



CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

REGULAR MEETING

MINUTES

May 10, 2021

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. This meeting is being recorded.

Members present virtually

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

Members absent

Chairman Michael Leary

Others present virtually

Brian, Ben Crespi, Tammy Daniels, Joe Dean, Heather Dudko, Michael Fenton, Marie Harpin, David Moresi, Cathy Moses, Rebecca Polastri, and Ivan Stojakovic

Public hearings old business

- **Case No: SPA2021-16** Application of Blackinton Operating LLC for property located at 1272 and 1288 Massachusetts Avenue. Special permit requested for a change of use to operate a multi-purpose event and gathering space and a new community asset in a B-2 zone.

Vice Chairman Miksic stated that this case was continued from the April meeting, however the City Council has not yet approved the zoning change second reading and requested a motion to continue to the June meeting. Member Hanlon made a motion to continue. Member Burdick seconded the motion. All in favor. Motion carried.

Public hearings new business

- **Case No: SPA2021-20** Application of Candy Mill LLC, d/b/a The Norad Toy & Candy Company for property located at 60 Roberts Drive. Special permit requested for a change of use to operate a retail toy and candy store in an I-1 zone.

Vice Chairman Miksic opened the hearing to David Moresi. Mr. Moresi explained that they are planning to open a nostalgic vintage candy and toy store.

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

- **Case No: SPA2021-21** Application of Cathleen J. Moses for property located at 24 Eagle Street. Special permit requested for a change of use to operate a retail space to sell and teach crafts in a CBD zone.

Vice Chairman Miksic opened the hearing to the Cathleen Moses. Ms. Moses explained that she is a crafter that makes cards and would like to sell them in the current space she has been using as a studio. She knits and scrapbooks and would like to sell her items and pages. She would also like to hold very small classes.

Member Ritland Bond inquired about the hours of the business. Ms. Moses explained that she would probably just be there on the weekends. Member Burdick inquired about whether she should set some hours so that she doesn't have to go back to the board. Vice Chairman Miksic agreed and encouraged a broad range. Ms. Moses agreed that they could set the hours for 8:00 a.m. to 7:00 p.m. daily and she would not have to be open during all of those times.

Vice Chairman Miksic requested questions 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 Senecal seconded the motion. All in favor. Motion carried.

- **Case No: SPA2021-22** Application of 196 Marine LLC for property located at 976 Notch Road. Special permit requested for a change of ownership to operate an outdoor recreation resort in an R-3 zone.

Vice Chairman Miksic opened the hearing to Ben Crespi. Mr. Crespi explained that they intend to operate the project as outlined in the permit. They understand the permit and the conditions intimately well. They intend to operate a 48-unit glamping operation as noted in the permit. They might have some modifications where the buildings are located but they will come back to the board for those in the future. He has had numerous meetings with the neighbors. He understands the history intimately well. He stated that if they were to come back to the board for changes, he feels that he would have suggestions that would appease the neighborhood. It is Mr. Crespi's understanding that permit expirations were put on hold by the governor due to the pandemic and would like to have the permit extended for a year but also noted that he didn't know if it was discussion forum or a public hearing. Vice Chairman Miksic confirmed that it was a public hearing.

Vice Chairman Miksic explained that the board would be issuing a new permit under a change of ownership/change of use. Vice Chairman Miksic confirmed that they would be adhering to all of the conditions that were issued in the original permit. Mr. Crespi agreed.

Member Hanlon stated that when the original permit was issued, the owner planned to live on site and be immediately responsive to neighbor complaints and inquired about the plan for the new ownership. Mr. Crespi explained that if it is not himself, it would be the general manager. Member Hanlon inquired if the person would be local. Mr. Crespi confirmed that they would be living on site full time.

Vice Chairman Miksic confirmed that this would operate just like any other hospitality business, there would be a professional staff that would oversee the sites instead of rooms. Mr. Crespi confirmed that there would be department managers; front desk manager, housekeeping manager, maintenance manager, an overnight agent, etc., so it will be staffed 24/7.

Member Blackmer clarified that North Adams is a city.

Member Hanlon requested clarification that the conditions that were originally issued in the original permit would carry over to this permit. Vice Chairman Miksic confirmed that this permit would mirror those conditions. Mr. Crespi confirmed and agreed that the originally issued conditions would transfer with the change of ownership.

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

- **Case No: SPA2021-23** Application of Groundart LLC (Ivan and Sanja Stojakovic) for property located at 1 Canal Street. Special permit requested for a change of use to operate art studios and fabrication in an I-1 zone.

Vice Chairman Miksic opened the hearing to Ivan Stojakovic. Mr. Stojakovic explained that they purchased the old NAPA Auto Parts store and they are converting it to artists' shops and suites.

Vice Chairman Miksic requested questions from the board. Member Senecal inquired about how many studios would be located there. Mr. Stojakovic explained that they have four completed studios at this time and will probably have another four when they are done but it will depend on the needs as they arise as each space is customized. Member Senecal inquired about whether the artists would live on site. Mr. and Mrs. Stojakovic explained that the spaces are works space only. No one will be living on site.

Member Ritland Bond expressed gratitude over the bicycle parking and overall parking and inquired about signage or outdoor lighting for the space. Mr. Stojakovic explained that the first signage will be to regulate the parking. Beyond that, they would just identify Groundart but have not designed a sign at this time. Vice Chairman Miksic explained that once the signage is designed, they would need approval by the board and they should submit renderings.

Member Blackmer inquired about the narrative description of a live/work space and requested further clarification that no one will be living there. Mr. Stojakovic explained that they paid the architect for the planning of designing the living space and were planning to do so but after the design plan, they decided to go in another direction.

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 Ritland Bond seconded the motion. All in favor. Motion carried.

Approval of minutes

- Planning public hearing – April 12, 2021

Vice Chairman Miksic requested a motion to approve the minutes of the Planning public hearing for April 12, 2021. Member Blackmer made a motion to approve the minutes. Member Hanlon seconded the motion. All in favor. Motion carried.

- Regular meeting – April 12, 2021

Vice Chairman Miksic requested a motion to approve the minutes of the Planning regular meeting for April 12, 2021. Member Hanlon made a motion to approve the minutes. Member Ritland Bond seconded the motion. All in favor. Motion carried.

- Planning and City Council joint public hearing – April 12, 2021

Vice Chairman Miksic requested a motion to approve the minutes of the Planning and City Council joint public hearing for April 12, 2021. Member Hanlon made a motion to approve the minutes. Member Senecal seconded the motion. All in favor. Motion carried.

Old business

- **Case No: SPA2021-16** Application of Blackinton Operating LLC for property located at 1272 and 1288 Massachusetts Avenue. Special permit requested for a change of use to operate a multi-purpose event and gathering space and a new community asset in a B-2 zone.

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

New business

- **Case No: SPA2021-20** Application of Candy Mill LLC, d/b/a The Norad Toy & Candy Company for property located at 60 Roberts Drive. Special permit requested for a change of use to operate a retail toy and candy store in an I-1 zone.

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

- **Case No: SPA2021-21** Application of Cathleen J. Moses for property located at 24 Eagle Street. Special permit requested for a change of use to operate a retail space to sell and teach crafts 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: SPA2021-22** Application of 196 Marine LLC for property located at 976 Notch Road. Special permit requested for a change of ownership to operate an outdoor recreation resort in an R-3 zone.

Vice Chairman Miksic requested a motion approve with the condition that all of the conditions of the previous special permit are attached to it. Member Hanlon made a motion to approve. Member Senecal seconded the motion. All in favor. Motion carried.

- **Case No: SPA2021-23** Application of Groundart LLC (Ivan and Sanja Stojakovic) for property located at 1 Canal Street. Special permit requested for a change of use to operate art studios and fabrication in an I-1 zone.

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

Other business

- Request from Hazel Wood Hopkins Sign Permit Consultants on behalf of Citizens to update signage for property located at 876 State Road.

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

- Request from Spectrum Health Systems, Inc. (Spectrum) for update on change of building ownership for property located at 1274 Curran Highway.

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

- Request from Joe Dean for signage update for property located at 175 Hodges Cross Road.

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.

Mr. Dean inquired about installing a chain link fence. The board felt they did not need to approve a fence installation.

Adjournment Motion to adjourn 6:30 p.m.

Respectfully submitted,



Michelle Ells
Planning Board Secretary