

Charlemont Planning Board
January 19th, 2023 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Andy Mueller By phone: Colleen Champ

Others Participating: Star Atkeson (Secretary)

Called to Order by B.Nelson at 6:04 p.m.

ACTION ITEMS

1. Review/Approve 01/05/2023 Meeting Minutes
 - The 1/05/2023 Minutes were approved and initialed By B.Nelson and A.Mueller. Will be initialed by other member participants at next meeting.

2. DLTA Fund choices (Deadline is January27)
 - Campground Bylaw Revision as addition to list

B.Nelson realized that the choice for Technical Assistance is an easy one considering that Gisela Walker has been consistently recommending the Planning Board get help to do a comprehensive campground bylaw. A.Mueller brought up discussion items which can fall under the broad topic, including the gray water and solid waste disposal requirements of Tiny Houses vs. other campground structures like Yurts. B.Nelson confirms that they can explore all the aspects of the various requirements of the “small habitable units” with this help from FRCOG.C.Champ agrees with the DLTA choice.
 - A. Mueller would prefer to work on The Master Plan. The other choices off of the sheet from FRCOG were read, including “Develop a mixed use, economic development and/or housing action plan for a village center or downtown.” And “local official continuing education Workshops;” and “Master Plans: Develop or update a master plan chapter – housing.”
 - B.Nelson suggests they all begin to read the Charlemont Master Plan in order to prepare for next steps on the master plan and revisit that later. B.Nelson suggests reading the Master Plan before the next working meeting to see how it is flawed and how it could be improved.

3. Look at Berkshire East Application for Special Permit for Ski Lift and Extension of Special Permit for Ski lift
 - The Board members looked at the Permit Applications and extension. B.Nelson went over the history of the Berkshire East Special Permit, he said that the most concerning issue was whether there would be lights. As of the last Permit, it was made clear that they weren’t going to have night skiing, and there was going to be an end time for skiing on that trail. No one who came to the Public Hearing was bothered by the sound of the snowmaking. Berkshire East is applying again with a slight change. C.Champ asked if there would be more parking required and the answer is no they will use their existing parking for access and will only have a ski lift to take skiers up and down. There will be a service road which is already there. C. Champ plans to read the old permits. They deemed a site visit unnecessary as it had already been approved.

There are many abutters on E.Hawley Road. Lighting would be necessary for emergencies, but not for night skiing.

4. Schedule site visit to Berkshire East

The Board decided a site visit was unnecessary as it was previously approved.

5. Notify Tubing Companies of upcoming permit renewals (3 months in advance).

- Great Outdoors Date of Decision: 5/27/21, therefore notify at the end of February
- Hytinnen Hollow Date of Decision: 7/1/2021, Notify around April 1st
- S.Atkeson said she would keep track and put it in the appropriate meeting agendas.

6. Paul Hazard revised letter, prepared by Bob Nelson.

- B Nelson had revised the letter to Paul Hazard to reflect the setback requirements requiring a Variance. B. Nelson will send the letter out connected to the last email that was sent to him.

DISCUSSION TOPICS:

1. Peggy Sloan's response to the proposed amendment for Fiber Optic in Subdivision Control Law

- C.Champ read the response she got from Peggy Sloan regarding the subdivision fiber optic wording. "Planning Board should check in with Town Counsel regarding the wording. Also regarding the skipped numbers in the bylaws, one could mark them as "reserved for future use"
- B.Nelson liked the idea of using the sentence as a way to save the spot for future additions to the bylaws.
- C.Champ wants to follow suit with whatever the Selectboard is doing and is okay with adding the wording for now as placeholders with the intention of having numbering continuity between the bylaws in the future.
- They will run the fiber optic wording by town counsel.

2. (Apropos of the DLTA choices,) discuss how current bylaws may be preventing new housing, finding out how other towns are lowering barriers in bylaws and seeking to facilitate new housing.

- FRCOG will know what other town are doing to facilitate new housing and it can be part of the larger conversation about Campgrounds and Tiny Houses

3. Finalize and Approve Charlemont Planning Board Rules and .Regulations (w/ updated Planning Board Clerk role)

- B.Nelson suggested pushing this item to the next meeting. C.Champ agrees and will send the revisions out again.

4. Town Report Preparation

- The Board read the report and gave edits and will take home for further contemplation.
- Secretary will edit and receive additional suggestions at working meeting.

OTHER DISCUSSION:

1. Bylaw Revisions

- Wondering if Planning Board can have something for bylaw revisions by the May Town Meeting.
- Regarding revisions, C.Champ asked what happened to the recent revisions voted on and submitted to the Attorney General, have they been approved? S. Atkeson will find out.

2. Multiple Board meeting re:Stagecoach Auto

- The Board spoke briefly about expectations regarding the all Board meeting. Very hopeful that having Bill Harker as the new Select Man will help the process as he was the most responsible for getting some action to remove the cars before.

RECOGNITION:

1. February 2nd is scheduled to be working meeting (no public input) with Agenda items: 1) 2023 Planning Board Goals, focus areas we want to advance, identify next benchmarks; 2) What to bring to next Town Meeting for zoning changes

B.Nelson motioned to adjourn at 7:15, All in Favor.

NEXT MEETING February 2nd 2023

Respectfully Submitted by Star Atkeson 02/01/2023

Documents reviewed in meeting:

Agenda for 01/19/2023 Meeting

Meeting Minutes of 01/05/2023

Emailed response from Peggy Sloan to C.Champ regarding Fiber Optic and numbering in the bylaws.

2023 Local Technical Assistance Request Form from FRCOG

Berkshire East Special Permit Application January 2023

Berkshire East Special Permit Extension application January 2023 (re: Special Permit Fall 2021)

Town Report Draft prepared by S. Atkeson