

TOWN OF CHARLEMONT
MINUTES OF THE PLANNING BOARD PUBLIC MEETING
1/17/08

Members Present: Gisela Walker, Co-Chair; Dan Miller; Jerry Pratt; Amy Wales; Trevor Mackie.

Meeting called to order at 7:05PM

Others Present: Win Healey, Mr. Roberts

Had general PB information discussion until Mr. Roberts's appointment.

7:15PM Mr. Roberts came before the PB to inform the PB about his intent to open a flea market on his property at the Indian Plaza on Rte 2. PB explained the SP process and talked about the type of questions that the board might be asking. Such as signage, lighting, access to/from Rte 2, layout of vender space. Also the PB went over the expected time line for a SP and it appears that he would be looking at a hearing date around March 20, 2008, depending on when the complete application was received.

7:20 A Public Hearing on SP application for replacement of an existing mobile home at 1760 Mohawk Trail, Charlemont. Mrs. Emond (tenant) and Nicky Miller appeared before the PB to explain why the home was being replaced with a larger unit (such as home being 40 years old, not able to handle wheelchair). Property/home is owned by Sherman Pike and a letter from him is attached with the application. ZBA has granted a variance for its replacement due to it being within the 75' setback requirement of the Mohawk Trail. The replacement unit will be 14' longer (Easterly side) and 2' wider (towards river). None of the following items will be changed - well, septic system, parking, outside fuel tank and lighting. Applicant made mention of possible Flood Plain issues to be addressed by the DEP. PB stated that a SP was contingent upon approval of all other laws in the Town as well as State and Federal laws, and that PB will base the decision upon the Towns By-Laws where mobile homes are an allowed use.

MOTION: To replace the existing mobile home with a new mobile home according to the submitted plan and specifications, old home to be removed.

Motion seconded

VOTE: Passed Unanimously

PB held a meeting with owners of Crabapple Whitewater Inc, (Frank and Jennifer Mooney) concerning the construction work being done at their property in East Charlemont. The Mooney's explained their intentions for the facility – renovating, replacement of structurally unsound parts, enclosing of the deck, roof replacement (no new usable space being created), serving customer needs there will be no change in use or operations as had been anticipated in 2006. PB reviewed the SP application that was submitted back in early 2006 and granted in April 2006, reviewed the drawing for the building renovation and property layout and reviewed the requirements for a SP in the town Bylaws.

MOTION: Crabapple Whitewater Inc did not require a Special Permit for the rebuilding of the existing structure, because there is no increase in building footprint or usable height, building is not greater than 32 feet high, building is not greater than 10,000 square feet and no change in use.

Motion seconded

Vote: Motion PASSED (Dan Miller recused himself from this vote)

Gisela gave an update of MPAC meeting, next meeting 2-13-08 7PM at Hawlemont school.

Trevor bought up two items that will need follow up: 1) a flashing sign at Christopher Grinders on Main St. and 2) that at the old Charlemont Mini-Mart there are used cars for sale.

MOTION: To empower Jerry Pratt to contact the owner of Christopher Grinders concerning sign.

Motion seconded

VOTE: Passed Unanimously

On Item #2 Gisela will ask Bill Stephen about used car regulations.

PB had a short discussion about the upcoming cell tower hearing and PB members' availability, recording technology options for the hearings. Need for additional file cabinet keys, Upcoming Ma Highway meeting concerning traffic calming in the Village on Feb 4th, new meeting policy adopted by BOS. PB will meet on 1-24-08 at 7PM to organize our filing system in the Town Hall.

Meeting adjourned at 9:45PM

Respectfully submitted by,

Trevor Mackie