

TOWN OF CHARLEMONT
MINUTES OF THE PLANNING BOARD PUBLIC MEETING
12-1-2011

Members present: Gisela Walker, Chair, Trevor Mackie, Steve Ferguson and Marguerite Willis
Public present- listed on sign in sheet
7:05 PM

Hearing Re-Opened the Berkshire East (BE) Hearing on main lodge expansion, continued from Oct 6, 2011.

Jon Schaffer explained that BE is looking to expand the Main Lodge on the west side with the addition being 70' L X 40' 8" W, two stories tall along with a small "shed" area towards the parking area by the 1st floor bathrooms. Interior will be in the same open style as the existing building.

There will be no need to change the existing parking area, Lighting will consist of adding some around the entrances only, PB suggested that signage be added to indicate "No Parking Fire Lane" near the new west entrance and signage directing patrons where to park, applicant was agreeable to this. Question asked if the porch would also be extended across the new portion. Applicant said they might want to do that, PB was agreeable to allow this addition to the SP application.

PB enters the following conditions on the permit:

1. All new lighting will be "down washing" and only be around the new entrances and if needed to alleviate any "dark" walking areas
2. Deck addition to only be added to the upslope side of the building
3. Addition to be 70' L X 40' 8" W with basement.
4. No changes to the existing parking area.
5. Parking signage to be added, as stated above.

PB then went through the SP criteria as listed in the By-Laws

- A. In support of Towns Master Plan
- B. N/C
- C. None
- D. No Impact
- E. No Topo changes, tree or plant removal, some minor runoff impact
- F. No impact, some traffic impact due to increased business
- G. Good match.
- H. N/A
- I. N/A
- J. N/A
- K. N/A
- L. N/A

Motion: To GRANT a SP to BE to expand the MAIN Lodge via a 2 story, 70' L X 40' 8" W with basement, deck on slope side, 21' X 21' 8" shed attachment (as shown on submitted plans, Parking lot is large enough but Emergency access needs signage for Parking and Fire Lane. Lighting on entrances to be down washing and possibly needed to eliminate dark spots (public safety reasons); lights to be similar to what presently exist.

Seconded and Motion PASSES unanimously.

8PM

Re-Opened the Hearing by Northern Construction (NC) to expand the gravel pit on Zoar Rd, continued from Nov 17, 2011

Chair gave a brief overview of the application, existing SP.

PB has received a notice from NC that they wish to withdraw their SP application: PB can either approve (with/or without prejudice) or deny

NC does not plan on removing any more gravel out and has removed their equipment, still plans on doing the reclamation work by June 1, 2012 (per contract with Ms Connolly. PB & NC agree that they existing footprint is as we see it now, pending landowners OK, up to the tree line. PB and NC agree to have a site visit to map out the footprint on Dec 3, 2011 at 1130AM. PB went over with NC what the existing SP conditions are and gave them a copy of the SP.

MOTION: The PB agrees to the withdrawal of NC Special Permit application, "with prejudice". ("with prejudice" meaning applicant can't reapply for a SP at this location for two years)

Seconded and Motion PASSES unanimously.

PB will ask Admin Secretary to create May 1, 2011 trigger to find status of the pit.

BOS asked Frank Taylor (FT) and Jeff Sparta (JS) to talk to the PB about splitting a grandfathered business that Frank Taylor has. FT and JS want to split FTs 50 car Class 3 recycling operation. Discussion around if this request is possible, effects this might have, changes to area.

MOTION made and Seconded "move that the BoS GRANT the splitting of Frank Taylors Class 3 permit"

Motion PASSES 3 YES 1 NO

Respectfully submitted by

Trevor Mackie, Clerk