

Charlemont Planning Board Meeting, December 4, 2008

Draft Minutes

Members present:

Trevor Mackie, Dan Miller, Jerry Pratt, Bill Stephens, Gisela Walker

Discussion and decision to start Board meetings at 6.30 pm instead of 7 for the winter months.

Discussion of who is available when in the coming months for meetings, hearings.

Minutes from last meeting not available yet.

Jerry Pratt explained why he will recuse himself from the Zip Line hearing.

7.30 pm Bill Stephens opened the Public Hearing on Zoar Outdoor's Application to install a zip line canopy tour called Deerfield Valley Canopy Tours; hearing continued from 11/10

Present: Bruce Lessels, owner and Philip May, employee, later on also Eric Dean

Bruce Lessels was notified that he the 4 member Board has to vote unanimously.

Details of the proposal were discussed; results are reflected in the notice of decision. Motion to approve was made by Bill Stephens and seconded by Dan Miller, passed unanimously.

8.30 Bill Stephens opened the Public Hearing on Doug Dean's application to open up a gravel pit on his land on Rte. 2.

Aside from the applicant, his wife and Dan Werner, surveyor, a large number of abutters attended as listed on the sign up sheet in his file.

Bill describes site visit conducted on this day

Dan Werner and Doug Dean go over plan, pit about 5 ½ acres, to be opened up about one acre at a time to then be reclaimed into field; bottom of the pit will be kept around 540 foot elevation which – given the lay of the land -will make bulldozers and equipment invisible from neighbors and Rte. 2.

Melanie Hunt, abutter, voices concern re the sale of her house, but is in support of project.

Operating hours Monday – Friday 7 to 5; Sat 7 to 3

Discussion of volume, yield, noise of crusher, management of topsoil for reclamation, erosion and run off control, traffic flow and site lines into Rte. 2, signage and employment, identifying the footprint, takeback materials and dust control.

Various abutters spoke up in support of the project; one person voiced some concern re impact of operation on near private wells.

Bill Stephens moved and Trevor Mackie seconded continuing the Hearing to January 8, 2009 to address more details re sign, road entry, plan, slopes, crusher noise info, etc.

After the Hearings the Board discussed what to do about the fact that we had forgotten to address the specific permit criteria of the bylaw in the formulation of the Zip Line decision. Possible remedies to this will be researched before the next meeting.

The meeting closed at 9.55 pm

Submitted by Gisela Walker