APPROVED

ADAMS PLANNING BOARD
MEETING MINUTES
MONDAY, NOVEMBER 5, 2018

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

OTHERS PRESENT: Interim Town Administrator, Donna Cesan; Jim Geary; Mike Geary; Marie Greenbush; iBerkshires, Jack Guerino; Building Commissioner, Don Torrico and Recording Secretary, Pam Gerry

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

Continuance of Application of E-POD Transportation LLP for "Site Plan Approval" under §125-19 of the Adams Zoning Bylaw for property located at 26 Overlook Terrace. The request is for the operation of a livery service in a B-2 Zoning District.

Chairman Rhinemiller stated to the board members that the applicants for E-POD Transportation LLP had not appeared at the meeting to present their Site Plan Review or formally request a continuance hearing.

Marie Greenbush, 12 Arnold Avenue, an abutter to the property seated in the audience addressed the Planning Board with several concerns she had regarding the applicant's proposed project. She expressed to them that if the board members disapproved of E-POD'S Site Plan that she would hope the Zoning Board of Appeals would revoke the Special Permit that was granted to them for the operation of the livery. Ms. Greenbush requested that a written letter be mailed to her if this was to occur.

Ms. Greenbush continued to address the members asking them how the applicant's intended to handle the hazardous waste at their business. In addition, she was curious to know how close to her property line would the applicants be allowed to park their vehicles. Chairman Rhinemiller answered her by stating that there were "no restrictions as long as they were parking on their property." He explained to her that the Planning Board will address these issues when the applicants are present. Ms. Greenbush stated to them that the town should penalize the applicants by making them pay fines for not obtaining the proper permits to operate their business. Interim Town Administrator, Donna Cesan addressed Ms. Greenbush by explaining to her that the application process was moving forward.

Application of James J. Geary for "Site Plan Approval" under §125-19 of the Adams Zoning Bylaw for property located at 58-60 Commercial Street. The request is for the construction of a 2,412 sq. ft. single story, retail building with parking, landscaping and other associated site improvements.

Chairman Rhinemiller invited the applicants to address the board members with their Site Plan Review. Jim and Mike Geary addressed the members stating that the Planning Board had

reviewed and approved their Site Plan in 2015 and stated to them that the plans had not been revised since that time and they would like to move forward on their proposed project.

Vice-Chairman Krzeminski stated to the applicants that he would like to see the existing fence on the property extended to the property line to discourage unwanted intruders. He reviewed the area of concern with Mr. Geary. Mr. Krzeminski was curious to know if the proposed addition would stand as a separate dwelling or be connected to the existing building. Mr. Geary told him that they would be connected.

Member Ziemba was curious to know if the applicants would be having a wine tasting located on their property. Mr. Geary told her that they may consider the option.

Vice-Chairman Krzeminski asked the applicant if he would be paving the existing parking lot. Mr. Geary stated that this would be correct.

Member Gazaille asked the applicant if they would be providing lights on the building. He told her that they would be mounted on the building while the lumination would be facing downward.

Vice-Chairman Krzeminski wanted to know where the dumpster would be located on the property. He wanted them to know that the dumpster would need to be screened in. Mr. Geary reviewed the plans to demonstrate the location of the dumpster to him.

Chairman Rhinemiller explained to the applicants that they would need to control the runoff and maintain the pitch of the property toward the westerly direction.

Chairman Rhinemiller addressed Building Commissioner Torrico to ask him if he had any questions or concerns regarding the submitted plans. Mr. Torrico suggested to the members that they should receive clarification from the applicants regarding ownership of the property prior to their approval. Mr. Geary wanted the members to know that their parcels were under two ownerships, one being in the names of "Michael and James Geary" and the other parcel was under the name of "Geary Brothers." He told them that they were working with their lawyers to rectify this issue.

Board members took some time to review the applicants' plans and addressed additional concerns.

Chairman Rhinemiller asked the applicant's what their hours of operation would be. Mr. Geary answered by stating that their business hours would be: *Monday thru Thursday, 8:00 a.m. to 10:00 p.m.; Saturdays, 8:00 a.m. to 11:00 p.m. and Sunday 10:00 a.m. to 8:00 p.m.*

Chairman Rhinemiller stated to the applicant's that their submitted plans were incomplete at this time. He explained to them that their revised plans would need to include:

- Ownership designations
- Indication that the slope of the driveway will be maintained in a westerly direction
- Screening and location of dumpster

- Clear designation of buffer strip and what will be in the buffer strip
- Continuation of the fence on the southerly side
- Designate location of exterior lighting
- Designate location of existing sign and type of lighting
- Designate location of catch basin

A motion made by Vice-Chairman Krzeminski, seconded by Member Gazaille to schedule the next Planning Board meeting to December 10, 2018 at 7:00 P.M., passed unanimously.

Chairman Rhinemiller stated that the Planning Board had not received a formal request from E-POD Transportation LLC to continue their Site Plan Review, noting that as a courtesy, the members could move to an alternate meeting date to provide the applicants with the opportunity to make their request or present their completed Site Plan.

Ms. Cesan addressed the board members stating that the applicants were in the process of searching for additional property to expand their existing business. She explained to the members that "the intensity of their business is not a good fit with this property." She explained to them that the owners were interested in retaining a portion of the property while removing "the more intense aspect of their business" to a new location with space to expand.

A motion made by Member Ziemba, seconded by Member Gazaille to continue the application request of E-POD Transportation LLC to December 10, 2018 at 7:00 P.M., passed unanimously.

REVIEW MAIL:

OLD BUSINESS/NEW BUSINESS:
Ms. Cesan suggested to the board members that they could hold a workshop meeting to discuss improvements to the town's zoning bylaws by notifying staff or gain "outside expertise." Chairman Rhinemiller stated to her that the Planning Board held a workshop on October 30, 2018 with the Zoning Board members to discuss bylaw changes they would like to make in the future. He stated that they would like to acquire assistance from Berkshire Regional Planning Commission also, if possible.

Board members agreed to hold the workshop meeting to discuss bylaw changes on December 10, 2018.

- Selection and approval of an independent consultant for the proposed Personal Wireless Service Facility located at 1 Berkshire Square. Board members stated they would address this issue at a later time.

- Board members need to reschedule their Planning Board meeting date scheduled for December 24th for the observance of the Christmas holiday. Board members rescheduled their meeting to December 10, 2018.

APPROVAL OF MINUTES: The board members need to approve the minutes of September 24, 2018.

A motion made by Member Moderski, seconded by Vice-Chairman Krzeminski to accept the minutes of September 24, 2018, as written. Vice-Chairman Krzeminski and Members Moderski Ziemba and Gazaille voted four (4) in favor. Chairman Rhinemiller abstained from voting.

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

Respectfully Submitted,

_____ _____

Date