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**ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, APRIL 23, 2018**

MEMBERS PRESENT: Vice-Chairman David Krzeminski, Members Sandra Moderski, Barbara Ziembra and Martha Stohlmann

MEMBER ABSENT: Chairman David Rhinemiller

OTHERS PRESENT: Attorney Jeff Grandchamp, Carrie Burnett, Michael Gigliotti, Laurie Haas, Dusty Haas, Building Commissioner Don Torrico and Recording Secretary, Pam Gerry

CALL TO ORDER: Vice-Chairman Krzeminski called the meeting to order at 7:00 P.M.

Continuance Application of Donald R. Sommer, Sr. requesting approval of a Subdivision (Definitive Plan) under the Town of Adams "Rules and Regulations Governing the Subdivision of Land" for property owned by Donald R. Sommer, Trustee; Sommer Hill Nominee Trust, proposing five lots on approximately 39 acres in R-2/R-3 Districts.

Vice-Chairman Krzeminski began the meeting by reading a letter addressed to the Planning Board submitted to them by Mr. Donald Sommers. The letter was a request by Mr. Sommer's to withdraw his original Planning Board application for 1 Sommer Hill Road that he filed with the members on January 22, 2018. Mr. Krzeminski told the members that Chairman Rhinemiller communicated to the Planning Board office requesting that the members table the request by Mr. Sommer's to withdraw his application to their next meeting.

A motion made by Member Moderski, seconded by Member Stohlmann to continue the request by Mr. Sommer to withdraw his application to their next meeting being held on May 21, 2018, passed unanimously.

Form A Submittal by Berkshire Concrete Corp. for property located at Old Columbia Street and Butler Street.

Mr. Gigliotti addressed the board members letting them know that he worked for Sackett Survey Services. He explained to them that the ANR plans were designed to "clarify property lines and alleviate certain encroachments by selling off the parcels." He reviewed the plans with the Planning Board members. Mr. Gigliotti told the members that all three lots located on Old Columbia Street, Butler Street and Howland Avenue are owned by three different owners who were encroaching on the property owned by Berkshire Concrete.

A motion made by Member Moderski, seconded by Member Stohlmann to accept the Form A plans presented by Berkshire Concrete for property located at Old Columbia Street and Butler Street as submitted, passed unanimously.

Informal discussion regarding the future submission of a Form A for property located at 2 Zylonite Station Road owned by National Grid.

Vice-Chairman Krzeminski reads a letter addressed to the Planning Board members from David Waterfall, representing National Grid informing the board members that he was requesting to be removed from their meeting agenda.

A motion made by Member Stohlmann, seconded by Member Moderski to remove the discussion from the Planning Board agenda, passed unanimously.

Informal discussion regarding the future submission of a preliminary subdivision at property located on Spring Road, owned by The Burnett Family Trust.

Attorney Grandchamp, representing The Burnett Family Trust addressed the board members with Carrie Burnette to present preliminary drawings to the board members of the Spring Road property for their review.

He stated to them that they would like to create "two lots that are the same acreage and the balance of the land would be a single lot with existing frontage and create a three lot subdivision." He told them that there was a very flat gravel road in the area leading to a cell tower. He emphasized to the members that this would remain a private road. Board members review the plans with Attorney Grandchamp. He requested a waiver for paving the gravel road, adding that the Burnette's would maintain the road which would allow the town to be exempt from any responsibility to the road. He mentioned that they would form an agreement by stating the responsibilities of the parties involved.

Member Ziemba was curious to know if the name "Spring Road" would be changed after the subdivision was completed. Attorney Grandchamp stated to her that this would be correct.

Member Moderski addressed Attorney Grandchamp to ask him if there were any plans to build on lot 3. He responded by telling her that there were no plans at the present time.

Member Ziemba addressed Attorney Grandchamp to ask him if the area was safe for emergency vehicles to travel on the private road. He let her know that there was a large turnaround in the area as well as the ability for these vehicles to utilize the neighbors' properties. Member Ziemba asked him if he could acquire a determination from Fire Chief Pansecchi regarding their safety concerns. He stated that he would speak with him, as well as the Adams Police Chief, Richard Tarsa to obtain their determinations of regarding safety issues on the property.

Attorney Grandchamp told the members that they would like to keep the plans as submitted but also obtain a request for a road waiver. He told them that they need to separate the lots so they are commonly owned.

Member Ziemba wanted to know if they would be creating an "association" in the near future regarding the maintenance of the road by the owners of the proposed lots. He answered her by stating that they would attempt to create an agreement with the current owners. Attorney Grandchamp thanked the members for their time reviewing the submitted plans.

OLD BUSINESS/NEW BUSINESS: Member Moderski stated to the board members that Mr. & Mrs. Haas were present at their meeting to speak informally to the members regarding their property on 56 Wilbur Lane. She explained to the members that they were not placed on the agenda, however she wanted the board members to move forward hearing the review of their proposed plans to avoid any further delays for them. Mr. & Mrs. Haas approached the members to hand out pamphlets for their review of the property. Mr. Haas began the discussion by stating to the members that they would like to maintain their existing right of way from their home to an existing cell tower on their property. He told them that they would like to break off the 100' x 100' property that the cell tower occupied from his property, adding that this would create a non-buildable lot for the tower. He told them that they had a 40 year lease with the provider. Mrs. Haas addressed the members by stating to them that she would like to separate the properties for the future of her family members. She told them that if the family wanted to sell the property years later, they could maintain the lease and keep the 100' x 100' parcel which would be separated from their existing property.

Member Moderski asked Building Commissioner Torrico if the plans being presented to the board could be considered an ANR in the future. He responded to her by stating that it could be "subdivision with waivers since it is a building lot with an existing structure on the property." Mr. Torrico stated that the board members could sign off on waivers if they were for the common good. He told the members that he would perform some research and respond to them at a later time with further information. Vice-Chairman Krzeminski asked Mr. Torrico if he would work with the town's attorney and Mr. Haas to assist him in moving forward. Member Stohlmann stated that more research by the Planning Board needed to be completed to come to a decision as to the direction the owners should take. Building Commissioner Torrico addressed Mr. & Mrs. Haas to let them know that he would be in communication with them after further research on their proposal.

NEXT MEETING DATE: The Planning Board members next meeting date will be scheduled for May 21, 2018 at 7:00 P.M.

ADJOURN: A motion made by Member Moderski, seconded by Member Ziemba to adjourn the meeting at 7:55 P.M., passed unanimously.

Respectfully Submitted,


Pamela A. Gerry, Recording Secretary

5-24-18
Date