

## Charlemont Planning Board April 28, 2016 Meeting Minutes

### Members Present:

Robert Malone, Chair, Carlene Hayden, Daniel Miller

### Others Present:

Andrea Bernard, Earl Bowen

### Call to Order

Planning Board Chair Robert Malone called the meeting to order at 7:00 PM.

### Item # 1: 7:00 Appointment, Andrea Bernard, Library Director

Andrea Bernard attended the meeting to discuss replacement of the Town Hall sign and explained that many complaints are received that there is no sign for the library at the Town Hall. She submitted drawings of the proposed sign and explained that it will attach to the existing posts and will identify the Charlemont Town Hall, Tyler Memorial Library and Historical Society, and will have a space for town notices. The sign would be approximately the size of the existing sign but the roof will be removed. It was also noted that the sign will closely resemble the recently placed Welcome to Charlemont signs and will be much more attractive than the existing. After discussion, the Board agreed that since the sign will replace the existing Town sign and will be the same size, a Special Permit would not be required. **Motion: On a motion by Malone and seconded by Hayden, the Board voted unanimously to allow the replacement of the Town Hall sign.** Bernard thanked the Board for their time.

### Item # 2: 7:15 Appointment, Earl Bowen, New England Investment Holding Corp.

Earl Bowen attended to meeting to request an extension to his Special Permit for a cell tower on his property on 300 Zoar Road. Bowen explained that there would be no change to his current permit, he was just looking for a twenty four month extension to complete the project. It was noted that the permit, originally granted on June 12, 2008, and subsequently extended through the Permit Extension Act, would run out on June 12<sup>th</sup>, 2016. Hayden noted that similarly, Malone's cell tower permit was to expire last year, after the Permit Extension Act ran out, and the Board had granted him a two year extension then. Discussion ensued with regard to carrier and construction difficulties on these types of projects. **Motion: On a motion by Malone and seconded by Hayden, the Board voted unanimously to extend the Special Permit for a wireless communication facility; originally granted on June 12, 2008 and subsequently extended to June 12, 2016, to New England Investment Holding Corp; 300 Zoar Road, Charlemont to June 12, 2018; a period of two years.** A copy of these minutes shall be provided to Bowen and a copy placed in the NEIHCO file.

### Item # 3: Complaint of Trailers on Property

A complaint was received of trailers having been parked on Zoar Road and questioned if the Town's bylaws allow this. It was discussed that the trailers appeared to be recreational vehicles, which are not addressed in the Town bylaws. If they appeared to be permanent with someone living in them, then it could be an issue for the Board of Health. Members of the Board will do a drive-by and check it out.

Item # 4: Approval of Minutes

The Board reviewed the minutes from their meetings of 2/4/16 and 3/17/16. **Motion: On a motion by Malone and seconded by Hayden the minutes were unanimously approved as written.**

Item # 5: Review of Mail & Correspondence

The Board reviewed various hearing notices from abutting towns.

Item # 6: Submittal of Warrant Article

Hayden notified the Board that she had submitted the Warrant Article for the proposed zoning bylaw amendments to the Select Board, and that she had requested from them permission to have Town Counsel review them for compliance with the General Laws.

Adjournment

Business having been completed, Chair Malone adjourned the meeting at 7:36 P.M.

**The next meeting of the Planning Board is May 5<sup>th</sup>, 2016 at 7:00 PM; the public hearing for the Zoning Bylaw amendments.**

Respectfully submitted,  
Carlene Hayden

**Documents viewed in the meeting of 4/28/16**

1. Drawings of Town Hall sign design & email notating dimensions, dated 4/20/16
2. Request for Special Permit Extension, submitted by Earl Bowen/NEIHCO, dated 4/14/16
3. 2008 NEIHCO cell tower Special Permit file
4. Minutes from the meetings of 2/4/16 & 3/17/16
5. Various abutting Town hearing notices
6. Warrant article and proposed amendments to the Zoning Bylaws