



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

October 7, 2019

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

Members absent Robert Burdick

Others present William Meranti, Building Inspector

Call to order 6:00 p.m.

Public hearings new business

- **Case No: SPA2019-30** Application of Steven Milazzo for property located at 537 Ashland Street. Special permit requested for a change of use to operate a business in an I-2 zone.

Chairman Leary opened the public hearing to Steven Milazzo. Mr. Milazzo explained that he has rented the building for 17 years but the building has been sold. He will be moving his entire business.

Chairman Leary requested questions from the board. Member Senecal inquired about whether the same sign would be used. Mr. Milazzo stated that the same sign would be used.

Chairman Leary requested any further questions from the board. No questions. Chairman Leary requested questions from the gallery. No questions. 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: SPA2019-31** Application of Richard M. Duteau for property located at 537 Ashland Street. Special permit requested for a change of use to operate a business in an I-2 zone.

Chairman Leary opened the public hearing to Richard M. Duteau. Chairman Leary clarified with Mr. Duteau that his situation was the same as Mr. Milazzo. Mr. Duteau confirmed.

Member Hanlon made a motion to close the public hearing. Member Senecal seconded the motion. All in favor. Motion carried.

- **Case No: SPA2019-32** Application of Wal-Mart Real Estate Business Trust, for property located at 1415 Curran Memorial Highway. Special permit requested for a new construction addition to an existing use of a building or structure for online grocery pickup canopy with parking modifications in an I-1 zone.

Chairman Leary opened the public hearing to Jim Cranston of Bohler Engineering. Mr. Cranston explained the pickup process where customers can place orders online and come to the store and park in the specified spaces under an overhead canopy and their merchandise will be delivered to their car. There will be six spaces under the canopy and another six spaces near the canopy.

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

- **Case No: SPA2019-33** Application of Criterion Berkshire 1, LLC for property located at 350 State Highway 2. Special permit requested for change of use to operate a business in a CA-1 zone.

Chairman Leary opened the public hearing to James Riordan. Mr. Riordan explained that he is an artist that just relocated to the area and the space he needs is unique as it requires cement floors and cement walls to work with metal. There is no current signage. Chairman Leary explained that any future signage will need to go before the board for approval.

Chairman Leary requested questions from the board. Member Senecal inquired about whether there would be a dumpster. Mr. Riordan stated that there would not be a dumpster. Member Miksic inquired about whether there will be retail space. Mr. Riordan stated that it is not a retail space; that would be by appointment only if necessary.

Chairman Leary requested any further questions from the board. No questions. Chairman Leary requested questions from the gallery. No questions. 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: SPA2019-34** Application of Rootz Hair Studio/Rootz Nail Studio for property located at 60 Roberts Drive, the Norad Mill. Special permit requested for change of use to operate a business in an I-1 zone.

Chairman Leary opened the public hearing to Donna Whitcomb. Ms. Whitcomb stated that they are opening a hair and nail salon offering haircuts, perms, styles, colors, manicures, pedicures, etc.

Chairman Leary requested questions from the board. There was discussion with Dave Moresi regarding future businesses at the Norad Mill. Chairman Leary requested questions from the gallery. No questions. Member Hanlon made a motion to close the public hearing. Member Blackmer seconded the motion. All in favor. Motion carried.

Approval of minutes

- Planning Public Hearing – September 9, 2019

Chairman Leary requested a motion to approve the minutes of the Planning Public Hearing for September 9, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. All in favor. Motion carried.

- Regular meeting – September 9, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for September 9, 2019. Member Miksic made a motion to approve the minutes. Member Hanlon seconded the motion. All in favor. Motion carried.

New business

- **Case No: SPA2019-30** Application of Steven Milazzo for property located at 537 Ashland Street. Special permit requested for a change of use to operate a business in an I-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: SPA2019-31** Application of Richard M. Duteau for property located at 537 Ashland Street. Special permit requested for a change of use to operate a business in an I-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: SPA2019-32** Application of Wal-Mart Real Estate Business Trust, for property located at 1415 Curran Memorial Highway. Special permit requested for a new construction addition to an existing use of a building or structure for online grocery pickup canopy with parking modifications 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.

- **Case No: SPA2019-33** Application of Criterion Berkshire 1, LLC for property located at 350 State Highway 2. Special permit requested for change of use to operate a business in a CA-1 zone.

Chairman Leary requested a motion to approve. Member Blackmer made a motion to approve. Member Hanlon seconded the motion with the condition that they submit signage to the Planning Board for approval prior to installation. All in favor. Motion carried.

- **Case No: SPA2019-34** Application of Rootz Hair Studio/Rootz Nail Studio for property located at 60 Roberts Drive, the Norad Mill. Special permit requested for change of use to operate a business in an I-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.

Other business

- **Zoning amendments recommendation to City Council.**

Chairman Leary requested a motion to inform the City Council that the Planning Board recommends approval of the proposed zoning amendments from the Joint Public Hearing held on October 1. Member Senecal made a motion to approve. Member Taft seconded the motion. All in favor. Motion carried.

- **Request from Aaron Christopher to change the business name and signage at 102 River Street.**

Chairman Leary requested a motion to approve. Member Hanlon made a motion to approve. Member Blackmer seconded the motion. Member Senecal clarified that the sign would be vinyl versus an overhanging sign. All in favor. Motion carried.

- **Request from Stanley Engineering to update signage at 1454 South State Street.**

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

- **Application for Endorsement of Plan Believed Not to Require Approval from Guntlow & Associates, Inc. for property located at 174 Meadow Street.**

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

- **Application for Endorsement of Plan Believed Not to Require Approval from BEK Associates for property located at 42 Dean Street.**

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

- **Request from Sanford & Kid to update business hours at 181 Bracewell Avenue.**

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

Adjournment Motion to adjourn 6:15 p.m.

Respectfully submitted,



Michelle Ells
Planning Board Secretary