

**APPROVED**

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**ADAMS ZONING BOARD OF APPEALS  
MEETING MINUTES**

**TUESDAY, February 20, 2024**

**MEMBERS PRESENT:** Chairman David Rhinemiller, and Members Raymond Gargan, and Glen Diehl and Thomas Whalen.

**MEMBERS ABSENT:** Members Nat Karns and Aaron Girgenti

**OTHERS PRESENT:** Eammon Coughlin, Town of Adams, Kyomi Belanger, Recording Secretary, Abutters to Pleasant Street

**CALL TO ORDER:** Chairman David Rhinemiller called the meeting to order at 6:00 P.M.

**Case # 24-1 the Application of Pleasant St Holdings, LLC for the property located at 4 Pleasant Street (Map 115, Parcel 18) requesting a Special Permit under §125-4 of the Adams Zoning Bylaw to operate a seasonal retail kiosk in the B-2 Zoning District.**

Kyomi Belanger read the agenda items aloud.

Mr. Coughlin gave an overview of the proposed project of operating a seasonal retail kiosk behind the property known as The Trail. Mr. Coughlin explained that the applicant Yina Moore has asked to continue her case in March, because Ms. Moore is concerned that only four members of the board are present tonight, and that Ms. Moore needs to get DCR's permission for modification of the fence that runs behind the property.

Chairman Rhinemiller asked if this case should be a special permit or a variance because there is nothing in the intensity of use for operating a seasonal retail kiosk. Mr. Coughlin explained that the Town gave a special permit to The Poseidon Coffee Kiosk located at the Visitor Center, and the Town wants to replicate the same process.

The Board reached the conclusion that this case should continue as a special permit with a documentation of the fence.

*Member Whalen made a motion to continue the application until Tuesday, March 12<sup>th</sup>, at 6:00P.M.  
The motion was seconded by Member Gargan.  
Vote unanimous. Motion passed.*

**OLD BUSINESS/NEW BUSINESS**

**- Discussion of Town Bylaws/Zoning Enforcement Issues**

- O'Geary's / U-Haul
- Grove St / Mayflower Signage

Mr. Coughlin shared the status of O'Geary's / U-Haul business. The Town informed O'Geary's to go through the site plan approval and requested them to submit a drawing of their property. However, O'Geary's told the Town that they were pulling out of the U-Haul business.

Mr. Coughlin shared the status of Grove St. / Mayflower Signage. The Town previously told Greylock Storage that they would need a variance for their new signage, because it would exceed the square footage allowed. However, Greylock Storage went ahead and replaced their signage without the variance.

Chairman Rhinemiller stated that Zoning Board of Appeals needs to send a letter to the Greylock Storage to get a variance or remove the signage.

*Member Whalen made a motion to approve sending an official letter from Zoning Board of Appeals to Greylock Storage to inform them to get a variance.*

*The motion was seconded by Member Gargan.*

*Vote Unanimous. Motion passed.*

### **APPROVAL OF MINUTES: Approval of minutes from the September 26<sup>th</sup>, 2023 meeting**

Member Gargan pointed out that he objected to the wording stated in Condition 6, "within six (6) months of the issuance of this permit, the operator shall submit to the Zoning Enforcement Officer a set of internal policies and procedures for the operation of the business" in the minutes. Member Gargan mentioned that the board had a discussion that it should be a set of policies and procedures of a single page with a couple paragraphs about how the applicant would handle barking dogs, and this was not what the board agreed. Mr. Coughlin stated that the Community Development Department would check the recording and see what they could determine from the recording.

Member Diehl pointed out a spelling error in the last paragraph on page 3. This part should be "the Town is working" instead of "the Town ids working."

*No motion was made, and the draft minutes would be discussed in the next meeting on March 12<sup>th</sup>, at 6:00 P.M.*

Mr. Coughlin mentioned that the administrative appeal application regarding the property located at 128 East Road would be discussed in the next meeting, and the application would be shared prior to the meeting.

Mr. Diehl asked Mr. Coughlin about current events happening in the town. Mr. Coughlin updated the board members about the new hire of Executive Director of Greylock Glen Outdoor Center and Program Manager of Community Development Department, the status of Greylock Glen Outdoor Center Project, schedule of the next Planning Board meeting and the status of the Coal & Grain Park Project.

**REVIEW MAIL:** *No mail came in to review.*

**ADJOURN:** *Member Gargan made a motion to adjourn. Member Whalen seconded the motion. Meeting adjourned at 6:47 P.M.*