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**ADAMS PLANNING BOARD**

TOWN CLERK  
ADAMS MASS.

**MEETING MINUTES**

**MONDAY, APRIL 3<sup>RD</sup>, 2023**

CLERK \_\_\_\_\_

**MEMBERS PRESENT:** Chairmember David Rhinemiller, Member Lisa Gazaille, Member Sandra Moderski, Member David C. Krzeminski,

**OTHERS PRESENT:** Isaiah Moore, Recording Secretary; Eammon Coughlin, Town of Adams Staff; Jose Duran, Abutter; Alvin Oullet, Abutter; Martha Stohlmann, Applicant; Rosemary Crouch, Abutter; Timothy Crouch; Abutter, Diane Krol, Abutter; Laura J. Dumouchel, Abutter; Jim Leitch representative of applicant; MJ Downing, Applicant.

**CALL TO ORDER:** Chairmember David Rhinemiller called the meeting to order at 7:09 P.M.

**Application of Robert Hinton on behalf of Hinton's Berkshire Homes, LLC for a "Site Plan Approval" under §125-19 of the Adams Zoning Bylaw for property located at 20 East Street (Map 116, Parcels 268 and 269). The request is to convert an existing building to apartments in an R-4 Zoning District.**

Isaiah Moore read aloud the item on the agenda.

Eammon Coughlin the Community Development Director, explained that the Adams ZBA had recently decided to continue their decision on a Special Permit for the same applicant and that according to the Town's Bylaw the Special Permit must be granted before the Planning Board could make a decision. Eammon advised the board therefore to also continue the item to a meeting after the 11<sup>th</sup> of April.

**The Board voted to continue the issue to the 1<sup>st</sup> of May 2023. The board voted unanimously.**

**Application of MJ Downing for a "Special Permit" under §125-4 of the Adams Zoning Bylaw and §201- 25 of the subdivision regulations for property located at 6 East Street (Map 116, Parcel 263). The request is to allow a second residential structure on the building lot in an R-4 Zoning district.**

Isaiah Moore read aloud the item on the agenda.

Jim Leitch, representative of the applicant explained the project to the board, and provided a site plan for the Board.

MJ Downing explained that she would prefer longer term rentals on the property.

There was some discussion on whether the property should be subdivided using an Approval Not Required (ANR) Plan. The Board decided that that was not part of the Special Permit and did not make this a condition.

***A motion made by member Moderski, seconded by member Krzeminski, to approve the request for a "Special Permit" under §125-4 of the Adams Zoning Bylaw and §201- 25 of the subdivision regulations for property located at 6 East Street (Map 116, Parcel 263). There were no conditions added by the Board. The vote was unanimous.***

**Request for pre-submission review for the subdivision of land under §201-7 of the subdivision regulations for property located at 30 Country Road (Map 233, Parcel 01). The request is to subdivide an existing structure located on the property into a separate parcel in an R-1/R-2 Zoning District.**

Isaiah Moore read aloud the item on the agenda.

Edward Garland, a lawyer representing Martha Stohlmann briefly outlined the request for the Board.

The Board questioned what they would be approving, and Eammon Coughlin informed the Board that this item would not be decided at this meeting only discussed with a more formal submission following in the future.

The Board discussed whether the property located at 30 Country Road had adequate frontage and if the subdivision would allow both properties to maintain frontage.

The Board discussed the possibility of ANR plans and other methods of subdivision for the property.

The Board discussed whether this subdivision could be granted due to hardship.

Building Inspector Gerry Garner raised the question of whether it would be possible to create a road so that both properties would have frontage. Mr. Garland indicated that he thought this would be a possibility. The extension of Country Road only to the point that would give Ms. Stohlman's property frontage could solve the issue. A surveyor would be needed to complete that task.

There was discussion of where County Road and Walling road were on the provided map.

Mr. Garner explained that both properties would need to touch whatever road was created. The created road could go nowhere as long as both properties were touching it and the road was not non-conforming.

If this path was taken, the applicant would only need to fill out a Form A Subdivision permit, which would be a much easier process.

Mr. Garland stated that the next step was to create the road that would also create frontage for both properties and the return to the Planning Board with an ANR plan.

**There was no motion, as the issue was only brought to the Board for review, not approval.**

***APPOVAL OF MINUTES: Member Moderski, seconded by Member Gazaille, motioned to approve the minutes from September 26<sup>th</sup> 2022. The vote was unanimous.***

**Motion passed, vote unanimous.**

### **OLD BUSINESS/NEW BUSINESS:**

Community Development Director Eammon Coughlin stated that he was hoping to bring forward several bylaws at the annual spring town meeting, however, due to the need to finalize all zoning amendment language by early April, he is targeting the fall special town meeting for bylaw approval.

The Board discussed whether they wanted to bring back a standing meeting as they did not meet frequently. This would hopefully be on a set day of the month. The new standing date could be the third or fourth Monday of the month.

The Board discussed the next agenda which would include discussion of 20 East Street and approval of a marijuana dispensary on Renfrew Street. Future Planning Board meetings would take place on May 1<sup>st</sup>, May 15<sup>th</sup>, and June 26<sup>th</sup>.

Mr. Coughlin brought up the idea of letting members join in on Zoom if they could not make the meeting in person in an attempt to get full Board membership to be present at meetings.

**Adjourn: There was a motion to adjourn at 8:10PM.**

Respectfully Submitted,

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Isaiah Moore, Recording Secretary

Date: \_\_\_\_\_