

**Charlemont Planning Board**  
**June 17, 2021 6pm Meeting Minutes**  
**Charlemont Fairgrounds**

Members Participating: Bob Nelson Chair, Bill Harker, Gisela Walker, Dan Miller.

Members Absent: Carlene Hayden, on vacation

Others Participating: Amy and Brandon Long, applicants and two abutters.

Call to Order

Planning Board Chair Bob Nelson called the meeting to order at 6:00 pm.

First item of business was a traffic safety concern raised about the recently permitted Wells Provisions store and its ice cream window. Long lines are forming in front of the window, at times into the street. Also, customers park now on both sides of the road (8A). Board members discussed how to respond. Parking is not posted there, and when the Store was operational in the past people used to park on both sides; members felt that there was enough space left for traffic to pass unimpeded. However, Board members will observe the situation on weekends until the next meeting. As to the lines of people we shall ask the owners to take better control of where customers line up by using a directional sandwich board or ropes or a large sign over the window – we were going to leave it up to them but request changes right away.

6:15 P.M. Appointment: Amy and Brandon Long/Amongst The Oaks, Special Permit Hearing

Nelson opened the hearing at 6:15 P.M. and read the public hearing notice into the record.

Walker explained to the applicants that the hearing had been accidentally posted as a Site Plan Review but according to our bylaw, really needed to be a special permit. Treating it as such would require a unanimous vote of the four attending Board members.

The Longs submitted their plans and explained that they plan to use their property as a private event site for weddings, family reunions, or other groups. This use would require no building but most likely use of a tent; their parking plan allows for up to 60 cars and they want to limit the number of guests to 100. Nelson inquired about the details of the parking situation in relation to the very close next door neighbor. They anticipate events to mostly take place on weekends and to include music and dancing; hence they had discussed this with this neighbor to work out fencing in the form of an about 80' solid fence and the retention of specific trees and setback from parking, to both sides' satisfaction. Another abutter present was also in support. As to food, customers choose their own catering situation or ask the Longs to provide food. They presently run a catering operation and are very familiar with such service. Walker deplored that fact that all water will be served in plastic water bottles because the private well on their property cannot be used to provide drinking water. Walker requested clearly marked recycling containers and enough trash cans, as a catered food event for 100 people will generate large amounts of trash. The Longs pointed out that they live on these premises and are very motivated to have it kept clean.

Walker requested that they submit a more detailed parking plan that identifies the layout; Harker pointed out that nowadays cars and pick-up trucks are larger. In terms of sanitation for this kind of operation the Board felt that one sani- can per 50 people was needed. As they know ahead of time how many guests are coming they can adjust the number of cans for each event. There was conversation about noise from people and music. The Longs shall stop amplified music by 9pm and tell the guests to be altogether gone by 10pm. They pointed out that this will only be on weekends most likely during months warm enough; they

would like their season to go from April 1 to November 30 although events on either end of this are unlikely. The only sign they will add is a 2x3' sign per submitted plan attached to an oak tree at the entrance to their property. It needs no lights but there will be lights strung along the trees at the events, dance and tent site and inside the tent. The Board also encouraged them to add solar lighting to guide people from the site back to the parking area at night. The Longs shall submit a clearer lighting plan. At this point they do not anticipate any outside employment.

The Board then clarified and summarized all the above conditions and went over the special permit criteria. Dan Miller made a motion to approve the permit with conditions; the motion was seconded by Bill Harker; the vote in favor was unanimous. The Longs committed to submitting the parking and lighting plans and thanked the Board. Bob Nelson closed the hearing at 7:20pm.

#### Other Business

Dan Miller asked to clarify the upcoming appointments for the Board: there will be a site **visit to the Hyytinen Hollow on the 24<sup>th</sup>** to clarify the parking plan; that hearing was continued to July 1<sup>st</sup>. Walker said that she will not be able to attend the site visit, and that Carlene should be back from vacation by then. **The next Board meeting then will be July 1<sup>st</sup>.**

Miller brought up the issue of the expired special permit for the Berkshire East new ski slope and lift. The Board did notify BE; nevertheless, they put in a whole new set of slopes without coming for a permit. We shall pursue this issue.

Ken Stark's hearing for the sawmill on Rte. 2 has been scheduled for July 29th.

Walker will be absent on July 15<sup>th</sup>.

There were no minutes to approve.

Nelson closed the meeting upon a motion by Miller, seconded by Harker at 8:10pm. All in favor.

Respectively Submitted,  
Gisela Walker

#### **Documents viewed in the Planning Board meeting of 6/17/2021\***

1. Agenda for meeting of 6/18/2021
2. Application submitted by the Longs

\*Documents are stored in their respective files