

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

Members Participating: Bob Nelson, Colleen Champ, Lori Shulda-Merrigan, Jennifer Mooney

Others Participating: Wendell Rheinheimer, Liz Bouyea (via phone,) Star Atkeson, Gisela Walker came halfway through.

Bob Nelson opened the meeting at 6:00 PM

APPOINTMENTS:

6:15 Wendell Rheinheimer to discuss creating a cluster development on his lot.

W.Rheinheimer is interested in starting a Homeowner Association similar to the one at Windy Hill off of East Oxbow Rd., but with a shared septic system and well. He wants to add 3 lots for 3 houses. The Board listened to his idea and looked at what Charlemont had in the Cluster Development section of the Open Space and Recreation Plan of 2004. The Board figured out Cluster Development puts a conservation restriction on 30% of the land. The lots are allowed to be 36,000. sq feet, (20% smaller than minimum lot size of 45,000 sq ft.)

The Board asked him to come back in December with the bullet points below clearly labeled on a large survey.

- Square footage on his property which is “under constraint” (steep slopes, wetlands or buffer zones etc.)
- Total acreage
- Side setback footage labeled
- Square footage designated for open space
- Square footage per lot

G.Walker asked who will hold the protection of the land— Home Owner Association, Town or Land trust. She suggested he get in touch with FoolHardy Hill to see how they did their shared septic. The Board suggested that he call Bob Handsaker about Broadband access. They suggested creating legal agreements for the common well, septic, and the shared driveway.

G.Walker advised the Board that although a Cluster Development is permitted with a Special Permit— it is still a subdivision and needs to comply with the subdivision rules (Subdivision Control Act.) The Board emailed W.Rheinheimer that information after he left, because they were not clear on that while he was in the meeting.

W.Rheinheimer will have another appointment the first Thursday in December

ACTION ITEMS:

1. Review / Approve Meeting Minutes from 10/19/2023

Bob Nelson Motioned to approve the Minutes as written, seconded by Jenn Mooney. All in Favor.

DISCUSSION TOPICS:

1. Charlemont short-term rental bylaw— review Buckland’s recently proposed short-term rental bylaw revision and PowerPoint.
—Not discussed yet.
2. Charlemont Cluster Housing bylaw update— review Colrain’s Cluster Housing Bylaw as starting point.

The Board started their review of Colrain’s Cluster Housing bylaw together and took notes where there were questions. They got about halfway through the bylaw and will take it up again at the next meeting.

**Jenn Mooney motioned to close the meeting at 8:55, Lori Shulda-Merrigan seconded the motion.
All in Favor**

NEXT MEETING: November 16th 2023

Respectfully Submitted by Star Atkeson 11/14/2023

Documents reviewed in meeting:

Agenda for 11/02/2023

Minutes of 10/19/2023

Wendell Rheinheimer’s rough draft plan for his cluster development

Colrain Cluster Development section of Bylaws Section 7.6

Open Space and Recreation Plan of 2004