

## Charlemont Planning Board May 18, 2017 Meeting Minutes

### Members Present:

Robert Malone, Chair, Gisela Walker, Carlene Hayden, Bill Harker

### Call to Order

Planning Board Chair Robert Malone called the meeting to order at 7:05 PM.

### Approval of Minutes

Walker moved and Malone seconded approval of minutes from March 2<sup>nd</sup>, April 6<sup>th</sup> and May 4<sup>th</sup>, 2017. Vote unanimous.

### Item # 1: review of hearing notices from neighboring towns

#### Item # 2: Ongoing discussion of the issue of the old 'subdivision roads'

We have not heard back from town counsel re the buildability of lots along Mt. View Drive, Potters Rd Extension and Cherry Pierson Road. The Board has urged town counsel to offer a legal and realistic approach to allowing these lots to be treated as building lots. The Board also discussed whether taxes paid on lots along e.g. Cherry Pierson Road should be reduced as long as they cannot be declared building lots.

#### Item #3: Accessory Apartments

Owners of 23 East Hawley Road want to build a detached garage with upstairs apartment. The zoning bylaw allows for accessory apartment up to 800 sq. ft.

#### Item 4: Increasing appearance of travel trailers on residential lots

The Board discussed the increasing use of campers, travel trailers etc. next to single family residential for obvious permanent housing without building permit or Board of Health approval. On Legate Hill Road someone has parked a large 'Park' model Travel Trailer 'and attached it per plastic 'board walk' to the main house and has turned it into rental property. The Board will ask the Building Inspector to inspect several such situations and report back to the Board.

#### Item 5: Report on other meetings

Walker reported on a recent meeting of various town boards with state government staff on how to improve flood preparedness and flood emergency response, especially with an eye on the fact that all town facilities, emergency response center and the sewer plant are right next to the river and most threatened by flooding.

Business having been completed, Planning Board Chair adjourned the meeting at 8.40 P.M.

**The next meeting of the Planning Board is Thursday, June 1st, 2017 at 7:00 PM.**

Respectfully submitted,  
Gisela Walker

**Documents viewed in the Planning Board meeting of 5/18/2017**

1. Agenda for meeting of 5/18/17
2. Minutes for Board meetings of March 2<sup>nd</sup>, April 6<sup>th</sup> and May 4<sup>th</sup>, 2017
3. Hearing notices from neighboring towns