



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

April 8, 2019

MEMBERS PRESENT: Chairman Michael Leary, Lisa Blackmer, Lynette Bond, Robert Burdick, Kayla Hollins, Brian Miksic and Paul Senecal

MEMBERS ABSENT: Kyle Hanlon and Larry Taft

OTHERS PRESENT: William Meranti

CALL TO ORDER: 6:00 pm

PUBLIC HEARINGS OLD BUSINESS:

- **Case No: SPA2019-06** Application of Foster Goodrich for property located at 976 Notch Road. Special permit requested for an outdoor recreation based resort in an RU-1 zone.

Chairman Leary opened the meeting to Foster Goodrich. Mr. Goodrich stated that they listened to a lot of feedback from the community and tried to incorporate that into the new plan.

Chairman Leary requested questions from the board. Member Burdick inquired about emergency vehicle parking. Keenan Chenail, partner of Foster Goodrich, clarified where the parking would be allowed. Member Blackmer inquired about culverts. Mr. Chenail stated that the engineers are aware and taking into consideration. Member Miksic stated that it means a lot that the applicants are so willing to work with the public as well as the board.

Chairman Leary opened the meeting to the public and requested that there be no repetition and to keep comments short and direct. Chairman Leary stated that a decision most likely would not be made at this meeting.

John Choquette, Jr., 443 Richview Avenue Extension, thanked the applicants for the tour. Mr. Choquette inquired about a sound study. Mr. Goodrich explained the findings of the study that was conducted. The decibel level would not reach over 40. Mr. Choquette inquired about whether they would consider putting up trees to absorb sound. Mr. Goodrich clarified that they are doing their best to accommodate where it is appropriate. Mr. Choquette inquired on if they plan to install underground water tanks and whether residents would feel impact on water pressure. Mr. Goodrich stated that they would take that into consideration and draw more water on the overnight.

Judy Grinnell, 821 Pattison Road, requested clarification on Planning Board vs Zoning Board for limits on parking, etc. Chairman Leary stated that it would be the Planning Board that would cite conditions on approval if it would happen.

Kim Seward, 1172 Notch Road, inquired on whether an environmental impact analysis had been received by the board as required by section 11.1.8 for this special permit application. Chairman Leary requested that building inspector William Meranti address Ms. Seward. Mr. Meranti clarified the regulations that Ms. Seward referred to in section 11, chapter Z zoning environmental performance standards. Mr. Chenail clarified that they would only be offering 49 sites.

Frank Field, Reservoir Road, requested clarification for the 49 sites. Chairman Leary stated that if they are approved for 49 sites, that is all that is allowed unless they go before the Planning Board again to change the use. Mr. Field inquired about there being exceptions made to the zoning. Chairman Leary explained that exceptions were not being made. Mr. Chenail clarified that the zoning limitation is 150 sites.

John DiLego, 494 Notch Road, inquired whether taxes would change. Chairman Leary directed him to the assessor.

Jake Laughner, 1172 Notch Road, inquired about the plans for fires. Mr. Goodrich stated that due to the feedback received they will only use gas fire pits to eliminate the excessive smoke. They are proposing no wood. Mr. Laughner encouraged

keeping with that plan to save the environment.

Bruce Grinnell, 821 Pattison Road, inquired on whether new submittals are available to the public. Chairman Leary stated that they were available to the public. Mr. Grinnell inquired on whether a traffic study had been done. Mr. Goodrich stated that they were not asked to provide a traffic study. Mr. Grinnell inquired on how many parking spaces were proposed. Mr. Goodrich stated that there is enough room for 220 parking spots. Mr. Grinnell noted it would be prudent to have a study done due to the amount of parking available.

Judy Grinnell inquired about clarification for 49 for trailers or RV sites. Mr. Goodrich stated that the original proposal has changed so that every site is a glamping site with platforms and canvas style tents.

Chairman Leary clarified that the glamping sites would be open from May to October. Chairman Leary requested clarification as to what locations would be available year round. Mr. Goodrich explained that the owners existing workshop and existing home (that will be turned into cafeteria/guest space/small event space) as well as one bedroom for rent in the main structure open year round.

Greg Doench, 56 Notch Road, inquired whether Conservation Commission had been contacted. Chairman Leary would like to refer to the Conservation Commission. Mr. Chenail noted that they are working with their engineer to provide a new spillway to the pond in question that would be engineered for a hundred year storm.

Mary Field, Reservoir Road, clarified that there would be no tiny homes. Ms. Field inquired about year round events. Mr. Goodrich stated it would be open year round but did not anticipate much in the winter.

Claudia Randall, Richview Avenue, inquired about the new plan affecting the pond. Mr. Chenail stated that an environmental impact study would not be needed but their plan is designed to alleviate any issues if there were any.

Jason LaForest, City Councilor, stated that both reservoirs have issues with the dams and requested that during the construction that be taken into consideration. Mr. Goodrich stated it would be no different than new construction like someone building a barn and it would probably be smaller.

Susan Chilson, 130 Versailles Avenue, stated that paying tax impacts city as added tax revenue. Ms. Chilson sees positive features with good revenue. The more people in the city the better for our tax revenue.

Mary Field inquired about road conditions. Chairman Leary stated would be for public safety department.

Mr. Grinnell inquired about a lighting plan. Mr. Chenail stated that they are currently working with engineer on a final plan. Mr. Chenail stated that they provided an example and the lights would be downcast to avoid illumination spill. Mr. Goodrich stated that tents have electricity and bathrooms so lighting will be included. Lighting will be to code.

Frank Field inquired who is going to be the owner, whether there are partners. Chairman Leary stated that it is Mr. Goodrich. Chairman Leary clarified that if there is a change of use or change of ownership they have to go back before the board.

Tom Roberts, 354 Notch Road, thanked Mr. Goodrich for the tour. North Adams has come a long way and he hopes it continues to grow.

Kim Seward inquired about how many events they would anticipate. Mr. Goodrich stated that they are modeling 12-15. One per weekend, etc. Trying to balance in the best way possible.

Chairman Leary requested any other questions from the board.

Mr. Choquette requested clarification on the heavy equipment. Mr. Goodrich stated Brian O'Neil would not be a partner. Keenan Chenail, Will Clark and Greg Pitts from California. Chairman Leary clarified that all heavy equipment is Mr. O'Neil's and will be removed from the site upon the sale of the property.

Josh Field, 675 Reservoir Road, stated that he's sincere too, he abuts the property. Mr. Field stated that the sound is the issue and questioned what he should do on a Friday or Saturday when he can hear or see the people from the sites. Mr. Goodrich stated that they put out sound monitors on the property. Mr. Chenail stated that they were setting aside twenty percent of project to non-usable space. They moved most of the site to an area that is away from the area in question. Mr. Field stated that the biggest sound problem is by the house. Mr. Goodrich plans to be a good neighbor; he doesn't want late music and sounds because he will be living there also. They tested sounds all around. The sound engineering plan was environmentally sound. Mr. Goodrich offered to have Mr. Field give him a call. Chairman Leary directed them to get together. Mr. Field will probably move if the project goes through.

Chairman Leary requested motion to continue public hearing to May meeting. Member Blackmer made a motion. Member Senecal seconded the motion. All in favor.

PUBLIC HEARINGS NEW BUSINESS:

- **Case No: SPA2019-04** Application of Chen Li for property located at 45 Main Street. Special permit requested for a

change of use to operate a nail salon a CB-2 zone.

Chairman Leary opened the public hearing to Chen Li. Mr. Li's English is limited. There were no questions. Member Blackmer made a motion to close the public hearing. Member Miksic seconded the motion. All in favor.

- **Case No: SPA2019-07** Application of Brian Miksic for property located at 55 Union Street. Special permit requested for a change of use to operate a music venue in an I-1 zone.

Chairman Leary opened the public hearing. Brian Miksic recused himself from voting and set up a PowerPoint presentation. Mr. Miksic introduced partners Orion Howard, Glenn Maloney, Will Jamros and Joad Bowman. Mr. Miksic gave the history of the building. They would like to go back to the old façade with a modern twist. The name HiLo (and logo) comes from the history of a paint and varnish brand. The venue is located at the east entrance to the city and they would like to bring that part of the city back to life. The venue will include high quality regional and touring acts, as well as the local music scene and will host comedy nights and rock and roll karaoke most nights of the week. The venue will take up the first floor. The rear of the first floor will be for offices and a conference room but they will come back to the Planning Board at a later date for that. Mr. Miksic explained the main space. A future phase may include outdoor space. They hope to host small events of 30-40 patrons for a cozier effect offered as well. There is a parking challenge with only 8 spots offered. City ordinance states that they would need 14 parking spots based on square footage. They have worked out several parking agreements. They have one agreement with NAPA Auto Parts for 8 parking spots. They have one agreement with David Moresi on Willow Dell for 60+ parking spaces. There is street parking available. In total, they have 150 parking spaces available from all agreements. Mr. Miksic explained the signage and lighting plan. Mr. Miksic introduced his partners. Orion Howard owns a brewery and A-OK BBQ and is also a cancer doctor. Glenn Maloney is from the ski & automotive industry. Brian Miksic is dedicated to North Adams and this project. Will Jamros is the operations director. Jen Crowell is the director of entertainment. Joad Bowman is the general manager and owns a bar in Pittsfield.

Member Senecal inquired about second and third floors. Mr. Miksic explained that the second floor will be apartments but they will have to go to the Zoning Board first. The third floor is not part of plan. Member Senecal inquired about fire suppression. Mr. Miksic explained that there is a sprinkler system already in place. Member Senecal expressed concerns that it would not be run site like Crystal Hardhat. Mr. Miksic stated that that was not the idea.

Member Blackmer inquired about the plan for reaching their capacity and the security plan. Mr. Bowman will have security at all doors.

Chairman Leary inquired about how patrons will be directed to the parking. Mr. Miksic explained that they will post parking instructions digitally on their website. Mr. Moresi will also allow signage for parking. Chairman Leary suggested temporary signs for events.

Chairman Leary requested any more questions from the board.

Member Bond inquired about the main entrance and whether there would be all new doors in the back. Mr. Miksic clarified the doors were for the offices to access the porch. Member Bond requested clarification of egress locations. Mr. Miksic clarified the egress locations.

Chairman Leary requested questions or comments from the gallery.

Robert Chilson, 130 Versailles Avenue, stated that the building has been in the family for many years. He is happy to see the building being used for the good of the city.

Susan Chilson inquired about how the safe got taken out. Mr. Miksic explained that the concrete filled steel safe was on wheels.

Chairman Leary requested any final questions from the board. Hearing none, requested a motion to close. Member Blackmer made a motion to close the public hearing. Member Senecal seconded the motion. All in favor.

- **Case No: SPA2019-08** Application of Blackinton Operations, LLC for property located at 1288 Massachusetts Avenue. Special permit requested for change of use to renovate former church/assembly hall into a multi-purpose event and gathering space in a CC-1 zone.

Chairman Leary opened the public hearing to Eric Kerns. Mr. Kerns stated that last fall the space was approved for a restaurant but they realized that they need space for events. Mr. Kerns explained the history of the building. Mr. Kerns presented the exterior changes. The steeple will be removed, there is limited historical value. They are restoring the clapboard siding, changing the windows, portico, etc. There will be no signage at this time. This will not be a walk up business. They have secured permanent easements with Pan Am Railways to use the underpass trails on their campus. The plan will include an elevator in the building. There will be new grading and retaining walls. They will have a small deck for seasonal events. There is 4,000 square feet per floor. The top floor will be used for events with a bar. The lower floor will have a kitchen in one half from Houghton Mansion and the back half will have space for cooking and yoga classes for their guests. There will be new windows in all spaces. The site plan is similar to the restaurant proposal. They are exploring farming on the back lot. The usage of the building would be by a greater percentage of hotel guests. They would have one event a week like cooking

or yoga classes. The parking approved for other uses would be significant for this use. Mr. Kerns explained the traffic flow.

Chairman Leary requested questions from the board.

Member Blackmer inquired about capacity. Mr. Kerns stated that the capacity would be 150 based on 48 hotel rooms. Member Blackmer inquired whether the space would be open to nonprofits. Mr. Kerns explained that they would like to open it up to community events.

Chairman Leary requested questions or comments from the gallery.

Chairman Leary requested final questions from the board.

Member Blackmer made a motion to close the public hearing. Member Senecal seconded the motion. Member Miksic abstained. All in favor.

- **Case No: SPA2019-09** Application of North Point Brands, LLC D/B/A Cheeky Fishing for property located at 60 Roberts Drive, The Norad Mill. Special permit requested for change of use to manufacture and sell fishing gear and outdoor accessories in an I-1 zone.

Chairman Leary opened the public hearing. David Moresi spoke on behalf of the applicant, North Point Brands, LLC, that could not attend the meeting. Mr. Moresi explained the business plan from the owner's statement. The business is a fishing gear business. Mr. Moresi stated that there will be a couple of people moving to the area with this business. All manufacturing is contracted out of house so the proposed office space will only be used for marketing sales and business operations. The business is not a retail location. Hours will be 8:00am – 6:00pm, Monday through Friday.

Chairman Leary requested questions from the board.

Chairman Leary requested questions or comments from the gallery.

Chairman Leary requested a motion to close the public hearing. Member Miksic made a motion to close the public hearing. Member Blackmer seconded the motion. All in favor.

- **Case No: SPA2019-10** Application of Buckleberry Foods for property located at 60 Roberts Drive, The Norad Mill. Special permit requested for change of use to operate a small dessert company in an I-1 zone.

Chairman Leary opened the public hearing. David Buckler explained the history of the company. The company started here five years ago, moved to Rhode Island and is moving back now. There is no heating or cooking with any of the food involved. The food is shipped and stored frozen.

Chairman Leary requested questions from the board.

Chairman Leary requested questions or comments from the gallery.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the public hearing. Member Senecal seconded the motion. All in favor.

- **Case No: SPA2019-11** Application of Artworks for property located at 60 Roberts Drive, The Norad Mill. Special permit requested for a change of use to operate an art studio which holds classes and workshops as well as art therapy sessions in an I-1 zone.

Chairman Leary opened the public hearing. Kaye Shaddock explained that she is a licensed registered art therapist that would like to offer classes for children and adults as well as individual art therapy sessions.

Chairman Leary requested questions from the board.

Chairman Leary requested questions or comments from the gallery.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the public hearing. Member Miksic seconded the motion. All in favor.

- **Case No: SPA2019-12** Application of Woodstock South for property located at 60 Roberts Drive, The Norad Mill. Special permit requested for change of use to open retail store carrying merchandise in the "Woodstock" tradition in an I-1 zone.

Chairman Leary opened the public hearing. The applicant gave the history of the company that sells tie-dyed shirts and bell-bottom pants, handmade metal art from Mexico and other items from Thailand, etc.

Chairman Leary requested questions from the board.

Member Bond inquired about the hours. The applicant explained that they would stay closed on Sunday and will close another day of week.

Chairman Leary requested questions or comments from the gallery.

Chairman Leary requested final questions from the board.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the public hearing. Member Miksic seconded the motion. All in favor.

- **Case No: SPA2019-13** Application of Greylock Works, LLC for property located at 508 State Road. Special permit requested for change of use to operate collaborative workspace, including offices, creative studios, and shared amenities located within the east Weave Shed on the eastern portion of the Greylock Works campus in an I-2 zone.

Chairman Leary opened the public hearing. Sal Perry gave a PowerPoint presentation of the proposed project. Each studio will be occupied by a small business or a collection of artisans. The meeting spaces, entry lounge, kitchen space, etc. will be the common areas. The parking area and signage was explained.

Member Miksic inquired as to where the entry was from the south parking lot. Mr. Perry explained the entrance.

Chairman Leary requested questions from the board.

Chairman Leary requested questions or comments from the gallery.

John LeClair, 47 Protection Avenue, thanked Mr. Perry for cleaning up the property, he is a great neighbor. Mr. LeClair expressed traffic concerns with summer ball games. Mr. LeClair invited everyone to see the traffic impact on Protection Avenue. Chairman Leary stated that they can only look at traffic related to this project.

Chairman Leary requested questions from the board.

Member Miksic inquired about when the rest of the parking lot is complete, would it alleviate the parking problem. Mr. Perry stated that the parking issue would be resolved by having no parking on one side of street and the completion of the west lot would help.

Chairman Leary requested questions from the board.

Member Bond inquired about the businesses in the building and whether there will be signage. Mr. Perry stated that signage will be implemented this year.

Chairman Leary requested any other questions or comments.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the public hearing. Member Senecal seconded the motion. All in favor.

- **Case No: SPA2019-14** Application of Doug and Michael Schiazza for property located at 253 Kemp Avenue. Special permit requested for change of use to operate a small bed & breakfast in an R-2 zone.

Chairman Leary opened the public hearing. Doug Schiazza explained the site plan project for 3 bedroom suites as a bed and breakfast. Mr. Schiazza explained the history of the property.

Chairman Leary inquired about parking. Mr. Schiazza stated that they have ample space for parking.

Chairman Leary requested questions from the board.

Member Miksic stated that it is a gorgeous property and a great idea and is set back far enough from the road that there will not be any impact.

Chairman Leary requested questions from the board.

Member Blackmer thanked Mr. Schiazza for going with the bed and breakfast model instead of an Airbnb.

Chairman Leary requested questions or comments from the gallery.

Cheryl LaFave, Rich Street, stated that she is a neighbor and she appreciates that they are bringing guests to neighborhood to further benefit the city.

Chairman Leary requested questions or comments from the gallery.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the public hearing. Member Senecal seconded the motion. All in favor.

APPROVAL OF MINUTES:

- Planning Public Hearing – March 11, 2019

Chairman Leary requested a motion to approve the minutes of the public hearing. Member Senecal made a motion to approve. Member Blackmer seconded the motion. All in favor.

- Regular meeting – March 11, 2019

Chairman Leary requested a motion to approve the minutes of the public hearing. Member Blackmer inquired about a section

of the minutes. Michelle Ells explained that the statement was made as written in the minutes. Member Miksic made a motion to approve. Member Blackmer seconded the motion. All in favor.

OLD BUSINESS:

- **Case No: SPA2019-06** Application of Foster Goodrich for property located at 976 Notch Road. Special permit requested for an outdoor recreation based resort in an RU-1 zone.

Chairman Leary requested a motion to continue to the May meeting. Member Blackmer made a motion to continue. Member Senecal seconded the motion. All in favor.

NEW BUSINESS:

- **Case No: SPA2019-04** Application of Chen Li for property located at 45 Main Street. Special permit requested for a change of use to operate a nail salon a CB-2 zone.

Chairman Leary requested a motion to approve. Member Miksic made a motion to approve. Member Bond seconded the motion. All in favor.

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Chairman Leary requested a motion to approve. Member Miksic made a motion to approve. Member Blackmer seconded the motion. All in favor.

OTHER BUSINESS:

- Request from Callahan Sign to remove and replace the sign at Domino's.

Chairman Leary requested a motion to approve. Member Miksic made a motion to approve. Member Blackmer seconded the motion. All in favor.

- Request from Graphic Impact Signs for two sign changes at MountainOne Financial locations 85 and 93 Main Street.

Chairman Leary requested a motion to approve. Member Blackmer made a motion to approve. Member Miksic seconded the motion. All in favor.

ADJOURNMENT: Motion to adjourn 7:46 pm

Respectfully submitted,



Michelle Ells
Secretary

