



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

March 11, 2019

MEMBERS PRESENT: Chairman Michael Leary, Lisa Blackmer, Lynette Bond, Kyle Hanlon, Kayla Hollins, Brian Miksic, Paul Senecal, and Larry Taft.

MEMBERS ABSENT: Robert Burdick

OTHERS PRESENT: William Meranti, Building Inspector

CALL TO ORDER: Chairman Leary called the meeting to order at 6:00PM. Chairman Leary did a roll call.

PUBLIC HEARINGS NEW BUSINESS:

- Case No: SPA2019-05 Application of Kycro Plastics, LLC, located at 456 Ashland Street. Special permit requested for a change of use to operate a manufacturing machine shop in an I-1 zone.

Chairman Leary asked the applicant to explain the business. Applicant explained that they will make small prototype plastic pieces (2"x2"). Quiet shop, there is no sound, just owner and son. Member Hanlon asked for final sign rendering to be submitted to building inspector.

Alice Cande of Corinth Street asked about hours of operation and questioned the safety of plastic production due to carcinogens. She also questioned the humongous "store for lease" sign in the city.

Kathy Carbin lives behind property has concerns about odors and smells beside train sounds. Driveway is in dangerous place on a quiet dead end street.

The applicant stated smells are limited compared to the oil company and sounds are limited compared to train next door. No further questions from the board.

Alice Cande is concerned about early hours and no one addressed the carcinogen question.

Chairman Leary asked for motion to close public hearing. Member Hanlon made a motion to close hearing, Member Blackmer seconded the motion.

- Case No: SPA2019-06 Application of Foster Goodrich, located at 976 Notch Road. Special permit requested for a change of use to operate an outdoor recreation based resort in an RU-1 zone.

Foster Goodrich introduced his partner Keenan Chenail and gave a PowerPoint presentation on the proposed project; Somewhere: Berkshires. The project is glamping sites with 30 canvas tent sites and 20 tent camping sites. They would convert the single family home to lodge and gathering space and they would convert an outbuilding to an ancillary retail gear barn and flexible space. Mr. Goodrich explained that there would be three phases of the project. Mr. Goodrich explained signage would go on Route 2 and Notch and Reservoir Roads as approved by the board when the time comes. Main house is lodge with one bedroom that would be the office and the second bedroom would be the Honeymoon Suite.

Member Hanlon requested site plans, set-backs, sewer plans, full phase 3 buildout, full rendition of floor plans and signage, etc. Mr. Goodrich explained that engineers are on standby pending Planning Board approval to move forward with the project. Ancillary retail area would be flat concrete floor. Member Hanlon requested a site visit for the Planning Board prior to next meeting. Vice Chairman Miksic stated he thought it was a fantastic use of the property but would need more information. Suggested proposals come to Planning Board in phases. Initially worried about car trips due to the thousands of visitors to Mount Greylock. Mr. Goodrich stated 600-800,000 people visit each year. Member Miksic questioned about a capacity cap for weddings and additional car trips. Mr. Goodrich stated that they would be mindful of traffic and would like to work with the city on a plan that would be a happy medium for all. They can be flexible but the parking can hold up to 150 cars. Member Miksic asked for an order of operations and the plan moving forward. Mr. Goodrich explained that this first phase was the discussion to the Planning Board. His engineer Jim Scalise is ready. He has two options for septic, one would be to tie in to city and the second would be on site. There are ten million gallons of water on the property for fire suppression. Engineering and architects are on deck waiting approval. Member Blackmer inquired about Bed & Breakfast and Honeymoon Suite. Mr. Goodrich stated that the B & B was only identified so that they could rent the bedroom in the main residence year round. The basement is unfinished and has a lot of potential. Member Blackmer stated that she would prefer they go the B & B route instead of identifying as Airbnb and inquired about catering. Mr. Goodrich stated that they would be looking for local restaurateurs and that there is a commercial kitchen in house. Member Blackmer inquired about type of parking lot. Mr. Goodrich stated they would propose gravel. Member Bond requested lighting details as well as hydrant and fire suppression plans. Mr. Goodrich stated that fire suppression was not needed to his knowledge due to the campground status and B & B would also not need fire suppression. Tents would come down for the winter and be stored. Chairman Leary asked where they would store items. Mr. Goodrich stated storage would be in a building on site. Member Bond inquired about the square footage of each site. Mr. Chenail stated that each site would be about 500 square feet. Member Bond asked about what walkways throughout the site would consist of. Mr. Goodrich explained that they would choose a plan with minimal impact to soils, water, etc. Mr. Chenail stated they would be staying away from impervious materials.

Diane Parsons of Highland Avenue owns a lot on Notch Road one lot away. Ms. Parsons expressed concerns about what is allowed in rural upland zone. Ms. Parsons questioned what kind of investment Mr. Goodrich has in the property. Mr. Goodrich stated a lot. Ms. Parsons asked who would be clearing trees. Mr. Goodrich stated that no trees would be removed. The pine trees that she is thinking of are on watershed property. Ms. Parsons asked if there would be an environmental impact study and where the entrance would be. Mr. Goodrich stated there would be a study and that the gate would be removed. Ms. Parsons asked if there would be a full site plan review. Chairman Leary stated that the site plan review starts now. Ms. Parsons asked for a start date. Mr. Goodrich stated they hope to be open for summer of 2019 as allowed. Ms. Parsons asked if it would be open to the public for hiking and trails. Mr. Goodrich stated that it would be open to the public.

Josh Field of Reservoir Road stated it was a great presentation. Mr. Field stated that there is a huge misconception on Google Maps. There is a 5-year recorded history of sound that has affected everyone on their side. The sound is magnified. Mr. Field stated the sound can amplify up to 100 times more. Mr. Field stated that they can hear tractor and dog during dinner. They have had local and federal involved. You can see everything when the leaves are gone. Mr. Field stated that abutters weren't notified. There is a pond with ramifications that ripple to Marion Avenue. Mr. Field is asking for a stay with a full site review. Chairman Leary stated that would be up to the board and would like to see the place before voting.

John Choquette, Jr. of Richview Avenue Extension asked if Brian O'Neil would be a partner. Chairman Leary clarified that the applicant is purchasing the property. Mr. Choquette stated concern of noise and smoke from campfires. Mr. Goodrich indicated that campfires are not in the plan. Glamping is different and the campers are paying for peace and quiet. Mr. Choquette invited Mr. Goodrich to hear sound from his property. Mr. Field offered as well.

Claudia LaPlante of Richview Avenue Extension stated noise concerns and inquired about fire escape as well as damage to Reservoir Road. Mr. Goodrich stated there is an option to create another road on

another property. The resort is only open from May through October, the rest of the year only one bedroom will be open.

Mary Field inquired about staffing year round. Mr. Goodrich stated there would be a general manager, marketing staff and general maintenance staff.

Frank Field expressed concerns that if this business is successful, it will make everyone's life hell.

Dan Daub of 486 Notch Road expressed noise concerns. Also concerned about environmental impact as when the last excavating went in it caused damage to many basements, etc.

Sarah Bascula of Reservoir Road questioned how long each phase would be and where the signage would be. Mr. Goodrich stated he hoped phase one would be done in the spring and signage hasn't been determined yet as they want to be mindful of the requests of the city. Ms. Bascula expressed concerns of having people hike in her yard. Mr. Goodrich stated that there was an entrance to the hiking trails across the street at the watershed.

Stan Gliwsky of Reservoir Road stated that he lives there for peace and quiet and does not want this business.

Meghan Kaiser of Reservoir Road stated she thinks it's a great plan, but concerned about noise and people.

Josh Field stated he wanted a site plan review and repeated his initial requests. Chairman Leary asked to have him removed.

Marie Doench questioned if special permits transfer from owner to owner and if the plan is relying more on camping than weddings. Mr. Goodrich stated that his plan is strong with weddings but stronger without. Ms. Doench asked if giving up weddings was an option. Mr. Goodrich stated he was trying to be mindful of people's needs and concerns of sounds and traffic. Mr. Goodrich stated that he is not partners or friends with Brian O'Neil.

Claudia LaPlante expressed concerns about the impact on the local community. Mr. Goodrich stated that he would not be providing food. They would be looking for local restaurateurs as well as a supplier for electric mountain bikes. They are trying to work with local folks.

Mary Field thinks it's a beautiful property, supportive of concept but expressed extreme noise concerns.

John Choquette expressed concerns about zoning changes. Chairman Leary stated that there is no plan to change zoning.

Chairman Leary asked for a motion to continue to the April meeting at 5:00 PM at the property location. Member Blackmer made a motion, Member Hanlon seconded the motion. All in favor.

Chairman Leary asked for explanation about why abutters were not notified. Secretary Michelle Ells explained that the properties nearby are so big that the rule to notify abutters within a 300 foot radius only stretches so far. Abutters within 300 feet were notified.

Chairman Leary clarified that the next meeting would be held at 5:00 PM at the property location it would be a public meeting. Mr. Goodrich expressed that he would need to obtain permission from the property owner. Chairman Leary stated that if Mr. Goodrich could not obtain permission from the owner, he would recommend that he withdraw his application without prejudice.

Chairman Leary explained that the board has a 90-day time frame to make a decision and if it takes longer than 90 days, the board would need permission from the applicant in writing to grant extension.

APPROVAL OF MINUTES: Chairman Leary asked for motion to approve minutes from February 11, 2019 meeting. Member Miksic made a motion, Members Hanlon and Senecal seconded the motion with a vote to amend minutes to exclude Jay Walsh.

NEW BUSINESS:

- Case No: SPA2019-05 Application of Kycro Plastics, LLC, located at 456 Ashland Street. Special permit requested for a change of use to operate a manufacturing machine shop in an I-1 zone.

Vice Chairman Miksic made a motion to approve the application. Member Hanlon seconded the motion. Chairman Leary addressed Alice Cande from the gallery asking to address the hours issue. Chairman Leary recommended applicant change hours to 8-6. Chairman Leary asked Mr. Meranti if he had concerns about the impact to the environment from the plastics. Applicant explained process to Mr. Meranti. Chairman Leary made a motion to amend the conditions of hours of operation to 8:00 AM – 6:00 PM Monday through Friday. All in favor.

- Case No: SPA2019-06 Application of Foster Goodrich, located at 976 Notch Road. Special permit requested for a change of use to operate an outdoor recreation based resort in an RU-1 zone.

Chairman Leary asked for motion to continue. Motion made by Members Blackmer and Miksic. Seconded by Member Senecal. All in favor.

OTHER BUSINESS:

- Case No: SPA2018-46 Review communication from Jessica Sweeney, owner of Common Folk, regarding her business at 73 Main Street.

Member Hanlon made a motion to approve. Vice Chairman Miksic seconded motion.

ADJOURNMENT: Member Senecal made a motion to adjourn. Member Hanlon seconded motion. Meeting adjourned at 7:43 PM.

Respectfully submitted,



Michelle Ells
Secretary