

**MINUTES OF THE PLANNING BOARD PUBLIC HEARING
TOWN OF CHARLEMONT
December 16, 2004**

Members Present

Bill Stephens
Ursula Nebiker
Dan Miller
Gisela Walker

Others

Bill Coli
Brian Dupree
Chris Dupree

Bill Stephens convened the meeting at 7:05 p.m.

1. The Board recognized Bill Coli, who wanted feedback from the Board as to whether the rehabilitated Bissell Bridge should be one or two lane traffic. He said that the proposed wooden guard rail to be installed on each side of the bridge will narrow it by about four feet.

Bill Coli said that the Select Board could ask for a design waiver and that the State will put in either a stop light or a stop sign on both ends of the bridge, depending on the wishes of the town. He personally prefers one lane traffic only, for safety reasons, but would like Planning Board members to let the Select Board know their preference.

Bill Stephens said that the guard rail could be tight on one side and a 3-4 foot walkway on the other side if the town were to recommend a one way bridge.

2. The Board continued Brian Dupree's hearing for a change of use to his service station. Bill Stephens read the notice as it appeared in the West County News. Brian submitted a drawing of the two upstairs apartments and showed the Board a synopsis of his plans.

Bill explained to Brian that as the Board was only a four member board that evening, any decision voted upon would have to be unanimous. He said that Brian could opt to either proceed with the hearing in this manner, or another member could be called. Brian opted to go forward with the hearing.

Bill stated that he did not feel the Board would have any problem with the apartments, but would like Brian to submit a parking plan, as well as plans for lighting, signage and any additions to the existing sign. Brian did not have this information, but said that he would get it to the Board.

Bill then asked what plans Brian had for food preparation. Brian replied that he would like to sell breakfast and lunch sandwiches, and eventually pastries and baked goods. There may be a few tables, but no major seating.

The Board discussed signage and parking at the building. Some Board members then went to the site to measure the dimensions of the building and proposed parking areas.

Suzanne Willard had some concerns that congestion could occur in the parking area when gasoline or propane gas was being delivered while customers were using the café or vacuuming their cars using the outside vacuum. Bill stated that it would simply have to be a matter of courtesy.

Chris Dupree brought up the problem of people using the gas station as a turnaround to go to the Warfield House, and was advised to call the police if the situation continues.

The Board discussed parking requirements. According to the law, there must be a minimum of two parking spaces per apartment, which means a total of six spaces for the tenants of the two apartments and the rental house next door to the gas station.

The hours of the proposed laundromat were discussed. The Board asked Brian about employment, to which Brian stated he would like to hire no more than two people at a time to work on the premises.

Carlene Millett, Secretary to the Boards and also an abutter, voiced two concerns: that construction not begin before 7:00 a.m., and that there be no driving of vehicles on or through her property.

The Board informed Brian that the construction could legally begin no earlier than 7:00 a.m. and he in turn assured Carlene that construction workers would not drive on her property.

Bill made a motion to grant Brian Dupree, of Charlemont Mini Service, a Special Permit to construct two studio apartments on the second floor of the building, located at 62 Main Street, Charlemont, the apartment design to be per attached plan. To allow light food preparation on the main floor of the building, in an area designated, per attached plan. To install a small laundromat on the east side of the building, per attached plan. Hours of operation for the laundromat to be Monday through Friday, from 7:00 am to 9:00 pm. Parking for the laundromat and convenience store to be four spaces on the east and five spaces on the west side of the building. One parallel parking space to be allowed along the west side of the main lot. All commercial parking shall be clearly marked. To allow for two painted signs, no greater than 18"x 72" each, to be attached to the north side of the building. Parking for the tenants of both houses to be no fewer than six spaces, at the south end of the building, and per attached plan. Egress and ingress for tenant parking shall be at the existing right of way east of the Buntin property (64 Main Street).

The motion passed unanimously.

Bill read aloud the eight criteria for the granting of a Special Permit, all of which are compatible with this permit.

Bill suggested that Brian get a sign installed for the top of the driveway, which exits abruptly on to Route 2 and could pose a hazard. He also suggested that Brian bring in some truckloads of fill to flatten out the top of the driveway.

Bill reminded Brian he needed to bring in his plans as soon as possible.

3. The Board then discussed with the Secretary what information must be furnished by an applicant before they come in to the Board for a Special Permit, and was advised to make a check list to be given to applicants, including the following: two application forms filled out by the applicant, proof of ownership of the property or permission from the owner to complete the anticipated action, identification of the lot and parcel number in the Registry of Deeds, a plot plan of anticipated action complete with proposed parking area, traffic issues, setbacks, a list of abutters, a signage plan with design and size, lighting design, proposed hours of operation, any topographical changes, screening, and a description of the anticipated action.
4. There will be a hearing for Frank Mooney on Thursday, January 6, 2004, at which time the Board will also hold a hearing to discuss the fee plan for special permits.
5. Bill mentioned a discussion he had with John Baldwin concerning the lighting at the Charlemont Academy. Bill encouraged John to talk to his abutters before making final lighting plans.
6. The Board reviewed the plans from the Warfield House for the two additional rooms, as well as plans sent in from Mohawk Park.
7. The Board suggested to the Secretary that she advise the Board of Health that they should be charging David Perwak no less than \$100.00 a day for the storage of his trailer.
8. The Board then discussed setting aside time to work on internal Board affairs.

The meeting adjourned at 10:21 pm.

Respectfully submitted,

Carlene Millett
Secretary to the Boards.

