

**Charlemont Planning Board**  
**February 23rd, 2023 6:00 pm Meeting Minutes**  
**Via conference call and in person, Town Hall**

Members Participating: Bob Nelson, Colleen Champ, Lori Shulda-Merrigan, Associate Member Gisela Walker

Others Participating Star Atkeson (Secretary)

Called to Order by Bob Nelson at 6:00 PM

**APPOINTMENTS: 6:00 PM—Public Hearing Continuation for Jonathan Mirin and Godeliève Richard’s Special Permit Application to Conduct a Theatre in a barn at 225 Avery Brook Road.**

The Board went over the site visit at 225 Avery Brook Rd. on February 21st. B.Nelson and L.Shulda-Merrigan looked at and discussed parking, signs, and lighting. Jonathan put together a packet for the Board with responses to questions that C.Champ emailed (the “homework”) and he presented a revised parking plan.

- **Parking:** There will be an Enter sign for parking; They decided on no blockages between the parking spots and the road, but rather a clear single entrance. The cars can park toward the road and exit into the road from their individual spaces. That flow pertains to the six spots in the front parking lot, (the South side.) the second but Primary parking area will be on the North side. C.Champ suggested roping off the South lot unless there is a performance. The Board and Jonathan agree that the South lot should be roped off unless the South lot is full. J.Mirin suggested that an attendant can stay on the North lot and wave people over.
- C.Champ noted that ADA compliance in parking spot requires blue and white sign. G.Walker says to write “ADA compliant parking spot and porta potty.” Located close to entrance and handicap parking spot.
- G.Walker wants an addendum that before you do first performance, let us observe the parking
- G.Walker- asked about the Parking attendant. Wants there to be a parking attendant there until people get accustomed and it becomes automatic. She wants the signs to be clear.
  
- **Lighting:** There will be three lights in front, one in back of the barn, and a side light near parking exits, and lights on the side. The North Lower parking lot will be partially lit from light located on the barn.
  
- **Signage:** There will be a 5’x3’ hanging sign in front of the barn near Avery Brook Road. On the South side of barn—a mural with “To Bee or Not to Bee” which will be 4’x11’. There will be an Enter sign. And possibly sandwich board signs communicating the entrance and whether a lot is full. J.Mirin had a wavy fabric sign in mind. G.Walker thinks that the wavy sign is eye catching but wouldn’t be appropriate to communicate the word “Enter” for an entrance to parking.
  
- **Permit runs with land or applicant:** J.Mirin’s preference is that the Permit run with land.
- **Water** There will be water bubblers w/ paper cups,

- **Hours** The hours of operation will be from 8-10:30 PM
- **Length of permit:** They discuss whether to have temporary permit. J.Mirin prefers long term permit. He had on-purpose asked for a very limited scope Special Permit. Just a “theatre.” when they continue with their nonprofit, he said, he will need to come back for next phase. (A four-season conference center/ work site.) He is required to visit all the other departments, in order to do that. B.Nelson and G.Walker want short term permit with conditions. L.Shulda-Merrigan, C.Champ and J.Mirin convince them that long term for this limited scope is fair considering the investment he is putting into the project. B.Nelson is and G.Walker were convinced. G.Walker suggested writing an open ended permit for “**specific use of theatre,**” and reiterated “**restricted to theatre use.**” G.Walker mentions to the newer members that her permits are long, she writes it “as if going to court.” And suggested adding to the permit “**after a year we will inspect.**”
- Also include a section of “**Findings of the Board or what the Board struggled with: children getting in cars is one of the concerns therefore: a lot of infrastructure still needs to be built, and “other boards and departments will be notified.”**”
- B.Nelson— sign from Charlemont saying “go slow” L.Shulda-Merrigan agreed, yes: “slow children” placed on the road where Wendell’s driveway is so that people know there could be kids.
- C.Champ is very concerned with the North parking lot. The North Parking lot abuts the Outside theatre activity area. She fears that a car could inadvertently drive forward instead of backing up and could be dangerous. She would like a solid barricade there like a series of boulders. B.Nelson told of posts that he saw separating a parking lot from a playground. C.Champ suggests writing in the conditions that if there is activity in the outside area that there should not be cars nearby. G.Walker thinks that that is too much micromanaging of the space. G.Walker suggests a rope with flags or trees.

**Gisela Walker made a motion to grant a Special Permit to Jonathan Mirin and Godeliève Richard Doing Business as Piti Theatre Co. to operate a Theatre in the present Barn at 225 Avery Brook Road under the conditions spelled out in the permit. Bob Nelson seconded the Motion. All in favor. The Motion carries.**

**G.Walker read the conditions which will be written in the Special Permit and it was videotaped by C.Champ in order to write the Permit with L.Shulda-Merrigan.**

#### **ACTION ITEMS:**

1. Review/Approve Meeting Minutes —This Agenda Item will be added to the next meeting.
2. Approve and mail Great Outdoors Special Permit renewal notification form. —This Agenda Item will be added to the next meeting

**B.Nelson motioned to adjourn at 8:45, All in Favor.**

NEXT MEETING February 23<sup>rd</sup>, 2023, a continuation of Jonathan Mirin's Public Hearing

Respectfully Submitted by Star Atkeson 02/28/2023

Documents reviewed in meeting:

Agenda for 02/16/2023 Meeting

Meeting Minutes of 2/02/2022

Public Hearing Notice

Jonathan Mirin Godeliève Richard Special Permit Application with updated Plans