



CITY OF NORTH ADAMS, MASSACHUSETTS

Redevelopment Authority

REGULAR MEETING

MINUTES

September 9, 2019

Members present: Chairman Paul Hopkins, Kyle Hanlon, and Michael Leary

Members absent: David Bond

Others present: William Meranti, Building Inspector, and Zac Feury, Project Coordinator

Call to order: 5:30 pm

Public hearings new business:

- Review request from Attorney F. Sydney Smithers on behalf of North Adams Movieplex 8 for Additional Use – Sale of beer and wine to be consumed on the premises at 80 Rear Main Street.

Chairman Hopkins opened the meeting to Attorney Smithers. Attorney Smithers explained that he represents Steeplecity Cinemas, LLC that runs the Movieplex. They are requesting permission to sell beer and wine during the hours that movies are shown for consumption on the premises. This is an additional use that they feel will assist in keeping them competitive with other movie locations in the area. They will still need to go before the License Commission for their approval but they are asking for permission from the Redevelopment Authority first.

Member Leary inquired about how it will be served. Attorney Smithers explained that everyone will need to be tip trained. It will be served in disposable cups, not in bottles. Trash will be collected on site as with the rest of the movie theater trash.

Chairman Hopkins inquired about the competition between other theaters in the area. Attorney Smithers stated that other area establishments are already serving, such as Pittsfield and Great Barrington.

Chairman Hopkins inquired about any concerns from Inspector Meranti. Inspector Meranti stated the he did not have any concerns from his perspective; they would need approval from the License Commission.

Chairman Hopkins requested questions or comments from the gallery. Councilor Wilkinson inquired about how much a beer would be. Attorney Smithers confirmed with the assistant manager, Amy Smith, that they have not set prices yet. Chairman Hopkins clarified with Ms. Smith that they are confident in their ability to manage consumption and use. Ms. Smith confirmed that they have a POS system in place that scans licenses and they don't anticipate a large amount of consumption during one movie.

Chairman Hopkins requested a motion to approve contingent upon approval from the License Commission. Member Leary made the motion to approve. Member Hanlon seconded the motion. All in favor. Motion carried.

- Review request from Jacqueline Tessier to open Chasing Dreams Dance Center, LLC at 145 State Street.

Chairman Hopkins opened the hearing to applicant Jacqueline Tessier. Ms. Tessier stated that the previous tenant also had a dance studio in the same location; she would like to move her studio in to the same space.

Chairman Hopkins inquired about her signage design. Ms. Tessier stated that she would keep the design the same as is already there. There is lettering in the window as well as a hanging sign. Chairman Hopkins clarified that the signs would be kept to the same sizes. Ms. Tessier confirmed they would stay the same sizes. Chairman Hopkins requested comments from the gallery and the building inspector. No comments.

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

- Discussion of Zoning Update project with the Office of Community Development.

Chairman Hopkins opened the meeting to Zac Feury to answer a couple of questions. As the Redevelopment Authority phases out, the authority over UR-1 would no longer reside with this board. Mr. Feury explained that the proposed zoning change would take the existing CB-1, CB-2 and UR-1 districts and incorporate them together into a central business district. It would place the land use controls of the central business district with the Planning Board. Currently, the Planning Board has land use control over the CB-1 and CB-2 districts and the Redevelopment Authority has land use control over the UR-1 district. This would create a consistent approach to land use regulation and clarifies the permitting and regulations. Currently, in the zoning ordinance, the UR-1 is not shown in appendices A and B, the schedule of uses and the schedule of dimensional regulations. This would consolidate and delineate in the appendices what the allowed uses are, what the special permit granting authority is, if required, as well as what the dimensional requirements would be within that district.

Chairman Hopkins requested questions from the board. No questions.

Chairman Hopkins stated that he asked Mr. Feury to provide suggestive language to ensure accuracy.

Chairman Hopkins requested questions from the gallery. Councilor Wilkinson stated that all of his questions have been previously been answered.

Chairman Hopkins stated that this will align everyone's ducks in a row to work as it is intended.

Member Leary made a motion to endorse the proposed zoning map and amendment to strike section 8.1 of the North Adams Zoning Ordinance, thereby consolidating the existing UR-1 zoning district into the proposed central business district and transferring jurisdiction over the existing UR-1 from the North Adams Redevelopment Authority to the appropriate city board. Member Hanlon seconded the motion. All in favor. Motion carried.

Adjournment: Member Hopkins requested a motion to adjourn. Member Hanlon made a motion to adjourn. Member Leary seconded the motion. Meeting adjourned at 5:39 pm.

Respectfully submitted,



Michelle ELLS
Redevelopment Authority Secretary