

**Charlemont Planning Board
8/26/2021 Meeting Minutes
Charlemont Fairgrounds**

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

Others Participating: Peggy Sloan, Director, FRCOG Regional Planning Department, Jonathan Mirin, citizen

Call to Order

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

Review of Draft Zoning Amendments with Peggy Sloan

The Board went over several items of the package of zoning amendments:

Section 21. Non-Criminal Disposition: to facilitate enforcement of zoning violations outside of court procedures;

Section 33.1 Dimensional Schedule: fixing typos and word changes, no substantive change;

Section 33.2 Backlot Development: To increase the width of the connecting strip in the RR District to 40ft and maybe to 30ft in the Village. Walker will look at how many Village Lots have more than 70ft frontage.

Section 32: Use Table for Agricultural uses: A/G's requirement to come down from 5 to 2 acres for by right uses if landowner earns \$1,000 or more per acre per year. Sloan will check with town counsel; the Board would rather not collect annual income sheets.

Limiting ground-mounted solar in town and especially in the RR/Rt2District. The suggestion presently pursued would limit it to 15 acres in the RR district as it presently is for the Solar Overlay District, and set a cap of 2 acre for the RR/Rt2D and for residential accessory. Sloan will give this amendment a closer review and offer more suggestions at the next meeting on October 14.

Section 44: Revisions to the Cell Tower Bylaw;

Mirin had drafted revisions to our old cell tower bylaw that would upgrade references to recent technical developments and language including 5G. Traditional Cell towers are still being built in the area; our bylaw requires a set back of 800 feet and limits the height to no more 30% higher than surrounding forest canopy. The Board has had several discussions about other forms of monopoles, their heights, setbacks from 5G installations, co-locating conditions etc. We are contemplating at this point to cap the size of monopoles at 110ft, to require setbacks from residential abutters between 800 to 1,500 ft, to have no bans on co-locating 5G antennas, and we are still discussing the setback requirements from residential abutters and schools for small scale 5G CRS facilities to utility poles. Sloan will incorporate our latest thinking about this into the next draft for us.

Next meeting with Sloan has been set for October 14, 2021 at 5.30pm via zoom.

The Board still has no idea when the town may schedule at Special Town Meeting.

State requirements for zoning amendments will need at least 10 weeks for scheduling public notices, holding hearings, running the draft by town counsel etc. etc.

Correspondence:

Heath has a public hearing for a 180 ft monopole application

Buckland considers zoning changes re accessory apartments and mobile homes

The Building Inspector notified us and the landowner of work without a permit and a structure in violation of the zoning bylaw setback.

Ms. Amy Long alerted the Board that one of her permit conditions (setback of tent) as written does not agree with her memory of what was decided. Bob will listen to the tape.

Approval of Minutes

Nelson moved to accept the minutes of 8/5/21, Walker seconded, all voted in favor.

Nelson moved to adjourn the meeting at 8pm, Hayden seconded, all in favor.

The next meeting shall be held on September 16, 2021

Documents Reviewed in Meeting:

Agenda for this meeting

Draft Zoning Amendments

Correspondence from Heath, Buckland,

Letter from Building Inspector, 8/12/2021

Minutes of August 5, 2021

*Documents are stored in their respective files

Respectfully submitted by Gisela Walker