



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

May 13, 2019

Members present Chairman Michael Leary, Lisa Blackmer, Lynette Ritland 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 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 public hearing. Chairman Leary made a request to the public for no repeat concerns and to be brief. Chairman Leary opened the questions to the board. No questions.

Bruce Grinnell, 821 Pattison Road, thanked the Planning Board for their service. Mr. Grinnell reiterated the proposed project. This proposed use is a mega change to the character of the area. Mr. Grinnell quoted section 12.3.4. Findings required of the city ordinances and expressed traffic concerns when there is a large MASS MoCA event in the city.

Josh Moran, 138 Catherine Street, stated that art saved the community by way of MASS MoCA. He supports the project and hopes others will too.

Jake Laughner, 1172 Notch Road, stated that he reviewed the sound study and found it highly inaccurate. He sent his findings to the health department and Dr. Bill Wooters, Professor of Physics, Williams College. Dr. Wooters, 64 Berkshire Drive, Williamstown, stated that he found flaws and that the data suggests that there would be a violation of the noise ordinance.

John Dilego, 494 Notch Road, inquired how the liquor licenses would work. Chairman Leary stated that would be through the License Commission, not the Planning Board.

Shane Naughton, 406 Notch Road, inquired about a traffic study for the three impacted roads. Keenan Chenail stated that the civil engineer did perform a traffic assessment and they found that Reservoir Road could handle up to 1,000 cars per day. They would see two peak hours of 77 cars per hour if the resort were at full capacity. Peak is 4-7:00pm on Fridays and 7-10:00am on Sundays. Foster Goodrich stated that this would be with all of the glamping sites being at full capacity which would be highly unlikely. This would be the perfect storm. Mr. Chenail stated that right now there are 16-20 cars per hour. Mr. Goodrich stated that they are relying on the engineers for the information on the studies provided. Mr. Goodrich also stated that there were 4 monitors on the study and there is a focus on one monitor that is not closest to the Laughner property. Mr. Goodrich explained history and respects the Grinnell's opinions. Mr. Goodrich and Mr. Chenail met with many to get a connector trail to TOURISTS and the Greylock Mill so that they could also support others in town.

Cheryl Krueger, 1136 Notch Road, expressed noise concerns and if it's not quiet, she will leave.

Ruth Fortin, 159 Notch Road, expressed concern about the types of trucks, especially propane trucks on a steep mountainous road.

Mr. Goodrich stated that they met with all public safety departments. There are no concerns from public safety. He reiterated that they are concerned about being a good neighbor. He also doesn't want anyone driving drunk in his neighborhood. He

stated that the fire department would like access to the pond as an additional reserve. They would like access to the area to create wilderness first response courses. Mr. Goodrich and Mr. Chenail are not trying to overflow the area with traffic. DCR has designated Notch Road as the entrance to Mt. Greylock. Reservoir Road is a scenic byway. Tractors are wider than the fire trucks on the road. Each campsite is an 18 x 30 platform. They are not throwing parties every night. That would not invite people to come back. It's not a retail facility; they'll have necessary items for their stay as well as hats and sweatshirts, etc., with a bike shop in back. There will be less traffic for this facility than peak leaf peeping season. They specifically do not offer lunch because people will be out in nature during that time. Mr. Goodrich stated that calls are welcomed and returned and will continue to be welcomed and returned.

Claudia Randall, 364 Richview Avenue, stated that she did not know about the bike trail and inquired about increased bike traffic on the road. Mr. Chenail clarified that the bikes would be off the road and stated that it wasn't public because it wasn't their property. Mr. Goodrich explained that they worked with a lot of people to figure out whether the people in the area would be amenable to the idea of the bike path connector trail.

Kim Seward, 1172 Notch Road, inquired about whether the traffic study was made available to the Planning Board and if it is available to the public. Mr. Goodrich stated that it was not requested by the Planning Board, they did it to be proactive, recognizing that it was a concern. Mr. Goodrich stated that he would be happy to put it in the hands of the board but they were not asked to do that. They wanted to make sure that their understanding of what could be an impact to the neighborhood is within reason. Ms. Seward clarified that it would be within reason to share with the Planning Board. Chairman Leary clarified that Mr. Goodrich was sharing at the meeting.

Gary Rivers, 435 Reservoir Road, stated that he has been a resident for over 30 years and expressed his concerns about traffic volume and confusion when events are in town. Mr. Rivers expressed concerns that there are younger families now and people drive fast on the road. Mr. Rivers spoke of a fatality on the road 25-27 years ago. Mr. Rivers spoke of the steep grade and corners and how the road has deteriorated.

Frank Field stated that 15-18 years ago a car full of young guys crashed in to his land and demolished both of his vehicles. Mr. Field is concerned about the blind corner on the road.

Vincent Melito, 74 Marion Avenue, expressed concerns about the pond breaking and going down into their area and whether the dam would be safe. Mr. Goodrich stated that he has an option on the property and that the dam was built by the land owner. Chairman Leary clarified that they were not talking about the current land owner. Mr. Goodrich has designed an outflow system that would take into consideration a 100-year storm.

Gary Rivers spoke about e-bicycles and the danger on the steep roads.

Greg Doench, 1156 Notch Road, inquired about whether water supply levels had been addressed. Mr. Chenail stated they had spoken to the water department and they have a plan for holding tanks that would draw water in off hours.

John Dilego, 494 Notch Road, expressed concerns about narrow roads and traffic.

Jake Laughner, 1172 Notch Road, expressed concerns about filling tanks from the existing system that is already at maximum capacity as well as more traffic concerns about the 1,000 car per day amount from MassDOT and stated that legitimate traffic study would need to be done. Mr. Goodrich clarified that a legitimate study was done that identified 140 cars per day. The overall response from fire and safety was that they have no concerns.

Bruce Grinnell stated that there are no reasons to accept Mr. Goodrich's assurances that the chiefs' have no concerns. He suggests that the verbal statements not be accepted.

Chairman Leary requested verification from William Meranti. Mr. Meranti stated that he has also spoken to fire and safety departments and can verify that they have no concerns. Mr. Meranti also noted that he lives in the same area and states that he has no concerns. Mr. Meranti stated that the applicant has gone above and beyond most applicants that go before the board. He is personally in support of the project because he thinks it's good for the city and it has been well thought out.

Tom Rand inquired about a bar room. Chairman Leary stated that there is no bar room. Mr. Rand inquired about a future bar room. Chairman Leary stated that the approval goes with the project. Mr. Rand spoke of traffic concerns and Chairman Leary directed him to the Traffic Commission.

Chuck Johnson, 107 Luce Road, Williamstown, stated that everyone is welcome to go to his house to watch the cars at the bottom of Luce Road.

Member Miksic made a motion to close the public hearing. Member Senecal seconded the motion. Motion carried.

Public hearings new business

- **Case No: SPA2019-15** Application of Kim Do Corp for property located at 854 State Road. Special permit requested for a change of use to operate a nail salon in an R-2 zone.

Chairman Leary opened the public hearing to Kim Do. Ms. Do plans to open nail salon. No exterior work will be done.

Chairman Leary requested any questions from the board. Member Hanlon inquired about the sign rendering. No further questions. Chairman Leary requested questions from the gallery. Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the hearing. Member Senecal seconded the motion. Motion carried.

- **Case No: SPA2019-16** Application of Arthur Thibert/Adrien Bertoli for property located at 48 Ashland Street. Special permit requested for a change of use to operate a retail boutique in a CB-1 zone.

Chairman Leary opened the public hearing. Glenn Maloney, one of the building owners, stated that the applicant was unable to attend the meeting and requested to postpone the case to the next meeting. Chairman Leary requested a motion to continue to the next meeting. Member Hanlon made a motion to continue. Member Senecal seconded the motion. Motion carried.

- **Case No: SPA2019-17** Application of Berkshire Family and Individual Resources, Inc. for property located at 1000 Massachusetts Avenue. Special permit requested for change of use for change of tenant in a CC-1 zone.

Chairman Leary opened the public hearing. Stephen Narey from Donovan, O'Connor & Dodig introduced Rich Weisenflue, CEO of BFAIR and Dave Moresi, building owner. The program will remain the same. Chairman Leary requested questions from the board. Member Senecal inquired about whether they would occupy the whole building. Mr. Narey stated that they would not; they would keep the same level of occupancy. Chairman Leary requested any other questions from the board. No further questions. Chairman Leary requested questions or comments from the gallery. No further questions. Chairman Leary requested a motion to close the public hearing. Member Miksic made a motion to close the hearing. Member Senecal seconded the motion. Motion carried.

- **Case No: SPA2019-18** Application of BCI Realty, LLC and Broadwell Carpentry, Inc. for property located at 159 Ashland Street. Special permit requested for change of use to operate an artistic studio or shop in an I-2 zone.

Chairman Leary opened the public hearing. Syd Smithers stated that there is a purchase and sale agreement to purchase the property at 159 Ashland Street where they are requesting to put their carpentry shop where they will make furniture, etc. They would like to eventually put a showroom in but not at this time. They do not have a sign at this time and they are aware that they will need to go before the board again when they are ready for a sign. They submitted a draft form of decision for the board to sign.

Chairman Leary requested questions from the board. Member Senecal clarified that the materials would be stored inside the building. Mr. Smithers confirmed.

Member Ritland Bond inquired about whether there were any plans to make any changes to the exterior of the building or the parking lot. Applicant confirmed no changes.

Member Miksic commented that it is a great use of the property and they do great work and he likes to see businesses expand.

Al Marden, 568 West Main Street, commented that he brought these people here 15-20 years ago and they are good people.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the hearing. Member Miksic seconded the motion. Motion carried.

Approval of minutes

- Planning public hearing – April 8, 2019

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for April 8, 2019. Member Blackmer made a motion to approve the minutes. Member Senecal seconded the motion. Members Hanlon and Taft abstained. Motion carried.

- Regular meeting – April 8, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for April 8, 2019. Member Miksic made a motion to approve the minutes. Member Senecal seconded the motion. Members Hanlon and Taft abstained. Motion carried.

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 from the board. Member Miksic made a motion to approve. Member Ritland Bond seconded the motion. Members Leary, Blackmer, Ritland Bond, Hanlon, Hollins, Miksic, and Senecal were in favor. Member Taft was opposed. Motion carried.

New business

- **Case No: SPA2019-15** Application of Kim Do Corp for property located at 854 State Road. Special permit requested for a change of use to operate a nail salon in an R-2 zone.

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

motion. All in favor. Motion carried.

- **Case No: SPA2019-16** Application of Arthur Thibert/Adrien Bertoli for property located at 48 Ashland Street. Special permit requested for a change of use to operate a retail boutique in a CB-1 zone.

Chairman Leary requested a motion to continue to the next meeting. Member Hanlon made a motion to continue. Member Blackmer seconded the motion. Member Miksic abstained. Motion carried.

- **Case No: SPA2019-17** Application of Berkshire Family and Individual Resources, Inc. for property located at 1000 Massachusetts Avenue. Special permit requested for change of use for change of tenant in a CC-1 zone.

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

- **Case No: SPA2019-18** Application of BCI Realty, LLC and Broadwell Carpentry, Inc. for property located at 159 Ashland Street. Special permit requested for change of use to operate an artistic studio or shop in an I-2 zone.

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

Other business

- Request from Cinnamon Girl Pure Botanicals to update sign at 150 American Legion Drive.

Applicant requested to update sign and remove flower as well as change the font color to white. Chairman Leary requested a motion to approve. Member Hanlon made a motion to approve with white font. Member Senecal seconded the motion and requested that an updated final rendering of the sign be submitted to the board. All in favor. Motion carried.

- Update on progress, proposed exterior elevations and parking schematic for the future Rising Glass Brewing Company site at 515 Curran Highway.

Jonathan Spinney and Dan Wallis presented an update to the board on the progress. Chairman Leary requested questions from the board. Member Ritland Bond requested that the applicants consider adding a bike rack to their plan. Member Taft inquired about the timeline of the project. Mr. Spinney stated that demolition is in progress and their goal is October completion. Chairman Leary requested a motion to approve. Member Miksic made a motion to approve. Member Blackmer seconded the motion. All in favor. Motion carried.

- Wigwam Western Summit request to amend hours of operation for business located at 2350 Mohawk Trail.

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

- Cumberland Farms building modification revisions for property located at 245 Ashland Street.

Tom Reidy, attorney with Bacon Wilson, representing Cumberland Farms updated the board with the building modification revisions. The primary changes are a reduction in the footprint and parking space. They would like to widen the sidewalk and increase the drive aisle. They will need to add two propane cages, remove some signage, and add a bike rack.

Chairman Leary requested questions from the board. Member Taft inquired about the timeline of the project. Mr. Reidy stated that the project is expected to start soon after the closing of the property at the end of June.

Member Senecal inquired about the mansard roof. Mr. Reidy explained that some of the changes were being held back and the mansard roof would remain. Mr. Meranti explained that two versions were submitted to get the applicant on the agenda but one should have been held back.

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

Adjournment Motion to adjourn 7:00 pm.

Respectfully submitted,



Michelle ELLS
Planning Board Secretary