

Charlemont Planning Board
December 5th, 2024, 7:00 PM Meeting Minutes
Via conference call and in person, Town Hall

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

Others Participating John Hoffman, Kate Stevens, Brandon Long, Amy Long, Joe Pellegrino, Jonathan Mirin, Star Atkeson

Bob Nelson called the meeting to order at 7:00 PM.

Appointments:

7:00 PM - Signing of ANR for John Hoffman and Kathryn Stevens, 399 West Oxbow Road

John and Kate are going to sell some land to a neighbor, there is still a Right of Way for Windy Hill there. The Board looked at and signed the ANR plans.

7:10 PM – Brandon Long regarding an addendum to Amongst the Oaks Special Permit to limit the number of events per year.

Brandon and Amy Long would like to use their water for their wedding venue. Currently they are buying bottled water for everything related to the events. Randy Crochier at FRCOG had told them if they had wording in their Special Permit that they could not do more than 60 event days per year, then they wouldn't need a public water supply. They currently do 20-22 events per year from April to November. There is no wording limiting the number of events.

The Board discussed having the applicant email Randy to be sure that the agreement would hold. Once Randy got back to the Planning Board they would go through the hearing process. Brandon would not like to do the hearing process. The Board will look into it and get back to him. They'll check with Brandon and put it on the Agenda for January 2nd, if it is decided to move forward with it.

7:35 PM ** Unforeseen in last 24 hours Jonathan Mirin to speak about the upcoming pole hearing.

Jonathan came in to tell the Board about a pole hearing that was scheduled for December 9th at Hawlemont. National Grid wants to put up and/or replace a total of 200 poles, which are much taller and will be equipped with 3 phase power. He said that there is an opportunity to advocate for burying the lines as they do in Vermont and Europe. The taller poles would have wireless mesh network, wireless emitting smart meters would be attached to the poles, gathering data about people's power usage and selling that data. One can opt out of the smart meter by paying \$30 a month. He spoke of the SelectBoard and Broadband Committee's concerns about the project, and his own concerns about his Art and Ecology center on Avery Brook road. He told of a Heath resident who wants the lines buried because her property value is set to go down because of the disruption to her view. Heath has had a pole hearing and came back with a list of questions that the Utility should answer.

Agenda Items:

1. Approve/sign Minutes from November 7th, and 21st, 2024

The Minutes were not ready.

2. 176 Main Street animal complaint, rats in a neighboring house

Joe Pellegrino came in to talk about the issue with his neighbor. Rats would be a Board of Health problem. Having animals on a small parcel on Main Street is a Zoning Violation. Lori said that Jim Hawkins had sent a violation letter out but hadn't attached a fine. Joe

said that the goats never move. They are in a hut and stay in one spot. That would be a reason to contact animal control, there may be a violation in that as well. Lori will call Doug and Jim. They would like Jim to send the violation order with a fine.

3. Discuss Feedback for SelectBoard General bylaw project: Short Term Rentals and Abandoned and Derelict Housing this will be on January's agenda.
4. Chair to sign August 1st 2024, Berkshire Pizzeria SPR amendment with address error fixed. Bob signed the document with the address error fixed.

Bob Nelson closed the meeting at 7:52

Documents reviewed in meeting

Agenda for 12/05/2024

August 1, 2024, Berkshire Pizzeria SPR amendment

Amongst The Oaks Special Permit

John Hoffman, Kathryn Steven ANR Plans and Form A for 399 West Oxbow.