



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

August 12, 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, and Wayne Wilkinson, City Councilor

Call to order 6:00 p.m.

Public hearings new business

- **Case No: SPA2019-25** Application of Berkshire Cider Project, LLC for property located at Greylock Works, LLC, 508 State Road. Special permit requested for a new craft cidery hard cider manufacturer in an I-2 zone.

Chairman Leary opened the public hearing to Matt Brogan from the Berkshire Cider Project, LLC. Mr. Brogan explained that they will be focusing on fine sparkling ciders. They will produce and distribute on site as well as a destination for tastings and special events. They will be focused on sustainability by partnering with three local orchards where they will be sourcing all of their juice products and apples. The partnerships will create an alternate revenue stream for the orchards that is a premium cider product. Sustainability is their focus as well to become a B (Benefit) corporation which will include a percentage give back to organizations and partners from the area as part of their business plan.

Chairman Leary requested questions from the board. Member Burdick inquired about what happens to the byproducts. Mr. Brogan explained that all of the juicing will be done at the sites so there will be little to no leftover organic byproduct. Their hope is that any leftover pomace will go to the pigs.

Councilor Wilkinson inquired about how many people will be employed. Mr. Brogan stated that they will hire a full-time employee in the Spring and by the end of year 3 they expect to have 3-4 full-time employees in addition to part-time help.

Chairman Leary requested any final questions from the gallery. No questions. Chairman Leary requested any further questions from the board. No questions. 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. Motion carried.

Approval of minutes

- Planning Public Hearing – July 8, 2019

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for July 8, 2019. Member Blackmer made a motion to approve the minutes. Member Hanlon seconded the motion. Motion carried.

- Regular meeting – July 8, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for July 8, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

New business

- **Case No: SPA2019-25** Application of Berkshire Cider Project, LLC for property located at Greylock Works, LLC, 508 State Road. Special permit requested for a new craft cidery hard cider manufacturer in an I-2 zone.

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

Other business

- Petition of Colvest/North Adams, LLC to amend the Zoning Map to change the zoning for the properties of 52 Eagle Street and 12 Union Street so that they are in the CB-1 zone.

Chairman Leary requested a motion on the table as a recommendation to the City Council. Member Hanlon made a motion to recommend approval to the City Council. Member Blackmer seconded the motion. All in favor. Motion carried.

- Request from Graphic Impact Signs on behalf of Carr Hardware for property located at 179 State Road to update existing signage due to rebranding.

Chairman Leary requested any questions from the board. No questions. Chairman Leary requested a motion to approve. Member Miksic made a motion to approve. Member Blackmer seconded the motion. All in favor. Motion carried.

- Request from Scarafoni Associates for property located at 85 Main Street to update exterior façade.

Chairman Leary requested any questions from the board. No questions. Chairman Leary requested a motion to approve. Member Hanlon made a motion to approve. Member Blackmer seconded the motion. All in favor. Motion carried.

Adjournment Motion to adjourn 6:09 pm.

Respectfully submitted,



Michelle Ells
Planning Board Secretary