

CHARLEMONT PLANNING BOARD

Minutes 2/17/2022

This meeting was held via telephone conference call.

Charlemont Town Hall; 157 Main Street, Charlemont

Members present on the call: Bob Nelson, Chair; Carlene Hayden,
Gisela Walker

Also on call: Douglas Powers

BNelson opened the meeting at 6.05pm

No minutes were approved because of teleconference mode of meeting.

There was some discussion about the opinion town counsel had passed down about Mr. Powers' three ANRs. The Board members were puzzled by it and not sure what conclusions to draw about the importance of considering viable access when looking at ANR submittals.

Mr. Powers called in to see what the verdict was and when we told him that town counsel had no issues with his plan for a shared driveway to connect all three ANRs, and he was delighted. GWalker offered to send him a copy of the opinion, he gave us his email address and said he would sleep a lot better tonight. Well, that was worth the town counsel invoice, we hope.

GWalker also forwarded the opinion to the Building Inspector because it said that he ultimately would need to decide on the access viability when he is faced with a building permit application.

The Board also talked about the upcoming CPTC webinar on non-conforming uses a week from today, about the status of the secretarial position and the upcoming interviews for two applicants in a week, and about needing to hear back from the Select Board about town meeting plans because we need to prepare our timeline for the zoning amendments for three months ahead.

There being no other business CHayden moved to close the meeting, GWalker 2nd, all in favor at 7pm.

Submitted by Gisela Walker

Documents "Reviewed" (i.e. discussed) in Meeting of 2/17/2022 :

Town counsel opinion on Powers' lots
CPTC program announcement email