

Charlemont Planning Board
April 20th, 2023, 6:00 pm Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Lori Shulda-Merrigan, Andy Mueller, Colleen Champ

Others Via Conference Call: Phil and Mary Ellen Banks

Others Participating: Star Atkeson (Secretary) Marie Hyytinen

Called to Order by Bob Nelson at 6:18 PM

APPOINTMENTS:

1. Marie Hyytinen to go over upcoming Special Permit renewal for Hyytinen Hollow Tube Rentals.
 - Bob went over the circumstances of the permit renewal, the initial permit was for two years. The Board had a chance to visit Hyytinen Hollow while it was operating and it looked good, all the conditions laid out in the permit were being followed. He thinks it will be easy to get the new special Permit through.
 - B. Nelson brought up The Carcios' concern that occasionally HH Tubers continue on and end up coming out at the Great Outdoors take out location and then need a ride back to HH. Marie said that it works both ways, and that she also ends up with Great Outdoors Tubers. She said that she has her signs and that's all she can do. When it happens either way, it is just a phone call to get the tuber back to where they need to be.
 - Marie said she wouldn't have hotdogs this year. She wants a long-term permit, parking will be the same. The only change was the sign at Tea Street Extension. It will be the same size but in a horizontal orientation instead of vertical.
 - Bob thinks the application looks good.
 - AM pointed out that at GoD meeting they had proposed that GoD be compensated by HH when they bring tubers back. HH says they do not deliver the people and that a phone call works. They discussed the feather flag which helps make the take-out location visible.
 - B.Nelson wants to make sure that all the hearings are recorded. Most importantly, go through clearly the conditions and findings very clearly. The conditions will likely be kept the same in the two tubing permits.
 - B.Nelson thought it was nice of Marie to discontinue hotdogs as that was a major point of contention. C.Champ hadn't known that when she encouraged Marie to keep a placeholder for future food in her permit.
1. Review/ Approve the Minutes of 3/16/2023, and 4/6/2023.

On the topic of minutes: A.Mueller would like statements that were made in the minutes that were action statements like "boardmember will follow through with (action)" to be transferred from the minutes and placed on subsequent agendas in a timely manner so that the items are indeed followed through with and so that there is accountability.

"Discuss frontage situation and whether it should be grandfathered in" was one such item to follow up on.

Bob Nelson motioned to accept both sets of minutes as amended Colleen Champ seconded the motion. All in favor. The Minutes were initialed.

DISCUSSION TOPICS:

1. Updates from AG's office regarding Zoning revisions

- Bob confirmed that to have the revote at Town Meeting in May, they needed to hold a hearing which is scheduled for May 2nd. He was instructed by Nicole to remind Kathy that she can wait to send the results of other warrant articles, but that the result of the vote on Article 1 from the bylaw revisions would need to be sent immediately, prior to the others, to make the new June 29th deadline.
- The Board discuss Town Clerk's objection to the wording of the Hearing Notice. A.Mueller thinks it should be changed, the Board wonders if it can be changed, secretary will look into it. Bob Handsaker won't be at the hearing but will write a statement that he misspoke in the reporting of the vote.

2. Master Plan discussion

- On housing, A.Mueller had sent a few resources to add to the Boards research files about housing. One of them described Amherst's Design Review Board devoted to design. It required an architect and a business owner to be part of it. B.Nelson thought it was possibly too ambitious for Charlemont. A.Mueller thought it could be possible to put together a fledgling Board. The Board compared other towns' resources and populations with Charlemont.
- Andy Mueller used the Newsletter (viewership getting larger) to get volunteers for a tree advisory and he got responses. * Recommended they do the same to get a housing committee together. Wants to put it on the agenda and talk about it.
- C.Champ suggests offering it as a project to highschool kids, A.Mueller suggested a Masters Student from UMass.
- C.Champ wants to *write something up for the newsletter about soliciting a Housing Committee. CPTC has networks. They can ask the School committee. They can post in the school newsletter. B.Nelson imagines that a teacher could take on the topic and the class would help. C.Champ added, "eco-friendly small housing project." B.Nelson sees that a project like this could be used to bolster a student's college application—Helping to create a Housing Plan for Local Town.
- A.Mueller brought up last meeting there was an action item to talk to BoH about the limitations of certain Housing Densities. Shared well? Shared septic? What amount of space and what infrastructure would be required (leading to the solution of cluster development.) He thinks the question to BoH would be what the health infrastructure is, what is the water source and what is the gray water and blackwater management. The Board talked about Amherst's Bylaws as an example.
- C.Champ wrote the BoH an inquiry letter about Cluster Development limitations in the meeting. B.Nelson suggested specific questions that can be sent back. The Cluster Development, depending on lot size and Bylaws and setbacks requirements could be high density, 8 or 10 or more.
- A.Mueller pointed out that Cluster Developments are one of the three or four housing styles that they will be inquiring about, others being camping, tiny homes, co-housing, and mid-sized housing. What they all have in common are shared systems.
- The board discussed the requirements for lot size for mobile home parks and campgrounds as a beginning point for lot size for cluster development and subdivisions. They read 33.3 in the Zoning Bylaws on Cluster development. As it stands, Campgrounds are 10 acres, and you can have a cluster development on 5 Acres but there isn't information about how dense they can be.

Other discussion

1. Paul Hazard/ Mountain Road Extension

- B.Nelson wanted to quickly discuss the Paul Hazard/ Mountain Road Extension correspondence. He read the latest email from Paul Hazard. Paul asked if there was anything else he needed from the PB before he sought his building permit. He had previously told Paul that building permit either abide by the Charlemont setbacks and if his plans or designs differed from that, the Planning Board would support him in getting a variance from the ZBA. B.Nelson said he left alone the previously communicated Broadband requirement, although Charlemont has no Broadband bylaw now, Bob

Handsaker and Valentine Reid were pursuing that. He will need to bring power in, he will get the poles through FRCOG. B.Nelson will email Paul again and reiterate what was previously said.

C.Champ, said that everything else will be through FRCOG, once Paul Hazard starts the permitting process the different departments will be flagged for input.

2. 8A. There was question whether the Planning Board still had to reply to the Select Board about Planning Board requirements for junk cars on 8A, as Bill Harker had told LSM that the Select Board was waiting for a Planning Board comment. C.Champ found a complete email correspondence from February 2nd and 3rd which covered it and forwarded it one more time to seek confirmation that they were all set.
3. Town Meeting is coming up. Town Boards have spaces to fill. The Boards thinks it should be put in the newsletter. The Planning Board will have 2 seats to fill. Bob Nelson plans to announce that the Planning Board has seats to fill on Town Meeting floor after the bylaw revision revote.

Agenda next meeting

- Approve Minutes,
- Colleen to present results from her efforts to form a housing committee.
- Hearing for Great Outdoors permit

B.Nelson motioned to adjourn at 8:56, All in Favor.

NEXT MEETING May 2nd, Bylaw revision revote
May 4th, 2023 Great Outdoors Special Permit renewal hearing

Respectfully Submitted by Star Atkeson 04/25/2023

Documents reviewed in meeting:

Agenda for 04/20/2023 Meeting
Meeting Minutes of 03/16/2023, 05/06/2023

Legal Notices:

Shelburne Planning Board Public Hearing on Bylaw revisions on affordable housing March 21, 2023
Colrain Public Hearing ZBA Garage construction March 15th
Shelburne Planning Board Public Hearing, creation of common driveway.