

**Charlemont Planning Board
February 4/2021 Meeting Minutes
Zoom Meeting**

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

Members of the Public: Marguerite Willis, Select Board, Brian DuPree, Cathy Buntin, Jonathan Mirin

Call to Order

Planning Board Chair Bob Nelson called the meeting to order at 6:30 pm after some technical difficulties.

Approval of Minutes

There were no minutes to approve yet.

Review Correspondence n/a

Mr. Brian DuPree's plan to divide his lot into two

Mr. DuPree owns a roughly three acre lot presently accommodating his gas station and in the back his private residence. He wishes to divide the lot so he can sell the residence separately. He presently uses a right-of-way (RoW) through Mr. Rowehl's and Ms. Buntin's lots to that back residence. This cannot be used as the official frontage for the newly created lot. The Zoning Bylaw's Backlot Development section allows for the creation of a 'backlot' as long as it features an at least 20 ft. wide strip from the public frontage to the back lot line. Given that in the Village the minimum frontage is only 50 ft. Mr. DuPree has enough frontage on the present lot to create such a driveway to the back. The Planning Board recommended he have the new layout surveyed and bring it back for signature. Mr. DuPree was satisfied with that.

5G and Cell Tower Bylaw

This topic was in follow up to the last meeting when the Board discussed whether and how to respond to potential 5G developments in town. The board had invited Mr. Mirin to come again and share his understanding of the issue.

The following points were made:

Walker had spoken to Mr. Mackie about the continuing need of our cell tower bylaw as no one had applied in almost two decades. Both he and J. Mirin recommended to keep it on the books as such towers are still being built in Western MA. 5G antennas could be placed on such tower though their reach is not very far to cover significant parts of town.

The focus was next on the aesthetics of possibly having smaller 5G contraptions attached to every telephone pole in downtown. Given that the placement of telephone poles is negotiated at the so called pole hearings before the select board where they are approved most of the time there would be little authority on the municipal level to prohibit or limit the placement of such 'small refrigerator' size 5G boxes. Health concerns about the impact of such radiation on the people living right next to them cannot be used as a reason for such regulating. Mirin suggests the inclusion in our present bylaws to at least gain a minimum of control for the Planning Board. He was made aware that the town leadership does not favor an additional lengthy bylaw especially if it requires costly town counsel review and is unlikely to ever be used. Mr. Mirin will draft a bylaw amendment for review by late spring.

48 Potter Road Extension and Mtn. View Drive

As real estate is heating up we have more inquiries from lot owners in those old subdivisions that do not have adequate access such as the two listed above.

Walker reported on phone conversations with lot owners on both. **48 Potter Road** has hired Mr. Winfisky who has upgraded the road including widening, and cleaning or installing drainage pipes. He told Walker that he needs to come back after mud season to top off the gravel layer and finalize the turn around. Walker sent him the subdivision regs. Mrs. Palmer had called to be clear on what was expected of them and she agreed to waiting out the spring until the road could be finalized, approved by the Planning Board, the Road superintendent and the fire chief before we can release the building permit. She will also measure out the turn-around to establish their property line there.

119 Mtn. View Drive/Nicole Durant owns two lots they plan to establish some agricultural enterprise on. Walker told her about the need to review the road which is in worse condition than Potter Rd Ext. She agreed to check in again towards the middle of March to put together a timeline

Board Discussion

The Board quickly reviewed the ANR application coming in from the Warfield LLC for the next meeting on 2/18 and Walker will make sure the zoom sign up procedure goes more smoothly in the future.

Adjournment

At 7.52 pm on a motion by Nelson and seconded by Hayden; the Board voted unanimously to adjourn the meeting.

Respectfully submitted,
Gisela Walker

Documents viewed in the Planning Board meeting of 2/4/2021*

1. Agenda for meeting of 2/4/2021
2. Assessors' map for Mr. DuPree's lot
3. The six ANRs for Warfield Road map

*Documents are stored in their respective files