



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

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**REGULAR MEETING**

**MINUTES**

**September 14, 2020**

**Call to order** 6:00 p.m.

**Chair statement for virtual public hearing**

Vice Chairman Miksic read the following statement: Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this public hearing of the North Adams Planning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but the public can listen to this meeting while in progress via teleconference. Members of the public attending this meeting virtually will be allowed to make comments if they wish to do so, during the portion of the hearing designated for public comment, by teleconference.

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

**Members absent** Michael Leary

**Others present virtually** 529323, Richard Bernardi, Tammy Daniels – iBerkshires, Joe LaRoche – Vice President of Facilities and Planning, Berkshire Health Systems, William Meranti – Building Inspector, and William Preite

**Public hearings old business**

- **Case No: SPA2020-24** Application of William A. Preite for property located at 401 Curran Highway. Special permit requested for a change of use to operate a sporting goods retail store in a B-2 zone.

Vice Chairman Miksic opened the hearing to William Preite. Vice Chairman Miksic stated that at the last meeting it was requested that the building owner attend the next meeting to give a status update for the plan for the exterior of the building. Mr. Preite stated that he invited the owner and he did not show. Mr. Preite noted that he was supposed to hand papers in for the sign and security. Vice Chairman Miksic confirmed that those papers were received by the board.

Vice Chairman Miksic stated that he would open the hearing to questions from the board but would still like to hear from the building owner on the plan for the exterior of the building.

Member Ritland Bond inquired about the name of the business, stating that the sign rendering and the application have different names. Mr. Preite clarified that the name would be the Sporting Goods Store. The sign will be in white letters on the side of the building.

Member Senecal inquired about the security plan, stating that at the last meeting Mr. Preite noted that he would be putting bars on the windows and Member Senecal requested confirmation that that was still the plan. Mr. Preite stated that he planned to put bars on the doors but he didn't think he needed bars on the windows because the windows are eight to ten feet off of the ground. He stated that he would put bars on the windows if he had to. Member Senecal requested that he put bars on the windows. Mr. Preite noted that there would be security cameras inside and outside. Member Blackmer reiterated the request to have the landlord present to answer questions. She also wanted to follow up with Member Senecal's request, noting that the cameras are great and somewhat of a deterrent but having a picture of someone on their way out the door after they've already done something means the guns are already in someone's hands.

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

Vice Chairman Miksic requested a motion from the board stating that he would still like to hear from the building owner on the plan for the exterior of the building. Member Blackmer made a motion to continue. Member Ritland Bond seconded the motion. All in favor.

Vice Chairman Miksic explained the Mr. Preite that the board would like Mr. Cellana, the building owner, to attend a meeting or submit a detailed plan for the exterior of the building so that it can be added to the record.

### **Public hearings new business**

- **Case No: SPA2020-27** Application of Richard Bernardi for property located at 569 Union Street (Mohawk Trail). Special permit requested for a change of use to operate a used car sales business in a B-1 zone.

Vice Chairman Miksic opened the public hearing to Richard Bernardi. Mr. Bernardi explained that he would like to put five cars there. There would be no need for extra lighting due to the lighting from Cumberland Farms and the street lighting. There would be three additional parking spaces in front of the building. There would be a small sign in the window with Bucky's and his phone number. The sign would be 26 inches by 16 inches. The hours would be Monday through Friday from 12:00 p.m. to 5:00 p.m. Vice Chairman Miksic requested confirmation that the maximum number of cars that will ever be on the property would be eight. Mr. Bernardi confirmed.

Vice Chairman Miksic requested questions from the board. Member Burdick inquired about the parking spaces in front of the building and whether they are parallel to the building or straight in. Mr. Bernardi stated that the parking spaces would be parallel to the building. Member Burdick inquired about whether the parking spaces would be marked. Mr. Bernardi confirmed that they would be marked. Vice Chairman Miksic clarified that the parking would be on the property not on the street. Mr. Bernardi confirmed. Member Ritland Bond reiterated that the spaces need to be marked.

Member Burdick inquired about where the cars that will be for sale will be parked. Mr. Bernardi explained that there will be three cars to the left of the building and two cars to the right of the building. Member Burdick clarified that there will be no more than five cars.

Member Ritland Bond inquired about the parking spaces to the right of the building and whether the cars would be parked on the grass. Mr. Bernardi stated that the cars would be parked on the grass. Member Ritland Bond inquired about having it paved so it would look better. Mr. Bernardi stated that would not be possible and it has been that way for fifty years. Vice Chairman Miksic agreed with Member Ritland Bond and inquired about how many cars would fit if they were not parked on the grass. Mr. Bernardi stated that the number would be the same.

Vice Chairman Miksic inquired about the distance from the street and there was discussion about the size of cars fitting in front of the building.

Vice Chairman Miksic requested questions from the board or gallery. Mr. Meranti inquired about whether the building owner, Dennis Bernardi would continue to use the property for storage. Mr. Bernardi stated that the trailers would be removed and the owner would still be using the building for storage.

Vice Chairman Miksic clarified that a trailer would also be considered a vehicle and the board would be very specific in the conditions of the permit as to how many vehicles would be permitted on the property.

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

- **Case No: SPA2020-28** Application of Berkshire Health Systems for property located at 98 Church Street, suite 2. Special permit requested for a change of use to operate a medical clinic in an S-1 zone.

Vice Chairman Miksic opened the public hearing to Joe LaRoche, Vice President of Facilities and Planning, Berkshire Health Systems. Mr. LaRoche explained that the intent is to do respiratory testing at the site. They would also like to have flu clinics as they ramp up testing for pre-surgical assessments and for any other respiratory testing that is required.

Member Burdick inquired about whether the facility would be by appointment only or by walk up. Mr. LaRoche stated that at this time, it would be by appointment only. The hours of operation are Monday, Tuesday, Friday, Saturday at this time but their hope is to make it available seven days a week by appointment only in the future. There is signage posted with the phone number to call to make an appointment.

Vice Chairman Miksic requested questions from the board or the 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. Member Taft abstained.

### **Approval of minutes**

- Planning public hearing – August 10, 2020

Vice Chairman Miksic requested a motion to approve the minutes of the Planning public hearing for August 10, 2020. Member Burdick made a motion to approve the minutes. Member Hanlon seconded the motion. All in favor. Motion carried.

- Regular meeting – August 10, 2020

Vice Chairman Miksic requested a motion to approve the minutes of the Planning public hearing for August 10, 2020. Member Blackmer made a motion to approve the minutes. Member Hanlon seconded the motion. All in favor. Motion carried.

#### **Old business**

- **Case No: SPA2020-24** Application of William A. Preite for property located at 401 Curran Highway. Special permit requested for a change of use to operate a sporting goods retail store in a B-2 zone.

Vice Chairman Miksic requested a motion to postpone to the next meeting. Member Blackmer made a motion to continue to the next meeting. Member Ritland Bond seconded the motion. All in favor. Motion carried.

#### **New business**

- **Case No: SPA2020-27** Application of Richard Bernardi for property located at 569 Union Street (Mohawk Trail). Special permit requested for a change of use to operate a used car sales business in a B-1 zone.

Vice Chairman Miksic requested a motion to approve with the conditions that there will be no parking on the grass, trailers are counted as vehicles and there is to be no parking on the street. Member Ritland Bond made a motion to approve with the conditions that there will be no parking on the grass, trailers are counted as vehicles and there is to be no parking on the street. Member Taft seconded the motion. All in favor. Motion carried.

- **Case No: SPA2020-28** Application of Berkshire Health Systems for property located at 98 Church Street, suite 2. Special permit requested for a change of use to operate a medical clinic in an S-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. Member Taft abstained.

#### **Other business**

- Request from Taylor North Adams Properties LLC for property located at 465 Curran Highway for signage approval.

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

Member Burdick inquired to Inspector Meranti whether the signs were conforming. Inspector Meranti confirmed.

- Request from North Berkshire School Union Administrative Offices for property located at 26 Union Street for signage approval.

Vice Chairman Miksic requested a motion to accept. Member Blackmer made a motion to accept. Member Ritland Bond seconded the motion. All in favor. Motion carried.

- Compliance

Member Burdick expressed concern about the weeds overtaking the front of TOURISTS. Discussion and decision for members to look at the site and address at the October meeting.

**Adjournment** Motion to adjourn 6:27 p.m.

Respectfully submitted,



Michelle Ells  
Planning Board Secretary