

Charlemont Planning Board
July 7th, 2022 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Carlene Hayden, Colleen Champ, Lori Shulda-Merrigan
Gisela Walker

Others Participating: Star Atkeson (Secretary,) Valentine Reid, Andy Mueller

Called to Order by B.Nelson at 6:00 p.m.

Appointment

1. 6:00 David Kong to discuss Site Plan Review

David Kong told the Board of his plans to build a handicap ramp in the parking lot of Avery's Store, 127 Main Street; have a café section called Avery's Café; a farmer's market area in the parking lot on weekends and in the store and a hardware section across the street at 128 Main Street.

- The Board went through the list of Site Plan requirements and let him know what he would need
- The Board told him that he could continue his construction work in the kitchen and the store.

Action Item

1. Review Minutes from 6/23/2022

Small edits were discussed

B.Nelson made a motion, seconded by C.Hayden to approve the 6/23/2022 minutes as amended. All in favor. Minutes were initialed.

2. Sign approved minutes from 6/02/2022

- Minutes from 6/02/2022 were initialed

3. Discuss Board resignations of Dan Miller and Gisela Walker

- G. Walker explained the sequence of actions that would need to take place to appoint Andy Mueller to The Planning Board, including G. Walker resigning from the Board as full member and being recommended to The Select Board to be appointed as associate member.
- Andy Mueller could become full member of the Planning Board if he chooses to accept the position. He will think about it.
- G.Walker and D.Miller did not yet submit official resignation letters.

4. Recommend G.Walker to the Select Board as alternate member of planning Board

- This agenda item did not happen at this meeting and will be put on a future Agenda.

Discussion Topics

1. Tubing Companies' Special Permit Conditions

- The Board read aloud the Conditions section of The Great Outdoors and Hyytinen Hollow's Special Permits.
- The Board coordinated with each other when they would go visit the businesses while in operation in order to check that they are complying with the conditions set out in their permits.

2. Finalize list of Zoning Amendments

- The Board read aloud and discussed each zoning amendment that will be presented at Special Town Meeting in September.
- Currently on the list are Article V- Definitions Section; Section 33.2 Back Lot Development; Section 21-Enforcement of the Zoning Bylaws; Solar in the Use Table; 33.2 Update on animals on the Use Table

3. Housing:

- The following agenda items were touched upon briefly but not discussed in detail because of time shortage and jurisdiction (Select Board deals with The Community Impact Fee:)*The Small Town Housing Workgroup; Charlemont Status on Short term rentals; The Community Impact Fee; Tiny Home Research*
- C.Champ proposed forming a housing committee with members from multiple boards and whoever had an interest in housing.
- G. Walker liked the idea and suggested getting the Housing Coordinator from FRCOG onboard and proposing it as an LTA (Technical Assistance) project.
- V.Reid suggested putting a call out for volunteers in the Charlemont Newsletter.
- **G.Walker made a motion seconded by L.Shulda-Merrigan to form a Housing Committee, C.Champ will be the Planning Board representative to the Small Town Housing Committee. All in favor.**

4. Roosters at 176 Main follow up

- Regarding the letter from Building Inspector to M.Feliciano & J.Lugo on the shed setback violation and male fowl at 176 Main St., the building Inspector said in an email that the couple came in and requested more time to respond to the complaint.
- C.Champ Said “first complaint was in 2018. In last 4 years the Planning Board has been involved with numerous complaints from neighbors, the select Board as well. The board of health also worked with FRCOG regarding the neighbors' wells. Neighbors complain frequently that animals are numerous, and that they are loud only before and after FRCOG inspections. C.Champ proposed less discussion and to take whatever real action the Boards can take at this point, (asking Select Board to elevate to litigation). If not, we should be forthright with the neighbors regarding our limited capabilities to resolve the issue, especially since the town doesn't have an animal control officer.”
- The Planning Board feels they don't have agency on the matter because historically the Select Board has refused to use the court system on the matter because of the cost.

The meeting was adjourned at 8:37pm

The next meeting will be held July 21st, 2022

Respectfully submitted by Star Atkeson 7/18/2022

Documents reviewed in meeting:

- July 7th Planning Board Agenda
- David Kong's drawing of Avery's store interior layout; hardware building; parking lot with handicap ramp.

- Currently on the list are Article V- Definitions Section; Section 33.2 Back Lot Development; Section 21-Enforcement of the Zoning Bylaws; Solar in the Use Table; 33.2 Update on animals on the Use Table