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**ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, December 18th, 2023**

MEMBERS PRESENT: Chairman David Rhinemiller, Vice Chairman Michael Mach, and Members Michelle Picard, David Krzeminski and Sandra Moderski.

OTHERS PRESENT: Kevin Rayner, Town Planner; Kyomi Belanger, Recording Secretary, Brian Koczela, Representative of BEK Associates for Martha Stohlmann, Edward Carman, Lawyer for Martha Stohlmann, William Martin, Attorney for Dream Green Recycling of the Berkshires, Kyle Danforth, Applicant, Dream Green Recycling of the Berkshires, Patrick Kennedy, Applicant, Dream Green Recycling of the Berkshires, Cole Wostkowski, Applicant, Dream Green Recycling of the Berkshires, Albert Woitkowski, Applicant, Dream Green Recycling of the Berkshires, Riad Maher, Building Owner of Dream Recycling of the Berkshires

OTHERS ATTENDING VIA ZOOM: None

CALL TO ORDER: Chairman Rhinemiller called the meeting to order at 7:00 P.M.

Case #23-5 Application of Martha Stohlmann for subdivision approval (Definitive Plan) pursuant to the "Town of Adams Rules and Regulations Governing the Subdivision of Land" for property located at 30 Country Road, Adams (Map 233, Parcel 0001). The request is to allow the subdivision of a 1-acre lot containing an existing single-family residence from a larger +/- 295 acre property in an R-1/R-2 Zoning District. No new home construction is proposed.

Brian Koczela, representative of BEK Associates and Edward Carman, Lawyer on behalf of Martha Stohlmann gave an overview of the proposed project which involved subdivision of a 1-acre lot containing an existing single-family residence.

Chairman Rhinemiller said Fire Department has issued that they would like to see the 20-foot driveway end in either a T or cul-de-sac so that emergency vehicles can turn around. Mr. Carman said that this wouldn't change anything on the ground, that it isn't practical in the context with this transaction, and that the Applicant / people who live there now can't pay for it.

Chairman Rhinemiller said that he understands that with the addition of making this into a road it makes the rest of Stohlmann's property accessible to the further subdivided. Mr. Carman assured that no additional subdivision would be done without bringing the physical right-of-way and cul-de-sac up to those standards.

Vice Chairman Mach asked how fire trucks can get in the property now. Mr. Carman responded that fire trucks can drive in as it is 12 feet wide. Mr. Koczela added Fire Chief came in and looked at the property and confirmed that fire trucks could get in. but that there was no place to turn around, and that Applicant has a big barnyard at the house.

Mr. Koczela said that the Fire Chief was concerned that somebody may put a gate across it. Mr. Koczela stated that Applicant wants to maintain the status quo. Member Krzeminski asked if there is a gate now. Mr. Koczela answered that there is no gate over the driveway.

Member Moderski asked where it showed the T. Mr. Koczela answered that it doesn't, and that the T was an alternative suggestion of the Fire Chief.

Vice chairman Mach started a motion to approve the subdivision. Member Picard seconded the motion. Motion passed, vote unanimous.

Case #23-6 Application of Dream Green Recycling of the Berkshires for "Site Plan Approval" under §125-19 of the Adams Zoning Bylaw for property located at 15 Print Works Drive (Map 107, Parcel 89). The request is to allow for operation of a mattress recycling facility (light manufacturing) in the IP Zoning District.

William Martin representative of Martin Law Offices and Applicant, Kyle Danforth gave an overview of the proposed project which involves operation of a mattress recycling facility.

Member Krzeminski asked about the operating hours. Mr. Danforth said that his team would be working normal business hours inside the building.

Member Krzeminski asked about the hours of trucks come in and out. Mr. Danforth responded that it would be between 9AM and 4PM, normal business hours.

Vice chairman Mach asked how many people would be employed. Mr. Danforth answered that right now there are three members until they improve the concept of their business.

Member Krzeminski asked if there would be any place for local people to bring their mattresses. Mr. Danforth responded they will work with the different towns to have containers at, for example, the North Adams Transfer Station, and at Richmond and Pittsfield facilities. Mr. Danforth said that currently there are no local places for people to bring mattresses, the closest being two to three hours away. Mr. Danforth further stated that in the future, based on need and if approved, they could do a mattress drop-off at the business site.

Vice chairman Mach asked what is inside the mattress beside the springs. Mr. Danforth replied that there is memory foam, polypropylene, and cotton. Mr. Kennedy added that there can be many different types of materials. Vice chairman Mach asked if any of the materials are dangerous. Mr. Kennedy said no.

Member Krzeminski asked if they would be using any machines to grind up the materials. Mr. Danforth answered that as of right now, they are planning to use balers to consolidate materials before shipping them out. Mr. Danforth added that they may add electric shredder to grind up memory foam.

Member Krzeminski asked if the grinders will have exhaust fumes. Mr. Danforth responded that there will be no exhausting fumes because all machines will be electric driven. Building owner, Riad Maher, assured that they had a laboratory at the site for 22 years, and that above the drop ceiling is ductwork that can be tapped into for any exhausting needs.

Chairman Rhinemiller asked how applicants will handle pest control. Mr. Kennedy said that bed bugs die off naturally within two weeks without a host, and that they will fumigate the mattresses as necessary. Mr. Danforth said that if a mattress is soiled or has bed bugs it can be disposed of at a transfer station / landfill.

Chairman Rhinemiller asked if the Applicants were going to cater to mattress stores. Mr. Danforth answered that initially their biggest clients will be mattress distributors / resellers, however he added that eventually they will start focusing more on working with towns, landlords and individual persons.

Chairman Rhinemiller asked about physical changes. Mr. Martin replied that they are not planning to change the exterior, only putting dumpsters on the site.

Chairman Rhinemiller asked how much trash will be generated. Mr. Danforth responded that there may be soiled mattress toppers and things of that nature that must be thrown out, but that their goal is to minimize waste.

Member Picard asked if they would be taking air conditioners. Mr. Danforth said that they may serve as a drop-off location before forwarding them to another recycler near Worcester.

Chairman Rhinemiller asked if everything will be contained within the building. Mr. Danforth answered that everything will be contained in the building except one dumpster and one or two empty mattress containers, and that Applicant won't be using containers for storage outside.

Chairman Rhinemiller asked about the need for additional lighting. Mr. Danforth said that they are not planning to put any additional lighting.

Member Krzeminski asked about security cameras on the site. Mr. Maher replied that there is no security camera, but the building is completely secured, and they have window and door sensors as well as motion detectors.

Town Planner Rayner asked about the traffic flow on the property and signage for directing traffic. Mr. Danforth answered that there is a delivery route down the cul-de-sac to the unloading area, and that signage can be added if necessary.

Town Planner Rayner asked how the Applicants would unload mattresses. Mr. Danforth answered that they are unloading by hand now, but they may utilize forklifts in the future to make things more efficient.

Town Planner Rayner asked about the possibility of hazards such as long loud noises and dust. Mr. Danforth responded no, and that it's all going to be contained within the building.

Member Krzeminski asked about sprinklers. Mr. Danforth responded that there are sprinklers in the building.

Member Moderski asked about receiving tax relief from the town. Mr. Danforth answered that they will apply if there is any kind of tax incentive in the town.

Member Moderski asked what applicant's relationship or incentive is with the State. Mr. Danforth said that directors for recycling at the State are very supportive and will continue to give them advice about how to operate within the State.

Mr. Martin asked about adding the record owner's name in the decision as well as the operator. Chairman Rhinemiller accepted to put Shaker Mountain Properties LLC as a record owner, Dream Green Recycling of the Berkshires as an operator in the motion.

*Vice chairman Mach started a motion to approve the operation of mattress recycling facility. Member Moderski seconded the motion. **Motion passed, vote unanimous.***

APPROVAL OF MINUTES: The Board needs to approve the minutes from the meeting on October 2nd, 2023.

*Member Krzeminski started a motion to approve the minutes from the meeting on October 2nd, 2023. Vice chairman Mach seconded the motion. **Motion passed, vote unanimous.***

Board Reorganization/ Election of Officers:

*Member Moderski started a motion to keep David Rhinemiller as a Chairman. Member Picard seconded the motion. **Motion passed, vote unanimous.***

*Member Moderski started a motion to keep Michael Mach as a Vice Chairman. Member Krzeminski seconded the motion. **Motion passed, vote unanimous.***

The date for next meetings were set for 1/22/2024, 2/26/2024 and 3/25/2024 at 6:30P.M.

Making regulations and policies for Airbnb in Adams was discussed.

ADJOURN:

*Chairman Rhinemiller made a motion to adjourn, seconded by Member Moderski. **Motion passed, vote unanimous.***

The meeting was adjourned at 8:04PM.

Respectfully Submitted,

Kyomi Belanger

Kyomi Belanger, Recording Secretary

Date: 2/27/2024