

CHARLEMONT TOWN HALL

Minutes of the Zoning Board of Appeals – Public Hearing on Variance Request

June 4, 2019

Present: Trevor Mackie, Ron Smith, Charlotte Dewey; Guests: Dennis Annear (Emergency Management Director), Doug White (Broadband Committee), Ken Hall (Broadband); there were no representatives from the general public.

1. The meeting was called to order at 7:27 p.m. by Trevor Mackie
2. The minutes of the February 22, 2018 Hearing/meeting were reviewed and approved.
3. Trevor read the Variance Request and Hearing notice, initiated by the Emergency Management Director and the Broadband Committee, and noted the supporting documents, including a map. He mentioned that the Historic Commission is okay with the request, provided some screening is provided to shield the view from the street. The Conservation Commission gave a verbal okay, pending a formal vote at its meeting tomorrow. A propane tank will be buried in an underground vault, and an emergency generator will be installed above ground, on the strip of land behind the Town Hall entrance ramp, and between the Neighbor's Store land. An underground conduit will be run out to an existing pole on Neighbor's property. Another conduit will be run underground towards an existing pole towards Todd Gerry's property.
4. The Board then drafted and approved the language to be put on the "Zoning Board of Appeals Findings on a Variance" Form.

The Board finds that:

- #1) The Variance will have no adverse effect on the topography for the equipment being installed, as noted on the attached plan.
 - #2) No other location on Town Hall property is suitable for the installation of said equipment.
 - #3) Said equipment must be visually screened and/or buried to be hidden from street view.
5. Trevor Mackie moved that the Board grant the variance, with the conditions noted above, to the Town of Charlemont Emergency Management Director and approve the emergency generator and related underground equipment installation. Ron Smith seconded the motion. The motion passed unanimously (3-0).
 6. The Board discussed the process of notifying abutters, and any fees that may be charged. There seems to be inconsistencies across all the boards as to how this is handled. No decisions were made. It was suggested that the matter should be taken up at a future All Boards meeting.
 7. The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Ronald Smith

Documents viewed 6/4/2019:

Application for Variance from Emergency Management Director

Supporting plans and documents

"Zoning Board of Appeals Findings on a Variance" Form

This document is a draft until approved by the Zoning Board of Appeals.