

MINUTES OF THE PLANNING BOARD PUBLIC HEARING

TOWN OF CHARLEMONT

August 19, 2004

Members Present:

Bill Stephens, Co-Chair

Dan Miller

Ursula Nebiker

Gisela Walker

Trevor Mackie, Associate Member

Members Absent; Charlotte Dewey

Others Present:

Don McLaughlin

1. Bill convened the meeting at 7:05 P.M. Don McLaughlin, representing the Warfield House, came in to make an addendum to their Special Permit because the current SP is only for 5 rooms and the Warfield House now has 7. Bill gave a brief overview of the events that led up to Don needing to come in for an addendum to his Special Permit. At the selectmen's request, the Building Inspector issued a temporary Certificate of Occupancy, due to a wedding coming up at the Warfield House. There was certain criteria that had to be met in order to get the temporary C.O. and since this hearing was scheduled, the Building Inspector came and issued the C.O. Don stated that all other inspections were done up to code.

Don handed out the plans of the rooms and explains the floor plan to the Board. Don explained that in essence, what the Warfield House did was to convert the attic space to two rooms. As far as floor space, there is basically no difference in this addition from the last permit for the Bed and Breakfast.

Dan Miller asked Don to draw a sketch of the floor plan tonight and later submit and actual floor plan to the Board.

The differences between a Bed and Breakfast and an Inn were discussed. Don said his belief was that after nine rooms, a place became an Inn.

Bill questioned the parking situation. Regulations require 1 parking space per unit. After determining that the B+B will be open seven days a week, year round, and that a plot plan and floor plan were to be submitted, Bill made a motion to:

Grant a Special Permit to John Glaze, DBA The Warfield House, to expand the Main House Bed and Breakfast, from five rooms to seven, to provide parking for seven or more vehicles, per attached plan, to operate seven days a week, year round, and final floor plan and updated plot plan to be submitted prior to issuance.

Bill reads off the criteria for a Special Permit, and the Warfield House appears to meet all. The motion is moved and so seconded, and passes unanimously.

Trevor brought up the issue of the sign for the Warfield House. Don informed the Board that, as he was unhappy with the new sign, it is to be picked up Wednesday afternoon, fixed and brought back, at which point the area will be cleaned up and any other signs removed. As an FYI, Don told the Board that there would be a pig roast and band on September 12, 2004 at the Warfield House. The band is a 50's and 60's type music and will play from 6-10 p.m. The cost is \$20.00 per person.

2. The Board briefly apprised Gisela of the ZBA Bowen hearing on the 16th.

3. Trevor checked into a kayaking operation on 247 Zoar Road, per a letter from Earl Bowen, stating that this operation was taking place without a permit. Trevor's finding was that there was no independent operation at this location. Zoar Outdoor has permission to river access from Phil Banks, of 247 Zoar Road.

4. Bill reads a letter from the Select Board, requesting a meeting with the ZBA and the Planning Board, on August 24th, regarding use of Town Counsel. Bill will not be able to make the meeting, but most of the other members could make it. Carlene will respond to the Select board.

5. Next, Bill reads a letter from the Assessors regarding Ed King's property, which has been assessed as a buildable lot, but which the Planning Board had previously decided was not a buildable lot. As the assessors have a meeting coming up on the 15th of September, the Planning Board will respond that they will be at the meeting.

6. The meeting on September 2, 2004 will still be set aside to discuss the Master Plan. Carlene will look for subdivision Regulations for Gisela and **the Board will ask the Selectmen about affordable housing.**

7. Next, Hyytinen Hollow's Special Permit and the conditions of it were discussed. Bill brought in some videos on river safety, that he had received from Bruce Lessels. Gisela felt that insurance was the most important issue at hand. **The planning Board needs to decide what to do about safety and education of tubers, to be provided by the owners of the operations.**

8. Next, Bill reads a letter to the Selectmen, from the Planning Board, regarding the Secretary's performance and the need for increasing her position's budget. Carlene will forward this to the Selectmen.

9. Finally, Bill submits an A.N.R. plan for his property. Dorothy Adams has conveyed land to him, and the Board's signatures were needed. The Board signed off on the A.N.R. plan.

The minutes of the last meeting were read and it was decided some changes were needed. **Ursula will take care of the changes and submit to Bill for approval.**

Business having been conducted, the meeting was adjourned at 9:21 p.m.

Respectfully Submitted,

Signed By:
The Planning Board

Carlene Millett
Secretary to the Boards