



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

September 9, 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: SPA2019-26** Application of Dawn Bator for property located at 145 Eagle Street. Special permit requested for a change of ownership to existing business in a CA-2 zone.

Chairman Leary opened the hearing to applicant Dawn Bator. Ms. Bator explained that they she and her niece are putting the business in their names since the previous owner, Ms. Bator's sister, passed away in July. Chairman Leary clarified that everything else stays the same; same hours, same signage, etc. Ms. Bator confirmed.

Chairman Leary requested questions or comments from the board or the gallery. No questions.

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.

- **Case No: SPA2019-27** Application of MASS MoCA Foundation, Inc. for property located at 25 Marshall Street. Special permit requested for a change in land use to change from parking lot to greenspace/pocket park in a CB-2 zone.

Vice Chairman Brian Miksic announced that his wife is on the Board of Trustees at MASS MoCA. If anyone has any concerns, they are welcome to speak. No concerns were raised. Chairman Leary stated that Member Burdick is a member of the MASS MoCA Commission and will recuse himself from this case.

Joe Thompson, director of MASS MoCA, David Rees, deputy director, and Tracy Moore, deputy director, opened the meeting to explain the project. The plan is to convert the Leu building to greenspace. They will take down the one story building and leave the two story building. They will retain the parking for Subway. There will be a walkway as well as shortcuts and a seating area. The sculpture element is called Big Bling and will have a major exhibition in 2023. They plan to do major foundation work and demo this fall and will follow up with plantings in the Spring.

Chairman Leary requested questions from the board. Member Blackmer inquired about outlets from the park to the sidewalk, noting that the crosswalk is blocked. Mr. Thompson noted that was a good idea.

Member Taft inquired about what the artwork might be replaced with in 5 years. Mr. Thompson stated that they did not know what would replace the artwork at this time.

Member Senecal inquired about whether there are any plans for the mill building. Mr. Thompson stated that they are not quite sure as there is internal damage. They have developed a few different plans and they want to let the market make the determination. One idea is to do a MASS MoCA type of renovation. A second idea is to take it down and expand on to the riverfront or the third idea is in between and they could leave parts of the building and have a farmer's market type space, etc. They are currently watching the market and will respond appropriately. His personal favorite is the outdoor public greenspace option.

Chairman Leary inquired about what is behind the brickwork that they are planning to take down, questioning what the façade will look like. Mr. Thompson stated that it will leave a scar that needs to be fixed. The option that they are currently considering are panels that allow ivy to grow that will cover the front.

Member Miksic inquired about the 3-5 year installation and when would they start. Mr. Thompson explained that they would begin this fall. They would do the rough landscaping and make it safe to get through the winter.

Member Senecal inquired about the type of lighting that would be used. Mr. Thompson explained that they would use up lighting on the sculpture. The lot is well lit. They are only proposing one new specimen tree. The rest will be a low canopy, including better lighting on the underside of the overpass.

Member Blackmer inquired about the wrought iron fence coming down. Mr. Thompson explained that the fence she was referring to already came down. He would like to take down the Marshall Street fence as there is no need for it anymore. Member Blackmer inquired about cameras on site. Mr. Thompson noted that they would consider them.

Chairman Leary requested questions or comments from the gallery. No questions or comments.

Member Hollins inquired about whether the park would be dog friendly. Mr. Thompson stated that he would think about it.

Member Senecal inquired about the location of the dumpster. Mr. Thompson pointed out the location and indicated that they would hide it with plantings or something. Member Senecal stated that he would prefer a screen.

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

- **Case No: SPA2019-28** Application of Rogers High Fidelity for property located at 10 Holden Street. Special permit requested for change of use to operate a business in a CB-2 zone.

Chairman Leary opened the hearing to the applicant Roger Gibboni. Mr. Gibboni explained that they build world class stereo systems and their business at this location would be a design studio and a listing room for their dealers.

Chairman Leary inquired about noise for the tenants upstairs. Mr. Gibboni stated that the condo requirements are stricter than the town requirements so there should not be an issue.

Chairman Leary requested questions or comments from the board or the gallery. No questions or comments.

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

- **Case No: SPA2019-29** Application of Matthew M. Davis for property located at 559 Ashland Street. Special permit requested for change of ownership to existing business in an I-1 zone.

Chairman Leary opened the hearing to Matthew Davis. Mr. Davis is looking to open his own tire shop. He has 20 years of experience working with his father.

Member Ritland Bond inquired about whether Jim's Auto Sales. The owner of Jim's Auto Sales spoke from the gallery and explained they would temporarily stay.

Chairman Leary requested questions or comments from the gallery. No questions or comments. Chairman Leary requested questions or comments from the board. Member Blackmer inquired about the disposal and storage of the tires. Mr. Davis stated that the storage would be in the back building. The disposal company would come from Boston to dispose of the tires as needed. Chairman Leary inquired about how often the company would come to dispose of the tires. Mr. Davis stated that would depend on the business but they would come as needed. Member Blackmer clarified that the tires would be stored inside.

Member Hanlon stated that Larry left big shoes to fill. He ran a good business and was a good role model.

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

Approval of minutes

- Planning Public Hearing – August 12, 2019

Chairman Leary requested a motion to approve the minutes of the Planning Public Hearing for August 12, 2019. Member Blackmer made a motion to approve the minutes. Member Hanlon seconded the motion. Motion carried.

- Regular meeting – August 12, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for August 12, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

- Joint Public Hearing – August 12, 2019

Chairman Leary requested a motion to approve the minutes of the Joint Public Hearing for August 12, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. Motion carried.

New business

- **Case No: SPA2019-26** Application of Dawn Bator for property located at 145 Eagle Street. Special permit requested for a change of ownership to existing business in a CA-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.

- **Case No: SPA2019-27** Application of MASS MoCA Foundation, Inc. for property located at 25 Marshall Street. Special permit requested for a change in land use to change from parking lot to greenspace/pocket park in a CB-2 zone.

Chairman Leary requested a motion to approve. Member Blackmer made a motion to approve. Member Hanlon seconded the motion. Member Burdick recused himself. Member Senecal requested to add a condition that the dumpster be appropriately screened. All in favor. Motion carried.

- **Case No: SPA2019-28** Application of Rogers High Fidelity for property located at 10 Holden Street. Special permit requested for change of use to operate a business in a CB-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.

- **Case No: SPA2019-29** Application of Matthew M. Davis for property located at 559 Ashland Street. Special permit requested for change of ownership to existing business in an I-1 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

- Update on landscaping at Walmart located at 1415 Curran Highway.

Inspector Meranti requested any comments from the information that was provided to the board at the last meeting. Member Miksic stated that he would like to wait until Spring and see what happens. Member Ritland Bond inquired about whether they were going forward with the plan from the email that was provided. Inspector Meranti confirmed.

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

Adjournment Motion to adjourn 6:27 p.m.

Respectfully submitted,



Michelle Ells
Planning Board Secretary