

Charlemont Planning Board
May 2nd, 2023, 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Andy Mueller, Colleen Champ
Others Participating: Star Atkeson (Secretary)

Called to Order by Bob Nelson at 6:03 PM

Public Hearing for revote of Article 1, Part 1 of Charlemont Bylaws previously came before Special Town Meeting on October 18th, 2022.

- Bob Nelson read the Hearing Notice.

Bob Nelson read Bob Handsaker, Town Meeting moderator's statement :

"We need to revote the first part of the bylaw changes, because as Moderator I didn't properly announce the vote total. While the original vote passed by a clear two-thirds majority, with just a few people saying no, I didn't announce the vote as a two-thirds majority and as a result the attorney general did not approve the enactment of the bylaw. As a result, we need to revote this one section of the bylaw changes again at town meeting for them to take effect. I apologize for not correctly announcing the vote. This did not affect the other parts of the bylaw because those votes were all unanimous in favor."

Bob Nelson moved to approve at Hearing the proposed revisions that previously came before Town Meeting on Oct 18th 2022 which were not reported properly and that amend section 32.3, the Use Table that address agriculture, forestry and solar Installations to move to be voted at Town Meeting on May 23, 2023. Lori Shulda-Merrigan seconded.

Andy Mueller —yes, Colleen Champ—yes, Lori Shulda-Merrigan—yes, Bob Nelson —yes

- C.Champ made a statement that Bob Handsaker did a great job as moderator. All agreed.

CORRESPONDENCE:

Trevor Humphrey's questions about Mountain View Drive.

The Board discussed the question regarding bringing heavy equipment trucks up Mountain View Drive road prior to the road being brought up to standard (pending a grant and either Town adoption or maintenance plan by home owners' association) and decided that they would advise Trevor to get in touch with the board to ask his question. The Board drafted a letter in the meeting to Trevor which will be sent to him, offering that he call in on Thursday May 4th between 6 and 6:15.

The Discussion brought up questions regarding —necessity of residents forming a home owners' association if road is not adopted by town; if the town doesn't adopt the road, what the status of the road will be; If shared driveway, what is PB jurisdiction regarding the application of our bylaws; and finally why does FRCOG say it needs to be up to standard if it is a driveway.

OTHER DISCUSSION: The Board is wondering about short-term rental regulations. They recognize the desire to make money on short term rentals. Wondering if they should allow short term rentals, but state that the owner must live on the property. LSM will look up other bylaws. They are hoping to

improve the housing situation for the town and the school and fear that short-term rentals will not help.

A.Mueller and C.Champ point out that and off grid, little houses under 200 sq feet, within the setbacks— are allowed on lots. They are accessory structures with no running water.

Agenda items for June or future meetings:

Camper on Route 2.

BoH response regarding Cluster Development

Fine tune and clarify what people can and cannot do with accessory buildings.

B.Nelson motioned to adjourn at 7:45, All in Favor.

NEXT MEETING:

May 4th, 2023 Great Outdoors Special Permit renewal hearing

Respectfully Submitted by Star Atkeson 05/08/2023

Documents reviewed in meeting:

Agenda for 05/02/2023 Meeting

Public hearing announcement

Bob Handsaker statement sent in email dated:

Trevor Humphrey emailed question