**APPROVED**

**ADAMS PLANNING BOARD**

**MEETING MINUTES**

**MONDAY, NOVEMBER 26, 2018**

**MEMBERS PRESENT:** Chairman David Rhinemiller, Vice-Chairman David Krzeminski and Members, Barbara Ziemba and Lisa Gazaille

**OTHERS PRESENT:** Owen Speulstra; Attorney Michael A. Fenton; Jay LaTorre; Doug Roberts and Recording Secretary, Pam Gerry

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

**Application of Pittsfield Cellular Telephone Company d/b/a Verizon Wireless for property owned by Berkshire Mill Associates Limited Partnership at 1 Berkshire Square, requesting a Special Permit under §125-20 “Personal wireless service facilities,” of the Adams Zoning Bylaw for the installation of wireless telecommunication antennas and related equipment.**

Chairman Rhinemiller invited the applicant to approach the members with their Special Permit request.

Attorney Fenton representing Pittsfield Cellular addressed the board members. He introduced his team, Jay LaTorre, radio frequency engineer and Doug Roberts, architect. He began by stating that the site at 1 Berkshire Square had an existing smokestack in the B-2 Zoning District. He explained to the members that they intended to collocate six antennas to match the building’s façade. He let them know that they were approved by the Adams Conservation Commission stating that there would be no adverse impacts with the installation from their review. He stated that within the plans they could review these approvals, further noting that they worked closely with Building Commissioner Torrico to provide this updated information. He let the members know that within their application they had submitted a certificate of insurance and removal cost estimates which he added that they were prepared to post a bond when they receive more information regarding the future cost of their project.

Mr. LaTorre submitted letters of support from Adams Fire Chief John Pansecchi and Adams Police Chief, Richard Tarsa to the members for their review.

Mr. LaTorre addressed the members stating that he was the design engineer for the Western MA region representing Verizon Wireless. He stated to them that the applicant planned to keep up with the growth of demand for Verizon’s 4G LTE voice and data services. Mr. LaTorre explained to the board that the existing smokestack would “provide a much more reliable level of signal strength and a greater amount of service capacity in and around the center of Adams, as well as ingress and egress to the neighboring towns.” He asked the board members to review their applications of their coverage maps. Mr. LaTorre explained to them that on the first map which was included on Tab 9, that the green areas signified where Verizon would provide their customers with reliable service including voice calls and data sessions. He further noted that on the map they could view one area in the town of Adams that included an existing monopole tower pointing up towards Rt. 8 which covered the downtown region, as well as the hilly regions. Mr. LaTorre commented that most of the cell coverage the town received came from their site located in Florida, MA. Mr. LaTorre told them that this proposed project would offer the town “more dedicated and localized service locations for customers in and around Adams.” As he reviewed the third map with members, he explained that the darker green color on the map would depict the proposed facility at Berkshire Square. He let them know that the new antennas would provide triple the coverage to residents and businesses. Mr. LaTorre stated that the proposed facility in the center of town would provide more reliable service in the populated areas. Lastly, he pointed out that the map showed high speed data service and emphasized the demand by residents and businesses. In closing, he told the members that there was a more reliable dependence on wireless communication in the United States for personal, business and safety purposes.

Doug Roberts, architect and senior project technician introduced himself to the members. He began by stating that the existing building and smokestack depicted on the maps were proposed to have six antennas running on the messenger cables above the parking lot to avoid a visual obstruction. He told them that they would be using the existing electrical system from the commercial building. He emphasized to the members that the smokestack had been deteriorating through the years and they planned to make some repairs to the structure. Mr. Roberts stated to the board members that he would be happy to answer any questions they may have regarding the proposed project.

Vice-Chairman Krzeminski asked Mr. Roberts how wide the cable tray would be that traveled up towards the smokestack. Mr. Roberts stated that it would be a foot wide made of metal and placed on the exterior. Mr. Krzeminski asked him what safety measures would be taken to protect any falling debris from the smokestack. Mr. Roberts stated that the smokestack would have special inspections performed involving a licensed contractor. He emphasized to them that the repairs made to the smokestack by Verizon would be an improvement to the site. In addition, Mr. Krzeminski was curious to know how the applicant planned to maintain and protect the historic value of the project for the town. In response to his inquiry, Mr. LaTorre addressed him stating that using the current infrastructure would be more resourceful. He continued to note that by camouflaging, it would allow the antennas that would be painted to match the existing brick building.

Member Ziemba asked if there would be noise generated from the condensers. Mr. Roberts stated that the noise would be similar to that of an air conditioner unit in a residential home or apartment unit.

Chairman Rhinemiller wanted to know if the wattage of the radios used would be 250 to 400 watts per unit according to their plans. Mr. LaTorre stated to him that this was reflecting “how much power you can put into them without the signal being warped.” Discussion regarding electrical power was discussed further.

Chairman Rhinemiller asked the board members if there were any further questions for the applicant.

Vice-Chairman Krzeminski stated that he was concerned with the historical value of the building. Chairman Rhinemiller stated that the board members would be interested in receiving feedback from Eugene Michalenko, of the Adams Historical Society regarding their concerns with the proposed plans to the smokestack.

Mr. LaTorre took a moment to ask the members if the existing cell tower on Spring Road in Adams was correctly depicted on his cell phone so he could locate the structure. He explained to them that the cell tower they mentioned to him earlier in the meeting was quiet a distance from the town which could inhibit residents’ coverage and the ability to provide multiple antennas could be difficult from a remote area. He stated that Verizon was interested in having a facility that would be in the center of town to “push their capacity in multiple directions.”

Attorney Fenton wanted the board members to know that they completed a Section 106 desktop review to determine historic resources on the site. He stated that they are required to seek approval with the MA State Historic Preservation Office prior to the submission of their application. Attorney Fenton told them that they would accept a condition set on the application for further historic approval from the Town of Adams if necessary. Mr. LaTorre stated that Verizon was a federal licensee and they were required to meet state and or federal requirements regarding impacts on the environment.

A motion made by Member Ziemba, seconded by Member Gazaille to approve the application of Pittsfield Cellular Telephone Company d/b/a Verizon Wireless for property owned by Berkshire Mill Associates Limited Partnership at 1 Berkshire Square, requesting a Special Permit under §125-20 “Personal wireless service facilities,” of the Adams Zoning Bylaw for the installation of wireless telecommunication antennas and related equipment with the following condition:

* **Pending the applicant’s results of the federal, state and local Historical Commission’s review.**

Chairman Rhinemiller and Members Ziemba and Gazaille voted three (3) in favor. Vice-Chairman Krzeminski voted one (1) not in favor.

**Application of McDonald’s USA, LLC for “Site Plan Approval” under §125-19 of the Adams Zoning Bylaw for property located at 12 Commercial Street. The request is for exterior alterations of the McDonald’s restaurant building along with minor site work to provide ADA Compliant parking, access aisles, and travel paths with new building signs and digital menu boards in a B-2 Zoning District.**

Chairman Rhinemiller invited the applicant to address the board members. Owen Speulstra from Bohler Engineering displayed the plans for McDonald’s proposed improvements to their site. He stated to them that they planned to perform interior and exterior alternations. He stated that they would regrade the existing parking lot and replace ADA parking spaces, signs and concrete sidewalks. He continued stating that the drive-thru menu and pre-browse boards, as well as the canopy would be updated to match the buildings new architecture. Mr. Speulstra stated that the building would have a “sleeker and more sophisticated look.” He told them that they proposed to add some new signage, as well. He said everything would “look brand new from the customer’s standpoint.”

Chairman Rhinemiller asked if there were any grade changes to the parking lot. Mr. Speulstra stated that only minor changes would be made.

Chairman Rhinemiller asked where the trash would be located. He told them that it would remain in the existing area in the back of the building.

Chairman Rhinemiller asked if there would be additional lighting added to the building. Mr. Speulstra stated to him that the building had lights on the canopies and sconces facing downward at the current time. Chairman Rhinemiller was curious to know if the signs were internally lit. Mr. Speulstra stated that he assumed this would be correct.

Member Gazaille addressed Mr. Speulstra asking him to clarify the “mobile order area”. Mr. Speulstra stated to her that customers would be allowed to place and pay for their order by accesing their phone app, adding that once the order was placed, an employee would be able to locate the customers and deliver their food order to their vehicle.

Chairman Rhinemiller reminded Mr. Speulstra that internally illuminated signage may require a permit. He stated that he would need to speak with Building Commissioner Torrico regarding the sign requirements for their proposed project.

Chairman Rhinemiller asked the board members if they had any further questions for the applicant. There were none.

A motion made by Vice-Chairman Krzeminski, seconded by Member Ziemba to accept

the application of McDonald’s USA, LLC for “Site Plan Approval” under §125-19 of the Adams Zoning Bylaw for property located at 12 Commercial Street. The request is for exterior alterations of the McDonald’s restaurant building along with minor site work to provide ADA Compliant parking, access aisles, and travel paths with new building signs and digital menu boards in a B-2 Zoning District, passed unanimously with the following condition:

* **Pending sign requirements by Building Commissioner Don Torrico**

Attorney Fenton returned to the meeting to address the board members to further discuss their Special Permit request which they had previously presented to them for their approval. He stated to them that the four member board would require a 2/3 majority vote to be approved for their Special Permit which they had not acquired. He asked if they would reconsider their vote to allow them to move forward. Vice-Chairman Krzeminski addressed him by stating that he would reconsider his “no vote” if the applicant could submit a letter of acceptance to the members with the Historical Commission’s input regarding their concerns for the proposed project.

Chairman Rhinemiller asked him if they would prefer to appear before a five member board to continue their application request at their next scheduled meeting being held on December 10, 2018.

A motion made by Member Ziemba, seconded by Vice-Chairman Krzeminski to retract their original vote and continue the Special Permit request by Pittsfield Cellular Telephone Company d/b/a Verizon Wireless to the Planning Board’s next scheduled meeting being held on December 10, 2018 at 7:00 P.M.

**REVIEW MAIL:**

The Planning Board reviewed a letter submitted to them by Adams Fire Chief John Pansecchi in regards to E-POD LLC. They agreed to address the content of the letter at their next scheduled meeting when the applicant could be present.

Sun Raise Development LLC made a request to the Planning Board asking them to consider scheduling a meeting at an earlier date then the board’s next scheduled meeting of January 28, 2019 for their Site Plan Review.

A motion made by Member Ziemba, seconded by Vice-Chairman Krzeminski to schedule their next Planning Board meeting for January 14, 2019 at 7:00 P.M.

**OLD BUSINESS/NEW BUSINESS:**

**APPROVAL OF MINUTES:** The board members need to approve the minutes of November 5, 2018.

A motion made by Vice-Chairman Krzeminski, seconded by Member Ziemba to approve the minutes of November 5, 2018, as presented, passed unanimously.

**ADJOURN:** A motion made by Vice-Chairman Krzeminski, seconded by Member Ziemba to adjourn the meeting at 7:35 P.M., passed unanimously.

Respectfully Submitted,

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Date