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**ADAMS ZONING BOARD OF APPEALS
MEETING MINUTES**

TUESDAY, MARCH 28, 2023

MEMBERS PRESENT: Vice Chairman Glen Diehl and members, Thomas Whalen, Raymond Gargan, and Aaron Girgenti

MEMBERS ABSENT: Members Nat Karns and David Rhinemiller

OTHERS PRESENT: Isaiah Moore, Recording Secretary; Eammon Coughlin, Town Staff; José Duran, Alvin Ouellet, Deborah Nowicki, Craig Corrigan, Robert Patterson, John Cowie, Residents

CALL TO ORDER: Vice Chair Glen Diehl called the meeting to order at 6:00 P.M.

APPROVAL OF MINUTES: approval of the minutes from the February 21st 2023 meeting.

Chair Diehl provided some minor corrections to spelling mistakes.

A motion made by member Girgenti, seconded by member Gargan, to approve the minutes of February 21st 2023 as amended. Motion passed, vote was 3-0-1 with Member Whalen abstaining.

Case #-23-01 Continuation of application of Cumberland Farms, Inc. for the property located at 95 Commercial Street (Map 119, Parcel 272) requesting a Variance under §125-15(A)(2), (B)(1) and (2), (F)(2), and (F)(4)(c) of the Adams Zoning Bylaw allow additional commercial signage in a B-2 Zoning District.

Chair Diehl read aloud that the representatives of the applicant wished to withdraw their application.

A motion was made by member Gargan, seconded by member Girgenti, to accept the withdrawal of the application of Cumberland Farms, Inc. for the property located at 95 Commercial Street (Map 119, Parcel 272) requesting a Variance under §125-15(A)(2), (B)(1) and (2), (F)(2), and (F)(4)(c) of the Adams Zoning Bylaw allow additional commercial signage in a B-2 Zoning District without prejudice. Motion passed, vote unanimous.

Case #23-02 Application of Jacob Schutz for property located at 33 East Street (Map 116 Parcel 6) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to allow the raising of livestock (chickens) in an R-3 Zoning District.

Chair Diehl explained that since the board was not at a full body it would be harder for the applicants to get their applications approved, and that he wanted to give the applicants a fair chance with a full board so he recommended voting to continue the new applications.

A motion made by member Girgenti, seconded by member Gargan, to continue the application of Jacob Schutz for property located at 33 East Street (Map 116 Parcel 6) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to allow the raising of livestock (chickens) in an R-3 Zoning District to the April 11th meeting at 6pm. Motion passed, vote unanimous.

Case #23-05 Application of Christina Lane for property located at 16 Leonard Street (Map 122 Parcel 45) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to allow the raising of livestock (chickens) in an R-3 Zoning District.

A motion made by member Girgenti, seconded by member Whalen, to continue the application of Christina Lane for property located at 16 Leonard Street (Map 122 Parcel 45) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to allow the raising of livestock (chickens) in an R-3 Zoning District to the April 11th meeting at 6pm. Motion passed, vote unanimous.

Case #23-04 Application of Taylor Harding for the property located at 9 Hoosac Street (Map 112, Parcel 48) requesting a Variance from §125 Attachment A of the Adams Zoning Bylaw allow a one family detached dwelling in a B-2 Zoning District.

A motion made by member Girgenti seconded by member Gargan, to continue the application of Taylor Harding for the property located at 9 Hoosac Street (Map 112, Parcel 48) requesting a Variance from §125 Attachment A of the Adams Zoning Bylaw allow a one family detached dwelling in a B-2 Zoning District to the April 11th meeting at 6pm. Motion passed, vote unanimous.

Case #23-03 Application of Robert Hinton, on behalf of Hinton's Berkshire Homes LLC, for property located at 20 East Street (Map 116 Parcels 268 & 269) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to convert an existing structure into apartments in an R-4 Zoning District.

A motion made by member Girgenti, seconded by member Whalen, to continue the application of Robert Hinton, on behalf of Hinton's Berkshire Homes LLC, for property located at 20 East Street (Map 116 Parcels 268 & 269) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to convert an existing structure into apartments in an R-4 Zoning District to the April 11th meeting at 6pm. Motion passed, vote unanimous.

OLD BUSINESS:

-Discussion of Zoning Bylaw and ZBA policies and procedures

The board introduced Member Whalen. They thanked him for joining the board and gave him some tips on how the process of the meeting works.

NEW BUSINESS:

MAIL REVIEW:

ADJOURN:

***A motion by member Whalen, seconded by member Girgenti, to adjourn at 6:16pm. Motion passed.
Vote unanimous.***

Respectfully Submitted,

Isaiah Moore, Recording Secretary

Date