

**Charlemont Planning Board
February 25, 2021 Meeting Minutes
Zoom Meeting**

Members Participating: Bob Nelson Chair, Bill Harker, Gisela Walker, Carlene Hayden

Other Attendees: Marguerite Willis, James Seidl, Joe Pellegrino Jay Mendes, Joe Deedy, Patrick and Katie Banks

Call to Order

Planning Board Chair Bob Nelson called the meeting to order at 6:00 pm.

Non-criminal Disposition Discussion

Marguerite Willis discussed the need to be able to fine to enforce laws and that the current inability to fine hurts people, like Joe Pellegrino. We need to give the building inspector the ability to fine and to have ramifications, such as the inability to renew a license if they do not pay.

Joe Pellegrino said that there is still an issue with roosters crowing and waking him in the middle of the night. He is surprised that the building inspector missed this. It was suggested that he photograph or record the roosters in order to move forward toward resolution.

ANR Plan for 133 Warfield Realty

James Seidl presented the plan to create six buildable lots on Warfield Road. These are shown in a plan that was supplied. The lots will have town sewer and wells for water and sold as vacant lots for single family dwellings. The lots have sufficient frontage and area, so Gisela Walker wishes to sign off on the plan since all zoning revisions are met. Marguerite states that this location will be prime real estate, but sewer would be a long-range issue. Nelson motioned to accept the request. Walker seconds. Passed unanimously 5-0.

Jay Mendes Campground at the Oxbow Motel Property in East Charlemont

Jay Mendes discussed his proposal to create a campground at the former Oxbow motel property in East Charlemont. He has not yet acquired the property, but it is for sale and he wanted to know what would be necessary for him to move the project forward should he purchase the property. His current thinking is that he would tear down some of the motel to utilize the space for the campground. He said there are over ten acres, if he acquires the Oxbow property, including an abutting property on the other side of Route 2 and he wanted to ensure the combined parcel acreages would constitute the 10 acres required. Walker informed Mr. Mendes that he will need to complete our special permit process in order to get Planning Board approval for the campground. Joe Deedy (friend of Jay) will assist in getting the Special Permit for the location to be reviewed. BOH will have to be contacted as well to ensure that the campground will be feasible, and how many sites will be allowed.

Approval of Minutes

Hayden moved that the minutes for 1/21/21 be approved with revisions, Harker seconded. The minutes were approved unanimously, as revised.

Hayden moved that the minutes for 2/4/21 be approved, Harker seconded. The minutes were approved unanimously, as written.

Board Discussion

Berkshire Biking should attend an upcoming meeting to discuss his plan for a bike touring company. He would be based at Berkshire East. He will need a special permit.

Sun & Soil Cannabis Coop LLC hearing will need to be postponed from April 1, as they need to establish their name and turn in permit and come back for a new special permit. They also need a new Host Agreement with the town.

There is a CPTC workshop-Writing Fair and Defensible Decisions on Monday, March 1. Walker and Nelson will plan to attend.

Broadband-if people do not submit their application by the deadline, any location after deadline will be considerably more in cost.

The Planning Board reviewed the proposed zoning amendments. Hayden reviewed definitions for livestock. We will let FRCOG determine an appropriate definition. There was some discussion regarding whether we should make the cutoff at 2 acres or 5 acres for the various agricultural uses requiring special permits or site plan review. It was decided that our suggested cutoff would be 2 acres for the various requirements in the zoning bylaws, but will leave it to FRCOG to assist in this matter.

The proposed zoning changes include the following:

- 1)Letter from the Attorney General
- 2)Agricultural/ Animals and Livestock
- 3)Backlot Development
- 4)5G requirements
- 5)Noncriminal Disposition

Walker noted that perhaps the word "Recreational" is not appropriately used in the use table, since no items listed recreational uses are under that heading. Hayden suggested moving the headings to the top of each page of the table.

Harker suggested that we all read the binder of recreational issues and possible actions regarding Deerfield River and surrounding areas.

Next meeting will be March 18.

Adjournment

At 7:47 pm on a motion by Nelson and seconded by Harker; the Board voted unanimously to adjourn the meeting.

Respectfully submitted,
Bob Nelson

Documents viewed in the Planning Board meeting of 2/25/2021*

1. Agenda for meeting of 2/25/2021
2. Draft Minutes for 1/21/21 and 2/4/21
3. 133 Warfield Form A and ANR Plan

*Documents are stored in their respective files