

Charlemont Planning Board
January 20/2022, 6pm
Meeting Minutes
Town Hall

Members Participating: Bob Nelson Chair, Gisela Walker, Carlene Hayden – in person

Others Participating: Mark Scoco, Berkshire East, and Paul Hazard, both via telephone

Call to Order

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

Berkshire East ANR submission

B.E. submitted a plan for an ANR of South River Road that will accommodate the large septic system under contract with the Town. After a short discussion with Mr. Scoco , CHayden moved to sign off on it, BNelson 2nded and all voted in favor.

Minutes from 12/16/21

These just needed signatures as they had been approved via telephone at the last meeting.

Minutes from 1/ 6/2022.

BNelson moved to approve these minutes, CHayden 2nded, all voted in favor of approving.

Paul Hazard, Mountain Road

Mr. Hazard requested clarification about the extent of the road work he needs to do in order to get a building permit for his lot at the very end of this old subdivision road. In follow up to the last minutes be it told that town counsel ruled the subdivision road to be lawfully approved back in the 1980's. Therefore the Board told him that the road is basically in good shape and was paved a few decades ago, but he needs to clear all saplings from the road and from the ditches, make sure the trenches are cleared, and lay out the turnaround according to the subdivision standards with a 100 foot diameter. In the spring when he is done we shall come out with the fire and highway chiefs to approve the road and he can go ahead. He seemed to be happy with that.

Selectboard's request to consider splitting up zoning amendments

The Selectboard had approached the Planning Board about just bringing two smaller amendments before the annual town meeting in May and to submit the other ones to a later meeting in September. This would require town meeting going beyond one evening. After some discussion members agreed that they much preferred keeping the amendments together as it is a complex process we would rather not go through twice. On the other

hand, if we assume that the consultants presently working on an economic development plan, will recommend zoning amendments, then we can process those for September and maybe hold off with the cell tower/5G amendment until then because it would be a long discussion on Town Meeting floor.

DLTA funding cycle with the FRCOG

Members talked about how to respond to the funding criteria. Usually these funds are used by the Planning Board for assistance with preparing zoning amendments. Right now, we have finished the last round with the pending amendments. Looking down the road members see a need for a comprehensive campground revision as our present section on that is ancient and not useful for the present multi-format campground ideas that have developed over time. This is especially needed as our town's focus on outdoor recreation brings up campground ideas all the time.

The Rte. 2 Solar Field final sign-off

CHayden submitted the letter from the Signal Energy Consultants laying out how they had complied with all the special permit conditions, so they could close out the permit. Board members noted the missing plantings shown on the plan in front of the south side of the field but realized that these were part of a change requested by the property owners after the plans had been submitted and had not made it onto the list of conditions, so we cannot very well insist on them. So be it!

GWalker had asked the firm to provide information about the company (Cypress Creek Renewables) they put in charge of maintaining the operation, which they did provide.

There being no further agenda items, BNelson moved to close the meeting at 7.40pm, GWalker 2nded, all in favor.

The next meeting will be February 3,2022.

Documents reviewed:

Draft minutes of 12/6/2021 and 1/6/2022

Berkshire East ANR plans

Project Closeout Letter of Compliance with conditions regarding the solar field, 1/18/2022.

Respectfully submitted by Gisela Walker