



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

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**REGULAR MEETING**

**MINUTES**

**February 8, 2021**

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

**Chair statement for virtual public hearing**

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

**Members absent**

**Others present virtually** Lisa Adelman, Brendan Bullett, Barbara Canale, Tammy Daniels – iBerkshires, Elaine, Eric Kerns, Ethan Klepetar, Matthew Meranti, William Meranti – Building Inspector, Casey Nothe, Gail Oberst, Anthony Parrinello, Duncan Russell, Jim Sisto, MaryAnne S., and Jennifer Socie

**Public hearings new business**

- **Case No: SPA2021-03** Application of OSJL Spirits, LLC for property located at 830 Curran Highway. Special permit requested for a change of use to operate off premise beer and wine license to be sold in existing retail store in an I-1 zone.

Chairman Leary opened the hearing to Lisa Adelman from OSJL Spirits, LLC. Ms. Adelman explained that they are requesting a change of use to lease space for beer and wine at the OSJL location.

Member Blackmer inquired about the management of the store and where that person lives in proximity to the store. Ms. Adelman explained that the current store manager would continue to manage the beer and wine section and she lives in Adams.

Chairman Leary requested questions 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 Ritland Bond seconded the motion. All in favor. Motion carried.

- **Case No: SPA2021-04** Application of Duncan Russell d/b/a Christo's Famous Pizza for property located at 20 Holden Street. Special permit requested for a change of ownership to operate a restaurant in a CBD zone.

Chairman Leary opened the hearing to Duncan Russell. Mr. Russell explained that he is taking over Christo's Pizza. There will be no changes to the hours, no structural changes to the building and no changes to the menu. The business will continue as is with Mr. Russell as the new owner.

Chairman Leary requested questions 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 Ritland Bond seconded the motion. All in favor. Motion carried.

- **Case No: SPA2021-05** Application of Spencer House, LLC for property located at 91 American Legion Drive. Special permit requested for a change of use to operate recreational retail marijuana sales in a CBD zone.

Chairman Leary stated that due to the city not having a host community agreement with the applicant the board is unable to open the hearing by ordinance and requested a motion to postpone to the next meeting. Member Miksic made a motion to postpone to the next meeting. Member Hanlon seconded the motion. All in favor. Motion carried.

- **Case No: SPA2021-06** Application of NAMB LLC, d/b/a Ramunto's Pizza & Pub for property located at 67 Main Street. Special permit requested for a change of ownership to operate a restaurant and pub in a CBD zone.

Chairman Leary opened the hearing to Brendan Bullett of NAMB LLC. Mr. Bullett explained that the business will continue to operate as is with only a change of ownership. No changes to the building or the hours or the menu.

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

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 – January 11, 2021

Chairman Leary requested a motion to approve the minutes of the Planning public hearing for January 11, 2021. Member Hanlon made a motion to approve the minutes. Member Blackmer seconded the motion. All in favor. Motion carried.

- Regular meeting – January 11, 2021

Chairman Leary requested a motion to approve the minutes of the Planning regular meeting for January 11, 2021. Member Blackmer made a motion to approve the minutes. Member Senecal seconded the motion. All in favor. Motion carried.

### New business

- **Case No: SPA2021-03** Application of OSJL Spirits, LLC for property located at 830 Curran Highway. Special permit requested for a change of use to operate off premise beer and wine license to be sold in existing retail store 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: SPA2021-04** Application of Duncan Russell d/b/a Christo's Famous Pizza for property located at 20 Holden Street. Special permit requested for a change of ownership to operate a restaurant 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: SPA2021-05** Application of Spencer House, LLC for property located at 91 American Legion Drive. Special permit requested for a change of use to operate recreational retail marijuana sales in a CBD zone.

Chairman Leary requested a motion to postpone to the next meeting. Member Blackmer made a motion to postpone to the next meeting. Member Senecal seconded the motion. All in favor. Motion carried.

- **Case No: SPA2021-06** Application of NAMB LLC, d/b/a Ramunto's Pizza & Pub for property located at 67 Main Street. Special permit requested for a change of ownership to operate a restaurant and pub in a CBD zone.

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

### Other business

- Request from Mengs Pan Asian for new corporation name of Mengs Enterprises Corp d/b/a Mengs Pan Asian for property located at 41 Main Street.

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

- Form A – Application for Endorsement of Plan Believed Not to Require Approval (ANR) request from Matthew Meranti for property located at 401 Reservoir Road.

Chairman Leary requested a motion to postpone to the next meeting due to a request submitted by Attorney John DeRosa to allow time to research property lines. Member Blackmer made a motion to postpone to the next meeting. Member Ritland Bond seconded the motion. All in favor. Motion carried.

- Request from Evergreen Strategies LLC d/b/a Clear Sky Cannabis for signage approval for property located at 221 State Road.

Chairman Leary requested a motion to approve. Member Ritland Bond inquired about whether they would be replacing the existing signage from the old structure of Friendly's. Inspector Meranti explained that the proposed signage is all that they would have. There will be one sign near the road. The current temporary signage will come down. Chairman Leary inquired about whether they were asked to take the pole down as part of the original proposal. Inspector Meranti stated that that may be the case.

Chairman Leary requested a motion to approve with the condition that if there is a sign on the lawn from the old Friendly's that it be removed. Member Miksic made a motion to approve. Member Ritland Bond seconded the motion. All in favor. Motion carried.

- Request from Blackinton Partners, LLC to update partner membership for all properties owned by The Beyond Place, LLC, Blackinton Operating, LLC, Blackinton Backwoods, LLC, and Blackinton Mill, LLC.

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

- 2021 Election of Officers.

Chairman Leary requested the proposal from the nominating committee. Member Senecal and Member Ritland Bond nominated Michael Leary as chairman and Brian Miksic as vice-chairman. Chairman Leary requested any other nominations to be put forward. No other nominations were made. Chairman Leary requested a motion to accept the nominating committee's recommendations. Member Blackmer made a motion to accept the nominations. Member Ritland Bond seconded the motion. All in favor. Motion carried.

**Adjournment** Motion to adjourn 6:21 p.m.

Respectfully submitted,



Michelle Ells  
Planning Board Secretary