

**Charlemont Planning Board
July 29, 2021 Draft Meeting Minutes
Charlemont Fairgrounds**

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

Other Attendees: Greg Rowehl. Ken & Michele Stark, Charlie Ricko, Paul Fantucchio, William Martin, Ivy Palmer.

Call to Order

Planning Board chair Nelson called the meeting to order at 6:07 pm.

Greg Rowehl to Discuss Outside Tables at Berkshire Pizzeria

Greg Rowehl had questions as to the placement of his outdoor tables. Hayden said that we just wanted to ensure that they were on his plan. He should draw on a plan the maximum number of outdoor tables he expects to have, not including the tables on the deck, to eliminate future issues arising regarding the presence of tables outside the business. Greg agreed.

Ken Stark, Special Permit Hearing for Operation of a Sawmill at 2130 Route 2

Nelson recused himself from the hearing as an abutter to 2130 Route 2.

Walker opened the hearing at 6:25pm.

Ken Stark saws his own lumber and he also saws for people at their request. He is a builder and also does sawing. Overall, he does not expect to get any bigger, though he got a large project recently. The sawmill and a shed are behind the shop. The lumber is stacked behind and to the side of the shop. The recent project was about 16,000 (board) feet, but wood was moved away during the sawing, so all the wood would not be on the property at the same time. Walker said that the permit should go with the applicant, not the land. The question was asked about whether anyone who buys a portable sawmill would require a permit. Hayden said this would only be the case if the wood was sold and it was a commercial business. It is a portable band saw that can cut up to two foot boards. No trash is generated, sawdust goes to the school, slabs are used as firewood. Occasional trucks arrive for pickup or deliveries. He air dries his wood.

Special Permit Criteria

- a) The degree to which the activity, site plan and building design are consistent with economic development activities, including tourism, as identified in the Master Plan. *It is economic development.*
- b) Capability of and cost to the Town to provide municipal services for the proposed use and premises, including police, fire, emergency services, and road maintenance and the ability of existing infrastructure to support the proposed use including, but not limited to existing roads and bridges and their condition. *He is right on Route 2. There are no town services required aside from the potential of fire.*
- c) Impact on the Town's school or other educational facilities. *He gives Hawlemont sawdust for their agricultural program.*
- d) Consequences of sound, light, odor, noise, traffic congestion, or other disturbances for abutting and other properties that may be impacted. *No light or odor and minimal noise that is not an issue to abutters.*
- e) Environmental impact of the proposal, including the degree to which the proposal results in water, air, noise or light pollution; topographical change; removal of mature trees or other botanical assets; removal of cover vegetation; risk of erosion or siltation, increased storm water runoff from the site; or displacement of natural habitats. *No impact.*
- f) Impact on existing traffic conditions and vehicular and pedestrian safety on all roads in town, particularly at intersections with the Mohawk Trail. *Occasional trucks, but minimal impact.*

- g) Degree to which the proposal is compatible with the character of the surrounding area and neighborhood. *There is another sawmill up the road. It is a mixed commercial residential area.*
- h) Degree to which the proposal preserves scenic views and historic, natural, and cultural resources through site design, landscaping and protection of resources. *It does not preserve views.*
- i) Employment, housing and fiscal consequences to the Town. *None*
- j) Impact on agricultural or forestry operations or the productivity of the land for those uses. *Commercial use of forest products.*
- k) Capability of the Town or other public or private entities to provide water supplies, sewer treatment, and stormwater management. *Not needed.*
- l) Other impacts on the Town including support of local products and businesses, protection of open space, provision or recreational opportunities for Town residents, and energy conservation. *Providing local lumber.*

Conditions:

Hours of Operation: Monday through Saturday 7:00am to 5:00pm

No Lighting

A Small 3' by 4' sign on building

Store up to 16,000 board feet of lumber

The permit goes with the applicant.

Hayden moved that a special permit be approved for Ken Stark's Portable Saw Mill Operation at 2130 Route 2 as described in the application with the conditions as stated. Miller seconded the motion, which was unanimously approved.

Hearing closed at 6:55pm

Board Discussion

Harker moved that the minutes from May 20, 2021 and July 1, 2021 be approved as presented. Hayden seconded and both were unanimously approved.

Upcoming meetings are August 5, 2021, which is a work session and August 26, 2021 with Peggy Sloan. Jonathan Mirin will come on August 5 for fifteen minutes and again on the 26th to answer any questions regarding 5G.

Thorn Palmer was finishing the road at Potters Road Extension on which he plans to build a house. The road is complete and in excellent shape. The Planning Board has inspected and officially approved the road on June 9, 2021.

The people on Mountain View Drive sent an email asking if the road could be partially complete and we never responded. Nelson will respond to the email and ask them for their status and to come to a future Planning Board meeting to discuss.

Charlie Ricko Special Permit Hearing for relocation of Overwatch Outpost

Nelson opened the hearing at 7:15 p.m.

Nelson read the hearing notice. He made reference to a letter from Marguerite Willis in support of Charlie Ricko and his special permit. Nelson did not read the letter, as all attendees had already read it. Ricko explained that he wants to move his business to a part of the Mohawk Park building for a better location and more space. Overwatch Outpost can be described as a sporting goods store. They sell fishing goods, guns, clothing and other sporting goods. Many fishing brands want to have a connection to the Deerfield River. He has fly fishing guides and expects to also have workshops in the future.

Special Permit Criteria

- a) The degree to which the activity, site plan and building design are consistent with economic development activities, including tourism, as identified in the Master Plan. *It is an excellent fit to tourism in the town.*
- b) Capability of and cost to the Town to provide municipal services for the proposed use and premises, including police, fire, emergency services, and road maintenance and the ability of existing infrastructure to support the proposed use including, but not limited to existing roads and bridges and their condition. *It is a very accessible location with no municipal services needed.*
- c) Impact on the Town's school or other educational facilities. *None*
- d) Consequences of sound, light, odor, noise, traffic congestion, or other disturbances for abutting and other properties that may be impacted. *Minimal impact.*
- e) Environmental impact of the proposal, including the degree to which the proposal results in water, air, noise or light pollution; topographical change; removal of mature trees or other botanical assets; removal of cover vegetation; risk of erosion or siltation, increased storm water runoff from the site; or displacement of natural habitats. *It is going into existing building, so there is no environmental impact.*
- f) Impact on existing traffic conditions and vehicular and pedestrian safety on all roads in town, particularly at intersections with the Mohawk Trail. *The location has good visibility, no traffic impact expected.*
- g) Degree to which the proposal is compatible with the character of the surrounding area and neighborhood. *Very compatible.*
- h) Degree to which the proposal preserves scenic views and historic, natural, and cultural resources through site design, landscaping and protection of resources. *They perform much conservation work with Trout Unlimited and donation of a fish tank to the school.*
- i) Employment, housing and fiscal consequences to the Town. *May add some jobs, perhaps two full time and some part time.*
- j) Impact on agricultural or forestry operations or the productivity of the land for those uses. *None.*
- k) Capability of the Town or other public or private entities to provide water supplies, sewer treatment, and stormwater management. *These services not needed by the Town.*
- l) Other impacts on the Town including support of local products and businesses, protection of open space, provision or recreational opportunities for Town residents, and energy conservation. *They work to protect the environment and the Deerfield River through work with Trout Unlimited and Orvis.*

Conditions:

The Overwatch Outpost sign is 4' x 8'. A 4' x 6' Mohawk Park sign will be placed under the Overwatch Outlook sign.

Up to an additional 32 s.f. in signage may be used by Overwatch Outpost, in compliance with the Zoning Bylaws.

Additional seasonal banners may be used and will abide by Zoning Bylaw requirements and will be taken down when the season/event ends.

Hours of Operation: Monday through Sunday, 6:00am to 10:00pm.

Lighting for sign, if used, will be down-washing lighting

Parking according to plan up to 40 spaces.

Hayden moved that the special permit be approved for Charlie Ricko for the relocation of Overwatch Outpost, an outdoor outfitter business including retail, firearms, guided fishing trips and classroom space for workshops with the conditions as stated. Harker seconded the motion, which was unanimously approved.

Hearing closed at 8:05pm

William Martin, attorney representing Berkshire East to Discuss New Ski Trails Special Permit

William Martin said that Berkshire East believed the 2014 special permit for ski trails was still valid however, agreed it needed to be refreshed for various reasons. They desire to get a new application in so that tree cutting can be performed this winter while the trees are bare. The notice of intent shows the location of the trails will be very close to those approved originally in 2014. The lift will be either a quad or a triple. There will not be vehicle access at the base of the trails, aside from emergency vehicle access. They are planning to put some cabanas at the base. They will supply a new set of plans. Lighting is a point of discussion. Miller said the placement of the last trails had little impact on those across the river's views, it would be nice if similar consideration was used in the design of these new trails. William Martin said that would require trails that crossed and it would be an issue. Berkshire East will plan to submit a special permit application for a hearing that may occur in September.

Board Discussion

Hayden said that the MacDonald's property on Legate Hill Road was previously divided into two lots; one is four acres and the other is three acres. They now want to re-merge these lots and she questioned if this would be done through an ANR plan. Walker said that it should be workable to merge the lots as long as there are not residences on each lot, as two residences on a lot are not allowed, per the Zoning Bylaws. Hayden will check for residences on these lots to determine whether they can be merged.

Adjournment

At 8:47 pm on a motion by Walker and seconded by Nelson; the Board voted unanimously to adjourn the meeting.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 7/29/2021*

1. Agenda for meeting of 7/29/2021
2. Draft Minutes from 5/20/21 and 7/1/21
3. Special Permit application for Ken Stark's Sawmill Operation
4. Letter of support for Charlie Ricko's Special Permit from Marguerite Willis
5. Special Permit application for Charlie Ricko's Overwatch Outpost Relocation
6. Plot Plans for MacDonald's property on Legate Hill Road showing the lots they desire to merge

Documents are stored in their respective files