



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

February 10, 2020

Members present Chairman Michael Leary, Robert Burdick, Kyle Hanlon, Brian Miksic, Paul Senecal, and Larry Taft

Members absent Lisa Blackmer, Lynette Ritland Bond, and Kayla Hollins

Others present William Meranti, Building Inspector

Call to order 6:00 p.m.

Public hearings new business

- **Case No: SPA2020-04** Application of Fatih Corp. d/b/a Pizza Works for property located at 315 Ashland Street. Special permit requested for a change of ownership in a B-1 zone.

Chairman Leary opened the public hearing to Attorney Jim Sisto and Anvi Elevli. No changes to the business. Minor interior changes. Business as usual.

Chairman Leary requested questions from the board. Member Senecal inquired about the hours of operation as noted in the narrative. Mr. Sisto stated that the hours would be Sunday - Wednesday 11:00 a.m. – 10:00 p.m., and Thursday - Saturday 11:00 a.m. – 11:00 p.m. Chairman Leary clarified that the 4:30 notation in the narrative is just a typo.

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

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

- **Case No: SPA2020-05** Application of Shana Snow for property located at 27 Eagle Street. Special permit requested for a change of use to operate a retail business in a CBD zone.

Chairman Leary opened the public hearing to Shana Snow. Ms. Snow stated that she has a fun store with sports paraphernalia, party supplies, balloons, etc.

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 Burdick seconded the motion. All in favor. Motion carried.

- **Case No: SPA2020-06** Application of Avery Adams Massage & Boutique for property located at 60 Roberts Drive. Special permit requested for a change of use to operate a massage practice and retail store in an I-1 zone.

Chairman Leary opened the public hearing to Sarah Armstrong.

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 Burdick seconded the motion. All in favor. Motion carried.

- **Case No: SPA2020-07** Application of Matthew D. Berger for property located at 16 Eagle Street. Special permit requested for a change of use to operate a retail store and private music instruction in a CBD zone.

Chairman Leary opened the public hearing to Matthew Berger.

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 Burdick seconded the motion. All in favor. Motion carried.

Approval of minutes

- Planning public hearing – January 13, 2020

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for January 13, 2020. Member Hanlon made a motion to approve the minutes. Member Miksic seconded the motion. Member Taft abstained. All in favor. Motion carried.

- Regular meeting – January 13, 2020

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for January 13, 2020. Member Hanlon made a motion to approve the minutes. Member Miksic seconded the motion. Member Taft abstained. All in favor. Motion carried.

New business

- **Case No: SPA2020-04** Application of Fatih Corp. d/b/a Pizza Works for property located at 315 Ashland Street. Special permit requested for a change of ownership in a B-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: SPA2020-05** Application of Shana Snow for property located at 27 Eagle Street. Special permit requested for a change of use to operate a retail business 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.

- **Case No: SPA2020-06** Application of Avery Adams Massage & Boutique for property located at 60 Roberts Drive. Special permit requested for a change of use to operate a massage practice and retail store in an I-1 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.

- **Case No: SPA2020-07** Application of Matthew D. Berger for property located at 16 Eagle Street. Special permit requested for a change of use to operate a retail store and private music instruction 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.

Other business

- **Form A – Application for Endorsement of Plan Believed Not to Require Approval (ANR) from Guntlow & Associates, Inc. for property located at 1369 South State Road and Hodges Cross Road.**

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

- **Appointment of officers nominating committee for 2020.**

Chairman Leary appointed Mr. Hanlon and Mr. Taft to serve as the nominating committee for officers for 2020 and report back at the March meeting. Chairman Leary requested to add election of officers to the March meeting agenda.

- **Review proposed terms of settlement of the Seward/Goodrich appeal.**

Chairman Leary requested a motion to approve the proposed Special Permit Revised Conditions prepared by counsel for the plaintiff and co-defendant and to authorize the City Solicitor to execute the proposed Motion for Entry of Agreement for Judgment. Member Hanlon made a motion to approve. Member Miksic seconded the motion. Chairman Leary requested questions from the board. No questions. All in favor. Motion carried.

Adjournment Motion to adjourn 6:10 p.m.

Respectfully submitted,



Michelle Ells, Planning Board Secretary