

APPROVED

**ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, SEPTEMBER 24, 2018**

MEMBERS PRESENT: Vice-Chairman David Krzeminski and Members Sandra Moderski, Barbara Ziemba and Lisa Gazaille

MEMBER ABSENT: Chairman David Rhinemiller

OTHERS PRESENT: Joseph Nowak, Adams Selectboard; Brian Koczela, BEK Associates; Norman Haas; and Recording Secretary, Pam Gerry

CALL TO ORDER: Vice-Chairman David Krzeminski called the meeting to order at 7:05 P.M.

ANR REVIEWS:

- **56 WILBUR LANE-Laurie D. Haas, Irrevocable Living Trust**

Brian Koczela, BEK Associates, representing Norman Haas addressed the board members to review the submitted ANR plans for 56 Wilbur Lane. Vice-Chairman Krzeminski read a recommendation submitted to the members by Building Commissioner Don Torrico regarding bylaws for "Common Driveways." He informed them that the town bylaw for Common Drives under Section 125-13 I. (1) – (10) stated that a Special Permit was required by Mr. Haas from the Planning Board. Building Commissioner Torrico also mentioned in his correspondence to the members that he had communicated with Attorney Don Dubendorf about this subdivision and he stated that he had advised the board to include the language that: "No other use for this parcel except for a telecommunication facility" be included on the plan.

Mr. Koczela stated that the existing 100' x 100' sq. ft. lease area with an easement included from the end of Wilbur Lane, owned by the Haas family to the cell tower. He explained to them that if the owners planned to sell their property that the "parcel could be retained to the family for the rental income it produces and once the cell tower is no longer in existence, it would revert back to the current owner."

Member Moderski disagreed with Building Commissioner Torrico's recommendation stating the easement to the cell tower was "not a common driveway, it's not a house, it's a farm road.

Member Ziemba stated that the property did not have a common driveway adding that "there are no houses" involved.

A motion made by Member Ziemba, seconded by Member Moderski to accept the ANR plan, as submitted and members determined that the property did not have a common driveway and a Special Permit would not be required, passed unanimously.

- **198 EAST ROAD-Ashton Alibozek**

Brian Koczela, BEK Associates, representing Mr. Alibozek addressed the board members. The members reviewed the ANR plans with Mr. Koczela.

A motion made by Member Moderski, seconded by Member Gazaille to accept the ANR plan as submitted. Vice-Chairman Krzeminski and Members Gazaille and Moderski voted three (3) in favor. Member Ziemba abstained from voting.

- **0 EAST ROAD (Map 227, Parcel 7) New England Power CO. d/b/a National Grid**

National Grid's ANR plan was accepted and signed by Vice-Chairman Krzeminski and Members Gazaille and Moderski. Member Ziemba abstained from signing the submitted plans.

OLD BUSINESS/NEW BUSINESS:

Zoning Board members would like to schedule a workshop meeting with the Planning Board members on October 23, 2018 at 6:00 P.M. in Town Hall to discuss formatting future bylaw changes in the Town of Adams.

Planning Board members were unavailable for the scheduled meeting date and requested an alternate date of October 30, 2018 at 6:00 P.M. Ms. Gerry, recording secretary stated to them that she would communicate with Zoning Board Chairman, Peter West to see if this date would accommodate the Zoning Board members' schedule. She told them that she would give them an update of their request by the Zoning Board in the days ahead.

REVIEW MAIL:

APPROVAL OF MINUTES: The board members need to approve the minutes of August 27, 2018.

A motion made by Member Ziemba, seconded by Member Moderski to accept the submitted minutes of August 27, 2018 with an amendment to page 1; written as, "Vice-Chairman Ziemba" to read "Member Ziemba," passed unanimously.

ADJOURN: A motion made by Member Moderski, seconded by Member Gazaille to adjourn the meeting at 8:00 P.M., passed unanimously.

Respectfully Submitted,

Pamela A. Gerry, Recording Secretary

Date

