



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board and City Council

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**JOINT PUBLIC HEARING**

**MINUTES**

**October 1, 2019**

**Call to order** President Bona called the meeting to order at 6.00 p.m.

**City Council members present** President Keith Bona, Eric Buddington, Paul Hopkins, Jason LaForest, Benjamin Lamb, and Joshua Moran

**City Council members absent** Rebecca Cohen, Marie T. Harpin, and Wayne Wilkinson

**Planning Board members present** Chairman Michael Leary, Lisa Blackmer, Kayla Hollins, Paul Senecal and Larry Taft

**Planning Board members absent** Lynette Ritland Bond, Robert Burdick, Kyle Hanlon, and Brian Miksic

**Others present** William Meranti, Building Inspector, Mike Nuvallie, Director of Community Development and Zac Feury, Project Coordinator

**New business**

- **Proposed Zoning Amendments**

Nat Karns from the Berkshire Regional Planning Commission explained that he took over the project after Chris Gruba left BRPC. The project started about a year ago. There was some cleaning up to do and City Council had requested that a public meeting be held informing property owners that were affected by the changes in eliminating split lot zoning. It used to be that the lots were split and the proposed changes would put them in one lot, not two. Generally, street frontage or where the primary part of the parcel lay was used as a determinant. They had proposed changing RU-1 to R-1 but due to property owner response, they opted to keep the RU-1 designation for the less intensely developed areas. There were also discussions from the owners of the mill buildings. They spoke to each owner individually regarding whether they wanted to be in the heavier/more intense commercial zone versus an industrial zone. They spent a lot of time on the wording of the descriptions. They added the craft/spirits/distilling/brewing definition, but will need to clean up and fine tune that later.

President Bona requested questions from councilors. Councilor Buddington inquired about the changes to the S-1 zone and the mill buildings. Mr. Karns explained that Greylock Works, the former Cariddi Mill, stayed the same. The Norad Mill did change at the request of Mr. Moresi from a B-2 to the I zone. Mr. Meranti clarified that that change was in line with cleaning up the zones and was an error so it made sense to make the change. The changes proposed were very minor, if anything, the changes proposed were positive. Councilor Buddington inquired about the Windsor Mill and Delftree buildings. Mr. Karns stated that no changes were made to that zone, they remain industrial.

Mike Nuvallie, director of Community Development, stated that personalized letters were sent out to the public. They also put it on the website for a period of 30 days. They met with a subcommittee twice. They created a definition of craft. Zac Feury, project coordinator, clarified that the definition was 15,000 barrels with a barrel containing 31 gallons.

President Bona requested questions from the City Council. No questions. Chairman Leary requested questions from the Planning Board. No questions.

President Bona requested a motion to close the public hearing. Councilor LaForest made a motion to close the public hearing. Councilor Lamb seconded the motion. Motion carried.

**Adjournment** Motion to adjourn 6:11 p.m.

Respectfully submitted,

A handwritten signature in blue ink that reads "Michelle Ells".

Michelle Ells  
Planning Board Secretary