



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

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**REGULAR MEETING**

**MINUTES**

**June 10, 2019**

**Members present** Chairman Michael Leary, Lisa Blackmer, Lynette Ritland Bond, Robert Burdick, Kyle Hanlon, Kayla Hollins, Brian Miksic, Paul Senecal and Larry Taft

**Members absent**

**Others present** William Meranti, Building Inspector

**Call to order** 6:00 pm

**Public hearings old business**

- **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 to Arthur Thibert. Glenn Maloney, building owner, spoke to the board about the plan for the property. Chairman Leary requested any questions from the board. No questions.

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

**Public hearings new business**

- **Case No: SPA2019-19** Application of Serdar Gursoy for property located at 117 Main Street. Special permit requested for adding an owner and changing the corporate name in a CB-2 zone.

Chairman Leary opened the public hearing to Serdar Gursoy. Mr. Gursoy explained that there would be no changes to the business. Chairman Leary requested any questions from the board. No questions.

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

- **Case No: SPA2019-20** Application of Marilyn Cavallari for property located at 28 Holden Street. Special permit requested for a pop up art gallery in a CB-1 zone.

Chairman Leary opened the public hearing to Marilyn Cavallari. Ms. Cavallari explained that this is for affordable local art. She would like to open as soon as possible through August but has a contract with owner through December. Ms. Cavallari showed photos of her gallery plan to the board. Chairman Leary requested any questions from the board. No questions.

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

- **Case No: SPA2019-21** Application of Aaron Christopher for property located at 100 River Street. Special permit requested for change of ownership in a CC-2 zone.

Chairman Leary opened the public hearing to Aaron Christopher. Mr. Christopher stated that everything would stay the same. Chairman Leary requested any questions from the board. No questions.

Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the hearing. Member

Hanlon seconded the motion. Motion carried.

### **Approval of minutes**

- Planning public hearing – May 13, 2019

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for May 13, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

- Regular meeting – May 13, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for May 13, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

### **Old business**

- **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 approve. Member Hanlon made a motion to approve. Members Blackmer and Senecal seconded the motion. Member Miksic abstained. All in favor. Motion carried.

### **New business**

- **Case No: SPA2019-19** Application of Serdar Gursoy for property located at 117 Main Street. Special permit requested for adding an owner and changing the corporate name in a CB-2 zone.

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

- **Case No: SPA2019-20** Application of Marilyn Cavallari for property located at 28 Holden Street. Special permit requested for a pop up art gallery in a CB-1 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.

- **Case No: SPA2019-21** Application of Aaron Christopher for property located at 100 River Street. Special permit requested for change of ownership in a CC-2 zone.

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

### **Other business**

- Request to amend building agreement for property located at 192 State Street, to allow temporary housing in the form of RVs.

Chairman Leary opened the hearing to the applicant. Chairman Leary inquired about what the property would like with the RV's on the site. The applicant explained that they would be in the back. Chairman Leary inquired about how many RV's would be there. The applicant stated that there would be no more than 2-4 at a time and they would never stay more than 3 weeks.

Chairman Leary requested clarification from Mr. Meranti on how the zoning worked. Mr. Meranti explained how the zoning worked and that the church is not exempt to regular zoning rules. He indicated that they may also need Zoning Board approval as well. Mr. Meranti questioned the electrical and how waste will be disposed of. Member Blackmer inquired about the electricity as well.

Member Miksic stated that he likes the organization; however he is uncomfortable with an amendment because abutters would not be notified. He would request a new application. His understanding is that this is not allowed.

Chairman Leary agreed that it should also be referred to the Zoning Board. Member Blackmer agreed with Chairman Leary and Member Miksic. Member Miksic made a motion to file the request.

Mr. Meranti stated that the RV's are there at the moment. The applicant stated that the RV's are scheduled to be there through June 20. Member Blackmer confirmed with Mr. Meranti that this happened last year and they were advised that this should be approved first.

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

- Landscape design update for 861 State Road farmhouse.

Chairman Leary opened the hearing to Eric Kerns. Mr. Kerns explained that they elected to do an 8-foot fence so that Stop & Shop

would not be in view any longer. He explained that they may have one more angled panel to deflect headlights.

Chairman Leary requested a motion to approve. Member Hanlon made a motion to approve. Member Ritland Bond seconded the motion. Member Miksic abstained. All in favor. Motion carried.

Member Miksic shared photos of dead shrubbery at Walmart. Walmart has failed to keep the landscape design plan up. Member Miksic made a motion to beginning fining immediately. Member Blackmer seconded the motion. All in favor. Motion carried.

Member Ritland Bond expressed safety concerns about trees in front of Bucky's Auto. Mr. Meranti explained that that has been an ongoing issue and he would begin fining them. Chairman Leary requested a motion. Member Ritland Bond made a motion to begin fining. Member Senecal seconded the motion. All in favor. Motion carried.

**Adjournment** Motion to adjourn 6:20 pm.

Respectfully submitted,



Michelle Ells  
Planning Board Secretary  
*Amended 8/1/19*