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**ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, September 26, 2022**

MEMBERS PRESENT: Chairmember David Rhinemiller, Member Lisa Gazaille, Member David C. Krzeminski, Member Sandra Moderski, and Member Michael Mach

OTHERS PRESENT: Isaiah Moore, Recording Secretary; Eammon Coughlin, Town of Adams Staff; Tammy Daniels, iBerkshires; Brent White, Applicant;

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

Application of Motah420, LLC for a "Special Permit" and "Site Plan Approval" under §125-4, §125-19, and §125-35 of the Adams Zoning Bylaw for property located at 6 Renfrew St. (Map 107, Parcel 87). The request is to open a marijuana cultivation and manufacturing facility in an existing building in the Industrial Park Zoning District.

Chairman Rhinemiller read aloud the item on the agenda.

Chairman Rhinemiller read aloud that the application had requested to withdraw without prejudice.

Mr. Coughlin explained that there was a letter sent that explained the applicant wanted more time to ensure that things were done correctly.

A motion by member Moderski, seconded by member Krzeminski, to accept the withdrawal without prejudice. Motion passed, vote unanimous.

Application of B&B Micro Manufacturing for a "Site Plan Approval" under §125-19 of the Adams Zoning Bylaw for property located at 201 Howland Ave. (Map 101, Parcel 9). The request is to expand an existing parking lot in the Industrial Zoning District.

Chairman Rhinemiller announced the next item on the agenda and invited the applicant to speak on behalf of the application.

Mr. White explained that the applicant was looking for site plan approval for an improvement that had already been made by the applicant and that was not aware of the process before making the improvements. He explained the scope of work for the parking lot and the bordering vegetation.

Mr. White explained that the company has been rapidly expanding in its operations and its orders so they needed an extra parking lot available for the amount of products they are making.

Mr. White explained that this parking lot would allow the extra parking for the employees and the tiny home products that are created on site.

Mr. White mentioned that the applicants had also applied for a notice of intent from the Adams Conservation Commission.

Mr. White mentioned that when filing with DEP that DEP had no comments on their project which he said was a good sign as that means they had no complaints with the work that was submitted and proposed.

Member Gazaille asked for clarification on the map in relation to what the orange lines meant.

Mr. White explained that it outlined the jurisdiction for the Adams Conservation Commission.

Member Krzeminski asked if the parking of vehicles on the front lawn would stop with the approval of this parking lot.

Mr. White explained that for the short term that there would be some parking on the grass still as they tried to move their product off of the lot.

Chair Rhinemiller asked if that was a green belt or not.

Mr. White Confirmed that it was.

Mr. White explained that it was not their intention to have employees parking there but that is was a cause of them being so busy. He explained that if this was seen as a long term solution that they would be asking the board to create that space as a parking lot as well.

Chair Rhinemiller suggested that he thought that the applicants should not be using the greenbelt for parking

Member Krzeminski asked if the parking lot were to overflow like it had recently would the applicant be willing to rent out nearby parking space.

Mr. White said he would be unable to commit to that tonight since he was only the representative. Mr. White said that he would feel more comfortable to come back to the board and ask to install more parking lot if they find more parking lot necessary.

Member Moderski asked who had been using the new parking, employees or storage.

Mr. White responded that they use it for both.

Mr. White recommended that the board give the applicants a certain amount of time to get through their heaviest production season to see if they can figure out the parking situation and that if they can not they would come back before the board with a new site plan asking for more parking. Mr. Coughlin asked how much time would be needed by the applicant if the board granted that condition.

Mr. White said that the longer the better as it would give the applicant more time to assess the parking needs.

Member Krzeminski said he thought that the end of February would be a good option as the that was right before the mud would really start to be a problem for the applicants. The board agreed with that timeline.

A motion made by member Mach, Seconded by member Moderski, to approve the request for "Site Plan Approval" to expand an existing parking lot in the Industrial Zoning District under §125-19 of the Adams Zoning Bylaw for property located at 201 Howland Ave. (Map 101, Parcel 9) with the following three (3) conditions:

- (1) Site Plan Approval shall not be granted until the Applicant has received an approved Notice of Intent (NOI) from the Adams Conservation Commission for the project;***
- (2) There shall be no parking or storage on the lawn area located between Howland Avenue and the expanded gravel parking area after March 1st 2023;***
- (3) On or before March 1st 2023, the applicant shall file a new application for Site Plan Approval or shall report to the Planning Board that additional area for parking is not needed.***

Motion passed, vote unanimous.

APPROVAL OF MINUTES: The Board members need to approve the minutes of August 1st, 2022.

A motion by member Moderski seconded by member Krzeminski, to approve the minutes of August 1st, 2022 as written. The motion passed 5-0.

NEW BUSINESS:

- **Discussion of the proposed Stormwater Bylaw**

Mr. Coughlin explained that the town was required by EPA to have a stormwater management bylaw.

Mr. Coughlin explained that the board would have a simple time with this as the plan was to pass the bylaw as a general bylaw and thus the Select Board would be in charge of passing the bylaw.

Mr. Coughlin wanted to confirm with the board that they would be okay being the jurisdictional authority on the bylaw.

A motion by member Mach, seconded by member Krzeminski, to accept responsibility of being the jurisdictional authority for the stormwater management bylaw. Motion passed, vote unanimous.

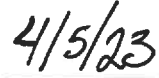
ADJOURN:

Member Moderski, seconded by member Krzeminski, motioned to adjourn the meeting at 7:40 pm.
The motion passed unanimously.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Isaiah Moore", is written over a horizontal line.

Isaiah Moore, Recording Secretary

A handwritten date "4/5/23" is written in a cursive style over a horizontal line.

Date