



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

March 9, 2020

Members present Lisa Blackmer, Lynette Ritland Bond, Robert Burdick, Kyle Hanlon, Kayla Hollins, Brian Miksic, Paul Senecal, and Larry Taft

Members absent Michael Leary

Others present William Meranti, Building Inspector

Call to order 6:00 p.m.

Public hearings new business

- **Case No: SPA2020-08** Application of Community Legal Aid for property located at 33 Main Street. Special permit requested for a change of use for a small existing office in a CBD zone.

Vice Chairman Miksic opened the public hearing to David Carver of North Adams Futures, Inc. on behalf of the applicant. The applicant proposes to rent the small office space for their legal aid business.

Vice Chairman Miksic requested questions or comments from the board or gallery. No questions.

Vice Chairman Miksic 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: SPA2020-09** Application of Jennifer Howard for property located at 40 Main Street. Special permit requested for a change of use to operate a dance studio in a CBD zone.

Vice Chairman Miksic opened the public hearing to Jennifer Howard. Ms. Howard explained that she is just moving her dance studio to a new location.

Vice Chairman Miksic requested questions from the board. Member Senecal inquired about signage. Ms. Howard stated that the sign would be on the interior door only. No external signage.

Vice Chairman Miksic requested questions from the board or the gallery. No questions from the board or the gallery.

Vice Chairman Miksic 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: SPA2020-10** Application of Williamstown Theatre Festival, Inc. for property located at 227 State Road. Special permit requested for a change of use to operate a shop for custom work in a B-1 zone.

Vice Chairman Miksic opened the public hearing to Attorney Don Dubendorf, Katie Schmidt of the Williamstown Theatre Festival Board of Trustees, Charlie LaBatt of Guntlow & Associates, and Dave Moresi of Moresi & Associates. The property is in the B-1 district, the special permit is for a change of use. The parking should not exceed the previous needs. The goal is to use whole building in the future. There will be no exterior changes to the building or signage. All activity will be inside. There are no dimensional nonconformities on this site. This property excludes the former Friendly's site.

Vice Chairman Miksic inquired about a parking agreement between the incoming dispensary going in to the old Friendly's. Mr. Dubendorf stated that they were not currently in a position to make such an agreement and stated that they would not be opposed to one in the future.

Vice Chairman Miksic inquired about whether the current tenants will stay. Attorney Dubendorf confirmed that there are existing leases.

Member Ritland Bond stated that she is thrilled for this project and the only sad part is for the need for a restaurant in the west end.

Member Senecal inquired about exterior lighting. Attorney Dubendorf stated that there was no need to change lighting. The parking demand has been dramatically reduced compared to the previous use.

Member Senecal inquired about hours of operation being 24/7. He expressed concern about the lighting for the people entering late at night. Attorney Dubendorf explained that there are exit lights in place as per building code.

Member Blackmer inquired about a future request to become a tax-exempt property. Attorney Dubendorf stated that they would talk with the mayor about that in the future.

Inspector Meranti inquired about the noise level as there are residents behind the property. Attorney Dubendorf stated that they would be good neighbors and hope that the neighbors become patrons of the festival in the future. They have engaged Hill Engineering to work with them on any sound issues that may come up. Vice Chairman Miksic noted that there are loading docks at the back of the building where sound could be an issue if the doors are open. Attorney Dubendorf stated that they would have to be careful and diligent about those kinds of issues.

Vice Chairman Miksic requested questions from the board or the gallery. No questions from the board or the gallery.

Vice Chairman Miksic 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: SPA2020-11** Application of Samnang Poeuk for property located at 303 State Street. Special permit requested for a change of use to operate a vehicle electronics installation business in a B-1 zone.

Vice Chairman Miksic opened the public hearing to Samnang Poeuk. Mr. Poeuk stated that he would like to turn the space in to a vehicle electronics/window tint shop. He would do electronic repairs as well as after-market installations.

Vice Chairman Miksic requested questions from the board. Member Hanlon inquired about the number of parking spaces versus the number of vehicles that would be parked overnight. Vice Chairman Miksic requested a number of spaces recommended from the board. Member Hanlon recommended fifty percent of the spaces as a maximum number of allowed cars to be parked overnight.

Vice Chairman Miksic clarified that six cars would be the maximum number allowed to be parked overnight.

Vice Chairman Miksic requested questions from the board or the gallery. No questions from the board or the gallery.

Vice Chairman Miksic 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: SPA2020-12** Application of Kimberly A. Oakes for property located at 81 Main Street. Special permit requested for a change of use to operate a hair salon in a CBD zone.

Vice Chairman Miksic opened the public hearing to Kimberly A. Oakes. Ms. Oakes stated that she would like to move from 77 Main Street to 81 Main Street just to downsize the business and save money. All business will remain the same.

Vice Chairman Miksic requested questions from the board or the gallery. No questions from the board or the gallery.

Vice Chairman Miksic 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.

Approval of minutes

- Planning public hearing – February 10, 2020

Vice Chairman Miksic requested a motion to approve the minutes of the Planning public hearing for February 10, 2020. Member Hanlon made a motion to approve the minutes. Member Taft seconded the motion. Members Blackmer, Bond, and Hollins abstained. All in favor. Motion carried.

- Regular meeting – February 10, 2020

Vice Chairman Miksic requested a motion to approve the minutes of the Planning public hearing for February 10, 2020. Member Hanlon made a motion to approve the minutes. Member Taft seconded the motion. Members Blackmer, Bond, and Hollins abstained. All in favor. Motion carried.

New business

- **Case No: SPA2020-08** Application of Community Legal Aid for property located at 33 Main Street. Special permit requested for a change of use for a small existing office in a CBD zone.

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

- **Case No: SPA2020-09** Application of Jennifer Howard for property located at 40 Main Street. Special permit requested for a change of use to operate a dance studio in a CBD zone.

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

- **Case No: SPA2020-10** Application of Williamstown Theatre Festival, Inc. for property located at 227 State Road. Special permit requested for a change of use to operate a shop for custom work in a B-1 zone.

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

- **Case No: SPA2020-11** Application of Samnang Poek for property located at 303 State Street. Special permit requested for a change of use to operate a vehicle electronics installation business in a B-1 zone.

Vice Chairman Miksic requested a motion to approve. Member Hanlon made a motion to approve with the added condition of a maximum of six vehicles parked overnight. Member Blackmer seconded the motion. All in favor. Motion carried.

- **Case No: SPA2020-12** Application of Kimberly A. Oakes for property located at 81 Main Street. Special permit requested for a change of use to operate a hair salon in a CBD zone.

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

Other business

- **Request from Saxton Signs on behalf of TD Bank to update signage for property located at 90 Main Street.**

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

- **Election of officers.**

Vice Chairman Miksic explained that Member Hanlon and Member Taft were tasked as the nominating committee at the last meeting.

Member Hanlon stated that the nominating committee would like to nominate Michael Leary as chair and Brian Miksic as vice chair.

Vice Chairman Miksic requested other nominations or discussion. There were none.

Member Blackmer made a motion to approve the nominations. Member Burdick seconded the motion. All in favor. Motion carried.

Adjournment Motion to adjourn 6:20 p.m.

Respectfully submitted,



Michelle Ells
Planning Board Secretary