



Incorporated 1765

**Town of Charlemont
MASSACHUSETTS**

**TOWN OF CHARLEMONT PLANNING BOARD
NOTICE OF DECISION ON SITE PLAN REVIEW**

Date: June 25, 2015

**Applicant: Berkshire Pizzeria, LLC
Applicant Address: 72 Main Street, P.O. Box 1014, Charlemont, MA
Owner: Sandri Realty Inc./Greg Rowehl (sale to Rowehl pending)
Owner Address: P.O. Box 1578, Greenfield, MA 01302
Premises Affected: 72 Main Street, Charlemont**

Book #: 1107 Page #: 280 Map: 18 Parcel: 31

Application is for: A 16' X 54' deck on the South side of 72 Main Street for the purposes of a dining area, and off-street parking to the rear of the building.

Public Process:

Application Filed: 06/03/2015
Date of Public Hearing(s): 06/25/2015
Public Hearing continuation: N/A
Public Hearing closed: 06/25/2015
Date of Decision: 06/25/2015

Decision and Vote:

The Board voted 5 to 6-one Abstained-to approve the application.

Referring to the above application so as to construct a 16' X 54' deck at 72 Main Street South side, and additional off street parking to rear of building.

The members present and vote of the Charlemont Planning Board were as follows:

Daniel Girard, Chair: Y Robert Malone, Vice Chair: Y
Gisela Walker: Y Michael Kane: Y
Daniel Miller: Y Carlene Millett: Abstain

This site plan approval runs with the Property.

The Charlemont Planning Board:

VOTED TO APPROVE the site plan under Article III Section 32.2 of the Zoning By-Law subject to the following conditions, safeguards, and limitations on time or use, if any.

The Project:

To install a deck 16' X 54' and parking on the South side of building, along with additional off street parking to the rear of building.

Findings of the Board:

The Board finds that the proposed 16' X 54' deck will be at grade level with the inside slab of building for floor level access to deck. Access to the deck will be from entrances on the outside of the building on the East side (also handicap accessible), access on the outside of the West end of the building, a direct access from inside the building on the South side, and also a set of stairs from the parking area to the south end of the property. Occupancy for the building and deck are as according to building code. At rear of property the parking lot borders the property of Helen and Frank Carcio on East and South and Kathy and Frank Buntin on the West side. There will be parking spaces for 10 autos 20' X 8' each. At the East and West ends of the parking area there will be locations for snow disposal as shown on plan.

The driveway:

Shared by Berkshire Pizzeria LLC , the Buntin's and renters to the rear of both properties, the driveway will be widened by 6 feet for a total of 20 feet wide as shown on plan.

All parties to have these changes documented on their own deeds as agreed.

Hours of operation:

From 7 A.M. to 10 P.M. year round

Signage:

No additional , except parking clarification.

Lighting:

Rope lighting along the rail of the deck (LED) and also the stairs leading to the parking lot. There will be 4 (LED) lights on the rear (South) of the building washing downward. Three (3) lighting post will be placed, two (2) at the rear of the parking area and one on the West side of the building washing downward, these will also be LED's. These post lights will go off at the close of business/clean-up allowing time for employees to safely get to their autos and leave.

Trash:

Two (2) dumpsters shall be placed on the West side of the Building and shall be screened from public view.

Erosion:

The embankment from the expansion of the driveway shall have effective erosion control ,(ie) vegetation or some other manner chosen by owner .

Noise limitations:

Shall be according to Town of Charlemont ordinance during restaurant hours of operation.

Conditions:

The site plan approval runs with the property.

Site Plan Review Criteria

The findings of the Planning Board as pertains to Section 28.10 are as follows:

a. The site plan conforms to all appropriate provisions of the Land Use Performance Standards. **Yes, it does.**

b. The site plan minimizes traffic and safety impacts of the proposed development on the Village. **Yes, it improves same.**

c. The architectural design, lighting, layout and landscaping of the proposed development is in harmony with the historic character of the Village Center District and with the use, scale and proportions of existing and proposed buildings in the vicinity. **Yes**

d. The site plan shows adequate measures to prevent pollution of the air and of surface or groundwater; to minimize erosion, flooding and sedimentation; and to prevent increased drainage of stormwater off-site. **Yes, Owner will install a dry well at rear of property for parking runoff.**

e) The proposed development, to the extent feasible:

1. minimizes obstruction of scenic views; **Yes.**

2. preserves unique natural or historical features; ***As well as possible.***

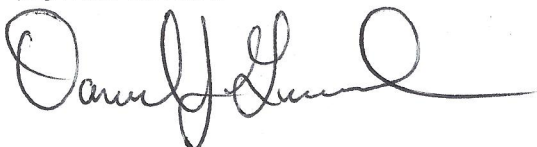
3. minimizes removal of trees, vegetation, and soil and grade changes. **Yes**

4. screens objectionable features from neighboring properties and roadways through trees, shrubs and other landscaping features to constitute a visual buffer as well as a buffer for noise, light and odor. **Yes: Dumpster screening.**

The Planning Board has determined as measured by the purpose of the by-law, that the benefits of this proposal outweigh any negative effects on the Town. Additionally, this proposal is subject to all applicable federal, state, and town regulations and is contingent upon approval by other Boards.

The Planning Board hereby certifies that a copy of this decision and all plans referred to in the decision, have been filed with the Planning Board and Town Clerk.

Planning Board Chair:
Daniel Girard

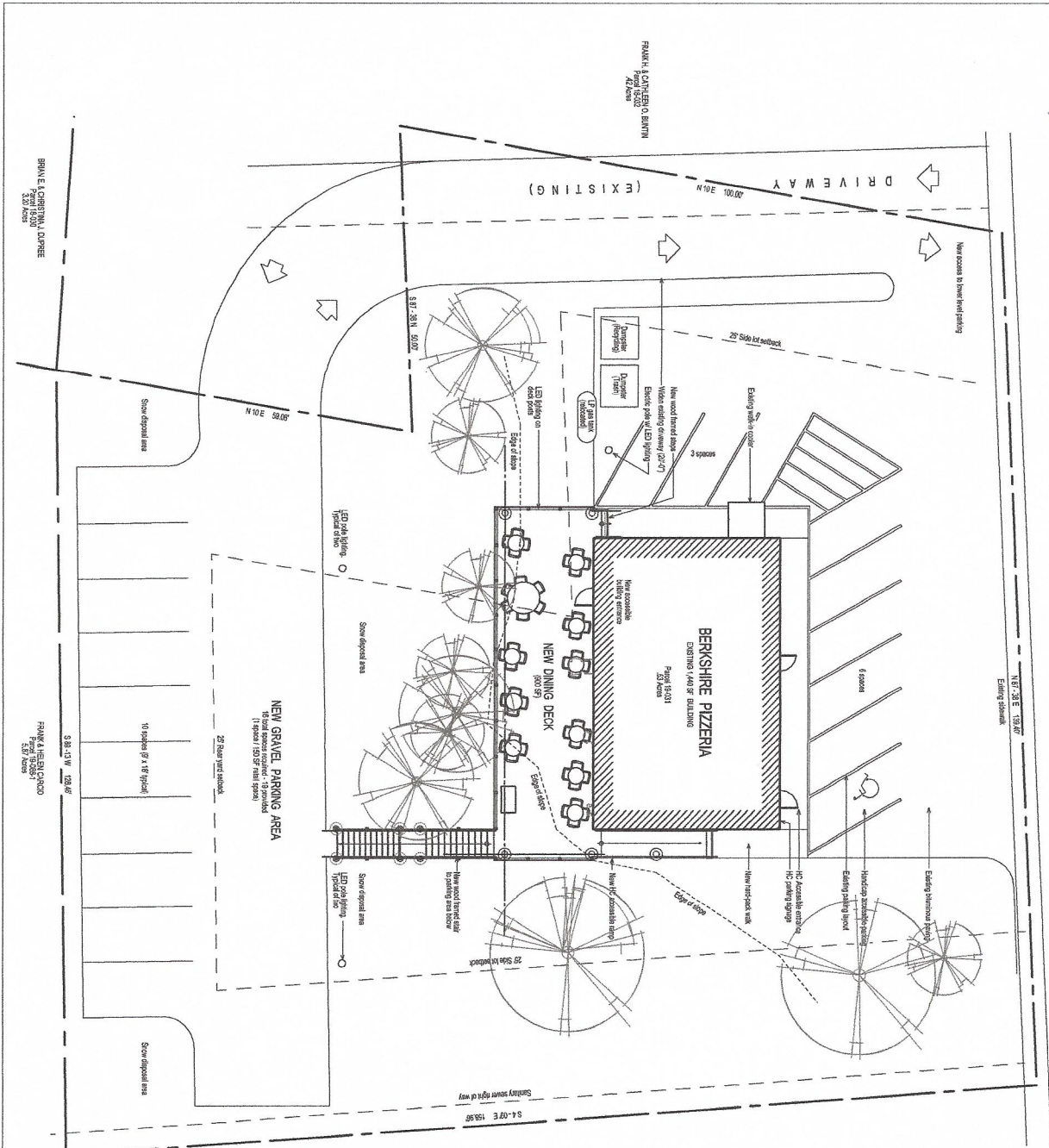


Decision filed with Town Clerk on: *July 7, 2015*

Town Clerk: *Kathleen Reynolds*
Town Clerk



MOHAWK TRAIL (ROUTE 2)



SITE PLAN NOTES

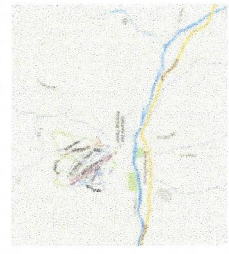
1. The information is taken from the site plan and field notes provided by the client. The information is not to be used for any other purpose without the written consent of the client.
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SITE PLAN

SCALE: 1/8"=1'-0"



LOCUS PLAN



NOT TO SCALE



FRANK A. HERRING
 P.E. REG. 10324
 25 Years

Date: 01/15

Title Info:
PROPOSED SITE PLAN

Renovations for
BERKSHIRE PIZZERIA
 72 MAIN STREET
 CHARLEMONT, MASSACHUSETTS

Engineer of Record:

PHASE	DATE	BY	FOR
