by April 29. Walker suggested that we do a site visit as a board of the Marcia Tucci property regarding the potential marijuana business. We cannot go to Hyytinen Hollow until Marie Hyytinen is back from Florida. It is also hoped that we do both the rafting special permits on the same day in the spring at the Fairgrounds. We will aim for April 29 for these special permits.

Walker will rewrite the planning board responsibilities on the website, since it only describes half of what the planning board does. She also said that the economic roundtable no longer exists and that reference should be removed.

Marguerite Willis has said that tiny houses and ADUs come up frequently on applications when applying for grants. It would seem like a potential issue to have many houses in the town having additional 800 square foot dwellings on the same lot as the main house. This is basically allowing a second house on each lot. Currently they are allowed either attached or in separate buildings, like a garage. We are satisfied with the way the ADUs are addressed in our bylaws.

Regarding tiny houses, Harker suggested treating them like any other house, as long as they have water and sewer. Walker said perhaps we allow for smaller lot sizes or cluster developments where minimum lot sized are reduced to, for example 0.5 acres.

Patrick Banks said that you have the same requirements for as other houses in Massachusetts for tiny houses. In Vermont, there are no building codes.

#### Justin Maynard Farm Stand on 200 Avery Brook Road

Justin and Chelsea Maynard discussed their plans for a farm stand on Avery Brook Road. Mr. Maynard said they will mainly sell fruits and honey seasonally. The property is about a mile north of route 2 on the right. There were concerns about the traffic speed on the road. There is just one curb cut planned, which would create a challenge should they be busy with entering and exiting traffic. He does not expect it to be so busy that traffic would be an issue. Hayden suggested marking out spaces and keeping the parking area clean and clear. Hayden said that they cannot build the stand within 25 feet of the road. Maynard said the structure would not be permanent. The stand would be on timbers that could be moved. They will look at options to keep the stand farther away from the road than 25', including the possibility of a variance from the zoning board of appeals to build the structure closer to the road.

#### Board Discussion

Joe Pellegrino said that regarding the bylaw revisions, he believes that since in the revision within the village no agricultural uses are allowed, it will cause the all the proposed changes to fail. We may need to add something specific to rabbits and chickens. Joe Pellegrino suggested that maybe it should be special permit for a few chickens and rabbits in the village.

Harker mentioned that regarding the solar project on Tea Street, he was concerned about the improper placement of the 7" stockade fencing that should be on the west side on the large solar field west of town on Route 2. Additionally, the transformer is two stories high, which was unexpected from our initial discussions. Hayden will reach out to a contact for more information.

Next meeting is April 1.

#### Adjournment

At 8:23 pm on a motion by Nelson and seconded by Harker; the Board voted unanimously to adjourn the meeting.

Respectfully submitted,  
Bob Nelson

#### **Documents viewed in the Planning Board meeting of 3/18/2021\***

1. Agenda for meeting of 3/18/2021
2. FRCOG Proposed Zoning Revisions 2021
3. 48 Potter Road Plan
4. BSA Farm Stand an Curb Cut Request
5. Carcio Lot Division Plan
6. Recorder Article Regarding Conway Potential Zoning Bylaw Change that would allow Detached ADUs
7. Town Website Planning Board Responsibilities

\*Documents are stored in their respective files