

**Charlemont Planning Board**  
**January 6, 2022 6pm**  
**Meeting Minutes**  
**Via conference call**

Members Participating: Bob Nelson Chair, Gisela Walker, Carlene Hayden, Dan Miller, Associate member, only for 3 minutes to ask whether he was needed.

Call to Order

Planning Board Chair Bob Nelson called the meeting to order at 6.00pm.

Minutes of the 12/16/21 meeting approved

BNelson moved to approve the minutes of 12/16/21; seconded by CHayden, all in favor.

Berkshire East Special Permit

There were some left-over issues with filing the permit: one was that the Board did not file it with the town clerk by the deadline of December 30 as town hall was closed because of Covid cases and the holidays. The Board has asked Jon Schaefer and his attorney, Bill Martin, to send statements to the Board that they have no objections; these statements will be attached with the permit to town clerk. The Board also wants the dimensions of the warming hut. With these two cleared away the permit can be filed.

The Sun and Soil Craft Cannabis LLC

They received a special permit last year but needed to file for a new Community Host Agreement with the CCC (Cannabis Control Commission) and the SelectBoard. There is a slight change in the ownership but since they are not changing the name or any of the details of the plan submitted for the permit application, no new special permit is needed. The Board confirmed to the CCC and the SelectBoard that the plan complies with local zoning. The Board shall make the owner aware of the fact that the permit would lapse 2 years after granting if no construction has begun.

Pending Zoning Amendments

The Board decided to include (6) ducks with the rabbits and chickens as allowed in the Village without a permit. They do not seem to make much noise like geese and roosters. On Monday January 10 the Board will present the planned zoning amendments to the SelectBoard.

DLTA funds for this coming year from the FCOG

The Board has been offered to submit ideas for this rounds of T.A. from the COG Planning Department. At present Peggy Sloan is still helping us with the pending zoning amendments

which has moved over into the next fiscal year because of Covid and delays of a special town meeting. We now anticipate such town meeting sometime in late March and will begin the formal process of presenting the amendments to the public. We have a tentative plan to start with a public meeting for initial feedback on February 3<sup>rd</sup> though this is not easy via telephone and no screen sharing. We can post the draft amendments on the website. Usually very few people care about these amendments until they come to the town meeting floor. These specifically are not very exciting to the un-initiated 😊

For the upcoming FY amendments GWalker suggested that we wait until the planning consulting firm RKG has made at least semi-final recommendations to the town. It is likely some of those will include zoning changes.

#### Final inspection of the Tea Street solar field

The Board had asked the developer to submit a report that would detail how they had complied with the permit conditions. This report has not happened yet.

#### Reposting of secretarial position

The Board will use the opportunity of meeting with the SelectBoard on Monday to express our hope that the secretarial position will be re-advertised. It is presently posted on the website which is good, but hasn't generated any new interest in the position so needs a wider audience.

#### The next meeting will be January 20, 2022.

Pending business is an ANR application and possibly a new special permit for Ms. Griswold.

GWalker moved to close the meeting at 7.10 p.m., seconded by CHayden, all in favor.

#### Documents reviewed:

- Draft minutes of 12/16/21
- Draft zoning amendments
- Berkshire East special permit
- E-mail from SelectBoard regarding new round of DLTA funding

Respectfully submitted by Gisela Walker