

Charlemont Planning Board
11/4/2021 6pm
Meeting Minutes
Town Hall

Members Participating: Bob Nelson Chair, Gisela Walker, Carlene Hayden, Dan Miller, Associate member

Others Participating: Susan Shauger, Korey Collazo, Joe Pellegrino

Call to Order

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

ANR application from the Federated Church

Attorney Susan Shauger, representing the Charlemont Federated Church, submitted an ANR for the division of the Church property so they can sell the parsonage building next door. After a short discussion about the remaining lot for the Church GWalker moved to waive the ANR fee, BNelson seconded and all voted in favor and signed the plan.

Corey Collazo about establishing a Meadery business

Mr. Collazo came to discuss with the Board his plan to produce mead in an addition to be built onto the Cold River Package store. This would produce honey wine in fermenters for about three months (up to about 96 gallons), would be bottled there and sold via Cold River and other markets. He is already pursuing the ATF and other permits and is presently doing some fermenting at home. He wants to use local honey and flavoring ingredients and thinks there will be a good market for this. The owner of the Package store is a relative and has given her approval so far. Mr. Collazo will need to apply for a special permit once he has all this ducks lined up.

Berkshire East new ski lift

If the timing works out Berkshire East will present their special permit application for a new ski lift on December 2nd at a public hearing. This ski lift had been part of an earlier special permit approved in 2014 but the permit elapsed when they did not follow through on it then. The Board will conduct a site visit after the first hearing and anticipates it will be continued to December 16 as other issues will take up agenda space.

Discussion about alternative housing proposals

The Board had a short discussion about how our present zoning holds up when faced with various recent proposals for alternative housing, temporary or otherwise, singly on one lot or several on one lot or in the form of campgrounds. Our campground section is more than

20 years old; when we recently amended the zoning to address Temporary Occupancy we had campers and trailers in mind more than yurts, geodesic domes, tiny houses or refurbished antique air stream trailers with platforms attached, etc. This immediately brings in the Board of Health with water and sewer issues. The Board decided to call a meeting with the Building Inspector and the BoH to discuss this further. With Charlemont's focus on outdoor recreation, alternative and short term occupancy housing will remain a hot topic. As we are in the middle of preparing zoning amendments for a special town meeting in March, we may want to add something in this context to facilitate this kind of development properly.

Minutes of the 10/28/21 meeting approved

BNelson moved to approve the minutes of October 28, 2021 DMiller 2nded, all in favor.

Update on secretarial position

CHayden reported that the position will be re-advertised since the person hired for it only wants to take on a limited set of duties and dividing the position in two in the long term is confusing and unsatisfactory. In the meantime the person is helpful to Carlene doing backlog filing, answering phones, etc. Board members felt it important to re-activate the hiring committee.

Joe Pellegrino re enforcement of the new zoning violation related ticketing power

Mr. Pellegrino – who has patiently suffered for now sleepless years from his neighbor's insistence on keeping roosters and geese – inquired as to when the Board's zoning amendment re enforcement of zoning violations will kick in to motivate his neighbor via fines to get rid of the roosters and geese. CHayden told him that the final zoning violation ticket will need Town Counsel approval with regard to text and format, but in the interim, she would like to use a blank copy of the ticket used by the police. She has reached out to the Police Chief, however he has thus far not responded. Pellegrino agreed to lean on the Chief to get back to Carlene so this can progress. An alternative would be to re-create the police ticket from a sample they were provided.

New permit application fee process

CHayden has activated the new procedure for billing for permit related postings in the Greenfield Recorder. These fees have gone up precipitously so that the town was losing money. Now the applicant will pay the fee for notification in the newspaper directly to The Recorder, and upon receiving payment, the newspaper will publish the notice in the paper. If they do not pay, the ad will not run and the hearing will not take place. Very motivating! Meanwhile the Board still charges the \$100 internal fee for processing all the paper work that goes with a special permit or site plan review. CHayden made a motion to implement this new procedure, BNelson seconded and all three voted yes. This reminded the Board

that it had been suggested earlier by Bill Harker that we look into a three-tier permit fee based on the size/value/importance of the proposed project. We shall take this up at a quiet meeting!

Bob Nelson moved to close the meeting at 8.40pm, GWalker 2nded, all voted in favor.

Respectfully submitted by Gisela Walker.

Documents Reviewed in Meeting:

Draft minutes of 10/28/21

ANR plan for Federated Church

Sample of violation ticket used by Charlemont Police