

**Charlemont Planning Board
July 12, 2018 Meeting Minutes**

Members Present: Bill Harker, Co-Chair, Robert Malone, Co-Chair, Carlene Hayden, Bob Nelson

Members Absent: Gisela Walker

Others Present: Lori Shulda-Merrigan, Mary Keegan, Wendell Rheinheimer, Shana Totino, John Atwater

Call to Order

Planning Board Co-Chair Robert Malone called the meeting to order at 7:00 p.m.

#1: Approval of Minutes

The Board reviewed the minutes from their meeting of 6/21/2018. On a motion by Harker and seconded by Hayden, the minutes were approved as written.

#2: Appointment with Lori Shulda-Merrigan and Mary Keegan to Discuss Opening a Hair Salon

Shulda-Merrigan and Keegan attended the meeting to discuss their interest in operating a hair salon in the back of the Rusty Relics store at 159 Main Street. It was discussed that since the building was already permitted for commercial businesses operating out of the building, Merrigan and Keegan may not need to file a Special Permit. No additional signage would be added, except for a small parking arrow. An email was received by Select Board member Marguerite Willis supporting the salon and suggesting that the building's current commercial use negates the need for a Special Permit. After discussion, the Board said they would check regarding the need for a Special Permit and would let Merrigan know.

#3: Appointment with Wendell Rheinheimer and Shana Totino to discuss possible uses for their property

Rheinheimer met with the Board to discuss some possible uses for their property on 225 Avery Brook Road. They recently built a house on the 52 acre property and were considering options such as splitting it into flag lots or a cluster development. Rheinheimer showed the Board a plan of their property and explained that they would like to split the property into 3 lots, including their own, but was not sure if they meet the back lot requirements with regard to frontage. The Board reviewed the requirements in their bylaws and believed they had enough existing frontage with their house lot to meet the requirement, but would like to run it by member Gisela Walker, who had more experience with this.

The Board then discussed the fact that the property was currently being served by a shared well with 224 Avery Brook Road, and that the water supply was currently being tested for contamination as part of the post landfill closure monitoring and maintenance requirements. Testing is overseen by Heath and an email from the Heath Town Coordinator indicated that should a well be installed at either 224 or 225, it would be required to be tested upon installation. Rheinheimer acknowledged he was aware of this.

Malone noted that he had been contacted by a solar developer looking for a viable location to site large-scale commercial solar on. The Rheinheimer/Totino property happens to directly abut the 3 Town sites recently approved as the solar overlay district, and Malone suggested that maybe along with these, some of Rheinheimer/Totino's property could make up the viable solar site. Malone invited them to the upcoming meeting with the Select Board to discuss the solar project with the developer. Rheinheimer and Totino agreed and will come to the meeting.

#4: Review Mail & Correspondence

- Letter received from CDR Maguire with specifics of the West Oxbow Bridge replacement. The Planning Board was requested to review and submit comments regarding any historic properties that may be within the project area. Chairman Malone will contact them and invite them to a meeting to discuss the project with the Board. West Oxbow Road resident John Atwater stated that his family owns a mile of frontage on East and West Oxbow Road; he requested and was provided a copy of the letter.
- Letter and flier received from University of Massachusetts Archaeological Services, outlining various archaeological testing and services offered.
- Email received from resident Bambi Miller, requesting a copy of the UMass Letter. Mr. Atwater took the copy for Ms. Miller.
- Email received from Pat Smith, of FRCOG regarding DLTA monies and assistance with crafting marijuana regulations.
- Hearing notice from Shelburne Board of Health regarding marijuana regulations.

#5: Board Discussion

1. In preparation for crafting adult use of marijuana bylaws, member Bob Nelson was tasked with researching Cannabis Control Commission and other Town's marijuana bylaws. Nelson provided a draft template of recommended bylaws (from the CCC?) as a place for the Board to start. The Board of Health has just passed their adult use marijuana bylaws, Hayden will get a copy for their review. The Board will decide on a date to meet with Pat Smith to begin the draft regulations.
2. Hayden noted that Donna McCaul, who will be opening the food trailer at Native Views had contacted her asking about fencing for the screening of the dumpster. McCaul was under the impression that the fencing needed to be chain-link with privacy weaving in it, which she said was very expensive. She was wondering if the Board would approve a nicer looking plastic fence which had better screening and was less expensive. Hayden said she couldn't find specifics on the type of screening anywhere in the permit, and the Board stated they were fine with allowing McCaul to use the plastic fencing.
3. Hayden will be away for their next regular meeting, so the Board agreed to meet on Thursday, August 9th. Hayden will notify Walker.

Adjournment

On a motion by Harker and seconded by Malone, the meeting was adjourned at 8:32 P.M.

Respectfully submitted,
Carlene Hayden

Documents viewed in the Planning Board meeting of 7/12/2018

1. Agenda for meeting of 7/12/2018
2. Minutes from the meetings of 6/21/2018
3. Plan of property-225 Avery Brook Road
4. Email from Heath Town Coordinator re: water testing at 224/225 Avery Brook Road; 7/12/2018
5. Email from Marguerite Willis regarding new salon business; 7/5/2018
6. Letter from CDR Maguire regarding West Oxbow Bridge replacement; 5/22/2018
7. Letter/flier from University of Massachusetts Archaeological Services; 6/11/2018
8. Email from Bambi Miller, requesting a copy of the UMass Letter; 7/5/2018
9. Email from Pat Smith (via G. Walker) regarding DLTA funds; 7/3/2018
10. Hearing notice from Shelburne Board of Health regarding marijuana regulations-6/19/2018
11. Draft recommended bylaws for Adult Use Marijuana