



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

December 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

Call to order 6:00 p.m.

Public hearings new business

- **Case No: SPA2019-36** Application of William B. Schmitt for property located at 149 Eagle Street. Special permit requested for a change of use to operate a tea shop in a B-1 zone.

Chairman Leary opened the public hearing to William B. Schmitt. Mr. Schmitt discovered the city while touring as a musician this past fall. He was looking for a place to open a small tea shop. It will be very basic tea service, high quality whole leaf organic loose leaf tea in about 50 varieties that you can take home.

Chairman Leary requested questions from the board or gallery. No questions from the board or 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: SPA2019-37** Application of AMTX Holding Corp, DBA Bluebell Servicing for property located at 60 Roberts Drive, the Norad Mill. Special permit requested for a change of use to operate a business in an I-1 zone.

Chairman Leary opened the public hearing to David Moresi. Mr. Moresi explained that they are a current tenant at 26 Union Street and are relocating to Norad Mill so that they can renovate.

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

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

- **Case No: SPA2019-38** Application of Moresi Commercial Investments for property located at 26 Union Street. Special permit requested for a change of use to operate mixed occupancy of commercial and residential use in an I-2 zone.

Chairman Leary opened the public hearing to David Moresi. Mr. Moresi explained that their next focus is on housing in North Adams. Floors 2 and 3 will be high end residences. They are presently engaged and actively leasing those residences. Floor 1 will be 3 commercial spaces. They already have commitment for the first half of the first floor from Northern Berkshire School Union. The housing will be a mix of one and two bedroom units. They are bringing back the mill look to the building. The parking will remain the same. Half of the west parking lot will be turned in to green space with a grilling/fenced in area. There is parking on Willow Dell for tenants and employees.

Chairman Leary requested questions from the board. Member Senecal inquired about an entrance on the east side of the building. Mr. Moresi explained that the west side is for tenants and commercial tenants. The entrance on the east side will have key fob access for residents of the building.

Member Ritland Bond inquired about the bicycle repair/makerspace in the basement. Mr. Moresi explained that they are seeing a demand for people relocating to the area. The demographics are changing and a lot of people are biking. They are providing an area for storage and repair for tenants as well as a pet grooming area.

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

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

- **Case No: SPA2019-39** Application of Honey Beer & Wine, LLC for property located at 524 Union Street. Special permit requested for a change of use to operate a business in a B-1 zone.

Chairman Leary opened the public hearing to Mike Hernandez for Sam Patel. No changes to business, just a change of ownership. The business is Honey Beer & Wine, LLC, d/b/a Ed's Variety.

Chairman Leary requested questions from the board. Member Blackmer stated that parking is an issue and requested that employees not park in the spots right in front of the store.

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

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

Approval of minutes

- Planning Public Hearing – November 4, 2019

Chairman Leary requested a motion to approve the minutes of the Planning Public Hearing for November 4, 2019. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. All in favor. Motion carried. Member Blackmer abstained.

- Regular meeting – November 4, 2019

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for November 4, 2019. Member Hanlon made a motion to approve the minutes. Member Miksic seconded the motion. All in favor. Motion carried. Member Blackmer abstained.

New business

- **Case No: SPA2019-36** Application of William B. Schmitt for property located at 149 Eagle Street. Special permit requested for a change of use to operate a tea shop in a B-1 zone.

Chairman Leary requested a motion to approve. Member Burdick made a motion to approve. Member Miksic seconded the motion. All in favor. Motion carried. Member Hanlon requested that a final sign rendering be submitted.

- **Case No: SPA2019-37** Application of AMTX Holding Corp, DBA Bluebell Servicing for property located at 60 Roberts Drive, the Norad Mill. Special permit requested for a change of use to operate a business in an I-1 zone.

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

- **Case No: SPA2019-38** Application of Moresi Commercial Investments for property located at 26 Union Street. Special permit requested for a change of use to operate mixed occupancy of commercial and residential use in an I-2 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: SPA2019-39** Application of Honey Beer & Wine, LLC for property located at 524 Union Street. Special permit requested for a change of use to operate a business in a B-1 zone.

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

Other business

- **Request from ShadowBrook Custom Cabinetry to update signage for property located at 159 Ashland Street.**

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

- **Request from TOURISTS to update signage for property located at 915 State Road.**

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 Icon on behalf of Rite Aid/Walgreens to update signage for property located at 50 Lincoln Street prior to receiving special permit approval at Planning Board meeting in January.**

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

Adjournment Motion to adjourn 6:20 p.m.

Respectfully submitted,



Michelle Ells
Planning Board Secretary