

**Charlemont Planning Board**  
**April 17th 2025, 6:00 PM Meeting Minutes**  
**Town Hall, 157 Main Street and via conference call**

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Jennifer Mooney, Bill Harker

Others Participating: Star Atkeson, Dillon Sussman, Shaine Meulmeister

On Phone: member Liz Bouyea, Matt Clark

Bob Nelson called the meeting to order at 6:07 PM.

**Citizen Comments 6-6:15,**

Jonathan Mirin came in and talked about his offer to buy Wendell Rheinheimer and Shana Totino's flag lot at 225 Avery Brook Road. The offer has been accepted. This will solve the previous issue of the easement to use the yet to be built driveway to enter the theatre parking area. Jonathan talked to the board about his plans for having tiny houses or cabins there, above the barn. They spoke about the amount of people using daily water which would trigger the necessity of a public water supply. He wondered about having a walkway to a yurt. The Board told him to draw something up and bring it back.

Jonathan asked the board their opinion of him doing a Citizens' petition for a bylaw amendment to add a setback number for small cell installations. They are fine with it.

**Agenda Items:**

1. Review/Approve Minutes of April 3, 2025  
**Bob Nelson motioned to approve the April 3<sup>rd</sup> Minutes as written. Jennifer Mooney seconded the motion. All in Favor**
2. Animals at 176 Main update. The animals seem to be gone.
3. 2069 Mohawk Trail Special Permit conditions, whether Bill Harker can contact Tatro Trucking owner. View permit. Bill reiterated the conversation he had with the owner of 2069 Mohawk Trail, who lives in Florida regarding the permission letter to operate topstitch upholstery. There is the question of rent payment for the building. Lori will call Mr. Tatro in Florida, and let him know that whoever is operating at the location needs to follow the conditions in the Special Permit. Bob remarked that either the conditions of the original permit be maintained or, the business owner can apply for a new permit which doesn't have such stringent conditions. The Board would like to make sure a step is taken so it can be resolved with the building inspector, if necessary, to be decided at the next meeting.
4. Matt's Garage, look at Special Permit, reports of too many cars  
The Board spoke about the properties, the permits, and how many cars are allowed. They were missing the map, but had the permits and an earlier map. Matt was on the phone and assured them that he was remedying the situation to get it below 31.
5. Bringing the topic of communication preference options to Town Meeting, (flyer, email or phone call)  
The Board discussed offering a survey at Town Meeting, at the welcome table, to see how people would like to be communicated with.

## **Appointments:**

### **6:30 pm Consultants of Dodson and Flinker to discuss Town Vision and Master Plan Updated related items**

Shaine read the vision and the goals. They discussed the format of the Master Plan. They discussed how the feedback was collected. They discussed the upcoming All Boards meeting. Liz hoped there could be dates on the action items. Dillon said they put priority level but not dates since completion may be contingent on funding and capacity.

The consultants went through some of the action items and asked for feedback. They left the members with their own copies of the collated action plan and asked for feedback by the following Tuesday.

### **Bob Nelson closed the meeting at 8:51 pm**

#### Documents reviewed in meeting

Agenda for 4/17/2025

Minutes from April 3, 2025

Deliverables for Dodson and Flinker:

- Collated Action Plan
- Vision
- Goals
- Future land use Maps