

Charlemont Planning Board  
January 17, 2019 Meeting Minutes

Members Present: Robert Malone and Bill Harker, Co-Chairs, Gisela Walker, Carlene Hayden, Bob Nelson.

Others Present: Harold Roberts

Call to Order

Planning Board Co-Chair Malone called the meeting to order at 7:09 p.m.

Approval of Minutes

The Board reviewed the minutes from their meeting of 12/11/2018 and 1/3/2019. On a motion by Malone and seconded by Walker, the minutes were unanimously approved as written.

#1: 7:15 P.M. Appointment: Harold Roberts, to Discuss Use of Indian Plaza Property

Roberts attended the meeting to explore other uses of his property and see what he could do with it. Hayden informed Roberts his current permit from 1995 allowed for the holding of Native American Indian Pow-wow's and religious ceremonies. She noted that the rental of his building for public functions was a change in use and required a Special Permit. Additionally, Roberts was informed that social marijuana gatherings were illegal and the recent gathering held by Green-Minded Events on Roberts' property also violated building and fire codes. Roberts stated he was told by the local police that as long as no money was collected at the gate and he didn't know about it, he was ok. Hayden cautioned Roberts that he was fully responsible for what happens on his property and that he would be wise to be aware of what was going on inside of it for insurance liability reasons. She told him the Building Inspector informed her that if he wished to rent his building, Building Code would require sprinklers, emergency lights, and handicapped bathrooms depending on the number of people that would be attending and that he should have an architect to address the code requirements. Discussion then ensued as to whether Roberts could rent the grounds instead of the building for events, as he has a campground permit. The Board told Roberts he would likely still need to provide bathrooms for attendees and was strongly advised to discuss the matter with the Building Inspector to determine what would be required and to see if there were lesser requirements if the number of people attending were limited.

After Mr. Roberts left, the Board discussed his campground permit from the Board of Health. He is allowed 20 RV units, per his Special Permit, and when the Board checked his campground permit from the BoH to see what they allowed, they found his campground permit had expired December, 2018 and did not state a number of units, disposal procedures, etc. The Board will follow up with the Board of Health to determine what Mr. Roberts is permitted for. The Board also decided to send a follow-up letter to Mr. Roberts outlining what they had discussed and advising him to seek further advice from the Building Inspector.

#2; Read Mail and Correspondence

It was noted that the Buckland Planning Board would be holding a hearing on their marijuana regulations.

An email was received from Greg Rowehl, owner of Berkshire Pizzeria challenging past actions of the Planning Board and Building Inspector. The email also complained of and questioned many issues in town not relating to the Planning Board; as such, the Board decided not to respond.

#3; Schechterle Gravel Pit; 68 Colrain Road

Walker informed the Board that the Schechterle gravel pit property had been sold and the new owners' lawyer was looking for assurance from the Planning Board that the pit was closed and no longer an active gravel pit. Harker confirmed he had visited the pit and that it has in fact been closed. The Board located the file and wrote a letter to Mrs. Schechterle, affirming that the gravel pit has been properly closed and is no longer in operation.

Adjournment

On a motion by Harker and seconded by Malone, the Board adjourned their meeting at 9:15 P.M.

Respectfully submitted,  
Carlene Hayden

**Documents viewed in the Planning Board meeting of 11/29/2018\***

1. Agenda for meeting of 1/17/2019
2. Minutes from meetings of 12/11/2018 & 1/3/2019
3. Harold Roberts' Special Permit; 4/18/1995
4. Harold Roberts (Indian Plaza) 2018 Campground Permit
5. Notice from Buckland Planning Board regarding cannabis regulations
6. Email from James Hawkins, Building Inspector regarding Indian Plaza; 1/7/2019
7. Email from Greg Rowehl; 1/8/2019
8. 2004 Schechterle Special Permit file

\*Documents are stored in their respective files