

Charlemont Planning Board
October 3rd, 2024, 6:00 PM Meeting Minutes
Via conference call and in person, Town Hall

Members Participating: Bob Nelson, Liz Bouyea, Lori Shulda-Merrigan, Bill Harker

Members absent: Jennifer Mooney

Others Participating Star Atkeson, Brian Dupree, Chris Dupree, Madison Schofield, Todd Richardson, Curtis Jackson, Connor Sittauer

Bob Nelson called the meeting to order at 6:00 PM.

6:00-6:15 Citizen's comments

Appointment:

6:15 Brian Dupree/ Stagecoach auto Special Permit, Site Plan initial appointment

Chris and Brian Dupree came to talk about the Special Permit amendment. The Board asked them to put measurements in their site plan and to show how many cars would be for sale at any given time, and where those cars will be located on the plan.

They spoke about the situation with the cars, how and why they got there (abandoned) and the current efforts to remove them. Lori let them know that there was a bylaw prohibiting junkyards in Charlemont. Chris and Brian questioned why they had to go through the process which includes an abutter notification and ads in The Recorder, to add the Site Plan. The Board and secretary said it was the standard process for amending a special permit.

They had wanted a junkyard back in 1994 and were put off to wait for changes in the State's laws, but nothing ever came of it. It wasn't followed up on.

They would like the permit to run with the applicant, not the property

7:00 Todd Richardson and guest re: land split on South Heath Road

Todd Richardson came with Curtis and Connor. He is hoping that Curtis will buy some of his land to make a campground. Curtis is considering the idea if the Charlemont Fairgrounds turn out to be a good place for him to run events. He has created an event called Cars, Coffee and Cannabis which turn out to be very popular and generate a lot of money for charities. They spoke with the Board about their backgrounds and the events they ran. The Board was fine with the proposals

Agenda Items:

1. Review and approve Minutes of 9/05/2024
Bill Harker Motioned to accept the 9/5/2024 Minutes as written. Lori Shulda-Merrigan seconded the motion. All in favor.
2. Tatro Trucking on Rte 2, additional business open, needs permitting
Bill spoke to the Upholstery repair owner and explained the need for a new permit for change of use. Star will invite the business owner to the October 17th meeting to go over what he should include in his application.

3. 90 Main Street permit

Lori dropped off the information for the Special Permit to Steve and let him know he could drop his application off to the secretary.

4. Goat living at 176 Main Street, letter from Jim Hawkins

The owner received Jim Hawkin's letter and said the goat would be removed in 2 weeks. Since then, another goat has been added and there are two roosters. Jim will come to town again to check again.

5. EV charger installations, permit needed?

Gisela Walker had emailed Bob about the installation of EV chargers at Native Views. Gisela recommended they be put in the Use Table as requiring a Site Plan review or a special Permit if they became large and had a restaurant or other amenities attached.

6. Update on Board priorities:

o Open Space and recreation plan

Liz went over the first meeting that was held for the update of the Open Space and Recreation Plan. Lori, Liz and many other residents attended. Liz sent out an email regarding the meeting. With Goals, objectives and action items. The next meeting will be held on October 28th.

**Not foreseen in last 48 hours. Inquiry about 7 Bassett Rd.

A realtor inquired whether there was enough frontage to build a subdivision on the land at 7 Basset Rd. The Board spoke about the requirements to build. The Board spoke about the different ways to access the property. Bob will drive up there to see how the roads look.

Bill Harker motioned to close the meeting at 8:25. Bill Harker seconded the motion. All in favor.

Documents reviewed in meeting

Minutes of 9/5/2024

Agenda for October 3rd, 2024