

Charlemont Master Plan Action Committee Meeting
August 10, 2006
Minutes

Present: Amy Wales, Gisela Walker, Dan Miller, Neal Lear, Suzanne Willard, Doug White, Win Healey, Deb and John Boyd, Bruce Lessels; Peggy Sloan, Planning Director, FRCOG; Greg Lewis, W Cty News

Committee approved the minutes of the July 13 meeting

Peggy Sloan led a review of the zoning changes she made to the draft document based on comments from the previous meeting. This took up most of the evening and the primary discussion points were

- Where to allow adult-oriented businesses, as it is illegal to ban them entirely. After much back and forth it was decided to park this issue for the time being.
- Kennels as a landuse: where should they be allowed and what is the definition of kennel. Language will be added.
- Manufacturing, Light Manufacturing – how restrictive do we want to be; how do we balance scenic protection and the economic benefits it provides with potential jobs created by commercial development along the Trail? Keep as is and wait for public input.
- Relationship between the Trail and the side roads re setbacks, access, corner lots. Some language will be added to clarify.
- Backlot development: request to reduce the required frontage for the backlot
- Multi-family housing cap at 8 units
- How to make the Use Tables more user friendly
- Other minor details

Committee members identified what they considered to be the most likely controversial issues at public meetings regarding this zoning draft:

- Increase of lot size and frontage
- Creation of additional districts
- Limitations of landowner rights

- How to present the reasons for change, the benefits and trade-offs, the incentives and disincentives

P.Sloan presented new maps that identify the revised Mohawk Trail Scenic District with the 100 year floodplain and the extension south to the river. She also provided copies of the draft zoning regulations for distribution to all the Boards and Commissions.

Gisela Walker went over the next round of activities:

- Peggy will prepare a final first draft for the public meetings
- All Boards will receive a copy of the present draft stage for review
- This version will also go on the town website
- No MPAC meeting in September
- MPAC meeting date for October (10/12) will be first public meeting with focus on the districts and use tables
- October 16 (Monday) will be the second public meeting explaining the rest of the zoning bylaw draft (Site Plan Review, Cluster)

Walker encouraged members to help get the word out and to keep remembering that this is a draft that will undergo many changes.

The dates for Public Meetings have since been set for October 12 and 16, 2006!

Next MPAC meeting: November 9, 2006.