Charlemont Zoning Board of Appeals
September 3rd, 2025, 7:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Ron Smith, Charlotte Dewey, Frank Carcio
Others Participating: Gordon Clogston, Star Atkeson, Thorne Palmer

PUBLIC HEARING (Continuance from August 13, 2025)7:00 PM to consider a variance application from Gordon Clogston to place a shed less than 25' from side property line at 20 Rowe Rd.

Ron Smith called the hearing to order. Due to a change in the applicant's circumstances since the last meeting, it was decided to meet earlier. (Applicant and neighbor agreed on the location of the shed, it is no longer on the disputed property line.) Gordon said he had turned the shed 90 degrees and pushed it back 8 feet.

Frank Drew the neighbor is fine with the change. Star confirmed she had called the Drews to let them know the continuation hearing was happening. It was confirmed on the phone that Frank and Gordon had come to an agreement on the new proposed location.

The Board went over the 3 criteria for granting a variance, and Star will fill out the variance permit. They added that the disputed property line was not the ZBA's jurisdiction.

Frank Carcio made a motion to accept the conditions as written and to grant the variance request. Charlotte Dewey seconded the motion. All in favor.

Thorne Palmer, Town Clerk, stopped by the meeting room and swore in Charlotte Dewey for her next ZBA term.

Ron Smith made a motion to close the hearing. Frank Carcio seconded the motion. All in favor.

ACTION ITEMS:

1. Approve and sign ZBA Minutes from 8/13/2025.
Frank Carcio made a motion to accept the 8/13/2025 Minutes as corrected. Ron Smith seconded the motion. All in favor.

Frank Carcio motioned to adjourn the meeting at 7:33 pm. Charlotte Dewey seconded the motion. All in favor.

Documents reviewed in meeting:
- Agenda for 9/32025
- Minutes from 8/13/2025
- Gordon Clogston Variance Application with new location for shed
- Gordon Clogston Variance permit