



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

July 8, 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 new business

- **Case No: SPA2019-22** Application of Mark Meehan for property located at 55 Main Street. Special permit requested for changing ownership of a restaurant in a CB-2 zone.

Chairman Leary opened the public hearing to Mark Meehan. Mark explained that he just purchased the restaurant and stayed open through Wilco. They shut down and cleaned everything and are now reopening. They will offer breakfast now.

Chairman Leary requested questions from the board or the gallery. No further questions from the board. No further questions from the gallery. Chairman Leary requested a motion to close the public hearing. Member Hanlon made a motion to close the public hearing. Member Blackmer seconded the motion. All in favor. Motion carried.

- **Case No: SPA2019-23** Application of Greylock Works, LLC for property located at 508 State Road. Special permit requested for a professional/business office and artistic studio in an I-2 zone.

Chairman Leary opened the public hearing to Sal Perry from Greylock Works. Mr. Perry gave a presentation to the board regarding the new studios.

Chairman Leary requested questions from the board or the gallery.

Member Ritland Bond inquired about updates to the previously approved parking plan. Mr. Perry stated that they are scheduled to be completed by November. They have completed the steel curbing; the gravel is coming next week; the perimeter is defined, and after pavers are in place, lighting and landscaping will be updated.

Chairman Leary requested questions from the board or the gallery. No further questions from the board. No further questions from the gallery. Chairman Leary requested a motion to close the public hearing. Member Hanlon made a motion to close the public hearing. Member Blackmer seconded the motion. All in favor. Motion carried.

- **Case No: SPA2019-24** Application of Berkshire Gas Company for property located at 1160 South State Street. Special permit requested for industrial uses for upgrades to plant infrastructure and site improvements in an I-1 zone.

Chairman Leary opened the public hearing to Travis McCarthy, production supervisor from Berkshire Gas. Mr. McCarthy explained that they are looking to do site upgrades to the facility. The site will have the same function with upgraded systems. They are looking to have electro pneumatic actuation of valves and positioners and electronic monitoring of all gauges and transmitters on site. Matt Kissane, geologist from Fuss & O'Neill explained that the tax map shows an incorrect property line. The use of the facility will remain the same. There is a shipping container that will house one of the replaced vaporizers and the mixer. One will be placed on an existing

foundation and one will be placed on a new foundation.

Chairman Leary requested questions from the board.

Member Ritland Bond inquired about the timeline of the project. Mr. McCarthy stated that they would like to begin on August 1 and be running by heating season.

Member Blackmer inquired about whether the piping is going to be replaced and not leaking. Mr. McCarthy stated that some of the piping will be replaced. They are pressure tested and do monthly soap surveys to test for leaks. All of this piping is above ground.

Amy Bell, engineer with Fuss & O'Neill explained that there will be new light fixtures installed throughout the site for better lighting. Chairman Leary inquired about the lighting plan being included on the site plan. Mr. Kissane confirmed that the lighting plan was included.

Chairman Leary requested questions or comments from the gallery.

Trupthi Mehta, resident of North Adams, inquired about whether there is a fool proof plan from external forces interception infiltrating the system from cyber-attack. Mr. McCarthy stated that while they can monitor things electronically, the site is manned and ran on site. Manual valves need to be turned; they dial in flow rates and manually turn air on and off, etc.

Chairman Leary requested questions from the board or the gallery. No further questions from the board. No further questions from the gallery. Chairman Leary requested a motion to close the public hearing. Member Blackmer made a motion to close the public hearing. Member Hanlon seconded the motion. All in favor. Motion carried.

Approval of minutes

- Planning public hearing – June 10, 2019

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for June 10, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

- Regular meeting – June 10, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for June 10, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

New business

- **Case No: SPA2019-22** Application of Mark Meehan for property located at 55 Main Street. Special permit requested for changing ownership of a restaurant in a CB-2 zone.

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

- **Case No: SPA2019-23** Application of Greylock Works, LLC for property located at 508 State Road. Special permit requested for a professional/business office and artistic studio in an I-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: SPA2019-24** Application of Berkshire Gas Company for property located at 1160 South State Street. Special permit requested for industrial uses for upgrades to plant infrastructure and site improvements in an I-1 zone.

Chairman Leary requested a motion to approve. Member Blackmer made a motion to approve. Member Hanlon made a motion to approve contingent upon approval from the Conservation Commission. Member Blackmer seconded the motion. All in favor. Motion carried.

Other business

- Request from Stop & Shop for property located at 876 State Road to install directional signs for online pick-up service.

Christina Moreau from Agnoli Sign Company explained that Stop & Shop is offering online ordering. Customers can order online, follow signs to designated space in parking lot, call the number on the sign and groceries will be delivered to car.

Chairman Leary requested questions from the board. Member Taft inquired about a sign on State Road. Ms. Moreau clarified that there were not any signs on the road, only internal to the parking lot.

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

Building Inspector Bill Meranti explained that he was instructed at the last meeting to start enforcing fines to Walmart for lack of compliance to maintain the landscape design. The manager is in to explain status updates. Chairman Leary stated that there is a gap in maintenance. There is no follow through until the board insists on compliance. The manager stated that the home office controls the landscape vendors by who goes out to bid. They don't always communicate to the local management. The shrubs planted last year died from snow and salt over the winter. The landscaper hasn't given much help as to what will work. Would like to reseed the entire bank with board approval.

Chairman Leary inquired about how many trees are out along the front. The manager stated that there about 30 trees.

Member Hanlon inquired about the drainage swale with sawgrass from the original plan. Mr. Meranti stated that that was a separate area.

Chairman Leary clarified that the inquiry about numbers of trees was to see if shielding the bushes might be an option. The manager explained that newest bushes were mature three year old bushes and should have been able to sustain the winter but all of the bushes died from the chemical from the road.

Member Miksic explained that the problem he has is that he doesn't understand why the Planning Board has to start fining before action is taken. Once a fine is implemented, action is taken immediately. The rest of the city is able to maintain the front of their buildings without the Planning Board stepping in. The manager stated that he doesn't control it. Chairman Leary suggested he call corporate in advance of being fined to take care of the issue before the board starts fining. The manager stated that it goes to bid and he doesn't control who takes care of it.

Member Blackmer commented that this is not the only store in Massachusetts with the same conditions, the corporate structure, etc. The manager explained that the plans are designed in Arkansas or Canada or other southern places that don't have the same climate structure.

Mr. Meranti requested, as the enforcer, he would like to see the new plan with updated landscape plan so that he knows what to look for as the plans have changed so many times since the original approval. Chairman Leary and Member Hanlon agreed with the request. The manager will have the landscaper update plans and submit to the board. Chairman Leary requested to know what type of grass will be used and explained that he also lives on a main road and the grass still grows.

Member Miksic would like to have the new plan before the next meeting.

Mr. Meranti introduced Jeff Grandchamp from the Porches to give an update on the solar progress. Mr. Grandchamp explained that the building 8 on the corner of Veazie and River Streets will have black solar panels on the roof to match the shingles. Building 8 & 9 run on same meter. The panels will provide all electricity for building 9.

Adjournment Motion to adjourn 6:36 pm.

Respectfully submitted,



Michelle Ells
Planning Board Secretary