

TOWN OF CHARLEMONT  
MINUTES OF THE PLANNING BOARD PUBLIC MEETING  
10-6-2011

Members present: Gisela Walker, Chair, Jerry Pratt, Trevor Mackie, Steve Ferguson and Dan Miller (alternate)  
Public present- listed on sign in sheet  
7:10 PM

7:15 Public Hearing opened on a SP for an addition to the Main Lodge at Berkshire East

Jon Schaffer spoke to the board about BE adding onto the Main Lodges west side an addition 42-48' w X 60' long 2 stories high. Their drawings are not complete at this time due to tropical storm Irene and personal issues. There will be no changes to the existing parking area, addition will be greater than 100' from the holding pond. Because there are no plans at this time:

MOTION: To continue this Hearing until Nov 3, 2011 at 7:15PM.

Seconded and Passes unanimously

Signed minutes, read mail, PB will be looking over their existing Rules & Regulations at a Non-Hearing upcoming meeting to see if any revisions need to be made.

Discussion on the open PB positions (Full and Alternate). Two citizens have expressed interest in the openings, Melody Wheldon & Marguerite Willis. PB spoke with Melody on the position.

Motion: To the BOS the Planning Board would welcome Melody to the Planning Board after the present Special Permit process has been finalized, and could be for either the Full or Alternate position.

Seconded and passes unanimously

Marguerite Willis will be asked to attend the next PB meeting, Oct 20<sup>th</sup>.

8:28 Opened the Repetitive Petition of Melody Wheldon for and ice cream/candy operation at her B&B on Main St.

Chair read MGL 40 section 16 which describes the process for a Repetitive Petition. All the abutters have been noticed that a Repetitive Petition had been filed, notice was included with the Notice of Decision for the denial of a SP.

Applicant described how she has enlarged the existing parking area in front of the house, had some pictures also. No changes have been done or planned to be done on the East side parking area. PB has some questions about the size changes and how it affects the overall parking plan. PB would like to see the area with vehicles in place and would like to have a site visit.

Motion: To continue this Repetitive Petition until Oct 20, 2011 at 7:15PM and to have a site visit on the same date at 6:15PM.

Seconded and passes unanimously

8:10 Christina DuPree met with the PB to discuss what if anything was needed to have the Charlemont Mini-Service opened as a convenience store with deli counter.

Presently the establishment has only been open in the morning selling gasoline, also has a customer funded coffee fund. Last permit for food sales expired in 2008. Christina talked about sale of convenience items, and some food/sandwich sales, hoping to expand as business increases.

Motion: To ask the DuPrees to apply for a Special Permit to increase their present use to include food preparations and sales along with general Retail sales.

Seconded and passes unanimously

Respectfully submitted by

Trevor Mackie, Clerk