

TOWN OF CHARLEMONT  
MINUTES OF THE PLANNING BOARD PUBLIC MEETING  
7-7-2011

Members present: Gisela Walker, Chair, Trevor Mackie, Jerry Pratt and Steve Ferguson  
7:10 PM

Read mail

Hearing on Cliff Phillips of Cliffs BBQ SP application to operate a BBQ at 33 Main St. Because Jerry Pratt is an abutter the PB has to use the "rule of necessity". Mr. Phillips was amendable to this.

Motion made and seconded " to allow Jerry Pratt to participate and vote on the SP Hearing"

Motion passed unanimously.

Applicant discussed the operation of the BBQ, the trailer is aprox 20' X 7', will be located 32' from curb and placed in front of the house. There will be a canopy w/tent between trailer and curb, canopy to be no closer than 20' to curb. Hrs Sat/Sun & holiday weekends including Fri. from 8AM – 8PM, May 15<sup>th</sup> through Oct 31<sup>st</sup>. Parking will be next to the house west side, no parking between house and Rte 2 (area on east side of package store). SP requires 3 parking spaces. This is not a drive thru operation and there will be no lighting added to the site. Mr Phillips agreed to the following conditions also: He will provide trash contains which will be removed nightly, he will post signage encouraging proper disposal of trash including on the river (within 1 month), there will be no alcoholic beverages allowed on the site.

Motion made and seconded "to grant a SP for a temporary mobile BBQ at 33 main St. with conditions listed above, SP to run with owner only for two years"

Motion passed unanimously

Mike Magnant came to discuss replacing his existing garage with a larger one at 6 School St. After some discussion the board felt that a SP would be need since this is a non-conforming building and lot.

Mike Desorgher appeared before the board to discuss the procedure for building a cluster development or co-housing. PB went over the procedure.

Adjourned 9:40

Respectfully submitted by

Trevor Mackie, Clerk