



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

January 13, 2020

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

Members absent Larry Taft

Others present William Meranti, Building Inspector

Call to order 6:00 p.m.

Public hearings new business

- **Case No: SPA2020-01** Application of The Break Room, LLC for property located at 508 State Road. Special permit requested for a change of use to operate a restaurant in an I-1 zone.

Chairman Leary opened the public hearing to Sal Perry of Greylock Works and Brian Alberg of Main Street Hospitality. Mr. Perry showed the location of the restaurant on the map and gave an overview. There is a collaboration between the Break Room and Main Street Hospitality. The restaurant will serve breakfast, lunch and dinner as well as catering.

Chairman Leary requested questions from the board. Member Senecal inquired about how the space will be advertised. Mr. Perry explained that they are going to be implementing banners that can be seen from both directions on State Road. Member Blackmer stated that she noticed they were sourcing adult beverages and inquired about whether they would be working with wineries as well. She also inquired about the number of seats. Mr. Perry explained that there are about 50 seats with the capacity to expand for outdoor seating. Member Blackmer also inquired about the hours of the business. Mr. Alberg stated that the hours would be from around 7:00-7:30 a.m. to 10:00 p.m. on the weekends.

Chairman Leary requested questions or comments from the board or gallery. Francis Morandi of 126 Protection Avenue stated that he noticed it was all going to be on the eastern side of the building toward Protection Avenue. Mr. Perry stated that the restaurant is located in the middle of the building. Mr. Morandi inquired about whether there would be any music or entertainment there and at what volume it would be as he does not want to be entertained like he has been from Greylock Works parties. He would also like to know what odors would be emitted to the atmosphere and where the vents are located. He noticed two vents on the roof and he does not want to smell someone's kitchen. Mr. Perry explained that the vents that he referred to are intake fans that are circulating fresh air into the building. In regard to noise, he will not hear anything from the restaurant.

Chairman Leary requested questions or comments from the gallery or the board. No further 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: SPA2020-02** Application of Massachusetts College of Liberal Arts Foundation, Inc. for property located at 8-10 Montana Street. Special permit requested for a change of use to operate a twelve (12) space parking lot in an R-5 zone.

Chairman Leary opened the public hearing to Marc Morandi, vice president of the MCLA Foundation. Mr. Morandi explained that the permit request is to create a 54x60 foot parking lot. They would provide arborvitaes along the street. Mr. Morandi shared renderings of before and proposed after with signage. The signage would be standard faculty staff commuter parking.

Chairman Leary requested questions from the board. Member Miksic inquired about whether there would be any additional lighting to

the parking lot. Mr. Morandi took a picture of the lot at night; it does not look like there is a need for more lighting. They will have their public safety take a look after and will plan accordingly. Chairman Leary noted that they would have to notify the board if they change the lighting

Chairman Leary requested questions from the board. Member Senecal stated that he would like to see better signs or less signs to make it look nicer. Mr. Morandi stated that public safety has standardized the signage.

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 Blackmer seconded the motion. All in favor. Motion carried. Members Hollins and Ritland Bond abstained.

- **Case No: SPA2020-03** Application of Kendra Baker for property located at 52 Ashland Street. Special permit requested for a change of use to operate a dog grooming salon in a CBD zone.

Chairman Leary opened the public hearing to Kendra Baker. Ms. Baker explained that her salon is a full service dog grooming salon catering to the needs of the community. She is knowledgeable and educated yearly for the benefit of her customers. The hours are Tuesday through Saturday from 9 a.m. – 5 p.m. There will be no daycare or kenneling.

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 Blackmer seconded the motion. All in favor. Motion carried. Member Miksic abstained.

Approval of minutes

- Planning public hearing – December 9, 2019

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

- Regular meeting – December 9, 2019

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

New business

- **Case No: SPA2020-01** Application of The Break Room, LLC for property located at 508 State Road. Special permit requested for a change of use to operate a restaurant 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.

- **Case No: SPA2020-02** Application of Massachusetts College of Liberal Arts Foundation, Inc. for property located at 8-10 Montana Street. Special permit requested for a change of use to operate a twelve (12) space parking lot in an R-5 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. Members Hollins and Ritland Bond abstained.

- **Case No: SPA2020-03** Application of Kendra Baker for property located at 52 Ashland Street. Special permit requested for a change of use to operate a dog grooming salon in a CBD zone.

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

Other business

- **Request from Walgreens for a trade name change for property located at 50 Lincoln Street.**

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

- **Request from Gordmans for business name change for property located at 78 Main 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 Callahan Sign, LLC, on behalf of Gordmans to update signage for property located at 78 Main Street.**

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

Adjournment Motion to adjourn 6:20 p.m.

Respectfully submitted,

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

Michelle Ells
Planning Board Secretary