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ADAMS ZONING BOARD OF APPEALS

MEETING MINUTES

TUESDAY, MAY 22, 2018

MEMBERS PRESENT: Vice-Chairman Brian Tenczar and Members Francie Riley, Glen Diehl, and Jacob Levesque

MEMBERS ABSENT: Chairman Peter West and Members Michael Mach, Anthony Donovan and Rob Krzanik

OTHERS PRESENT: Joseph Koscinski; Larry Menard; David Irland; Barbara Halek; Jack Guerino, iBerkshires; Richard Hathaway; Stephen J. Dadak; Dawn Karo; Marilyn Bourdon; Wayne Piaggi; Carrie Piaggi; Kathy Skillings Murach; Linda Rapoza; David Pesmaras; Rick Ostrowski; Judith Blair; Barry Wagner; Mark Sebastino; James Leitch; Building Commissioner Don Torrico and Recording Secretary, Pam Gerry

CALL TO ORDER: Vice-Chairman Tenczar called the meeting to order at 6:08 P.M.

Application of Cumberland Farms, Inc. for property located at 95 Commercial Street, owned by Carol L. Ostrowski and Al's Service Center, Inc. requesting a Variance under Adams Zoning Bylaws §125-3(B)(2) ; §125-10(1:3,1:4) to allow redevelopment of Al's Service Center and adjacent land for a retail convenience store with gas stations in an R-4 Zoning District.

Application of Cumberland Farms, Inc. for property located at 95 Commercial Street, owned by Carol L. Ostrowski and Al's Service Center, Inc. requesting a Variance under Zoning Bylaws §125-3(B)(2); §125-10(1:4) to allow a 24 hour retail convenience store in an R-4 Zoning District.

Application of Cumberland Farms, Inc. for property located at 95 Commercial Street, owned by Carol L. Ostrowski and Al's Service Center, Inc. requesting a Variance under Zoning Bylaws §125-3(B)(2); §125-13H(3)(F) to allow a curb cut greater than 26' in width in an R-4 Zoning District.

Vice-Chairman Tenczar stated to the board members and the public audience that a letter was submitted to the Office of the Zoning Board of Appeals from Attorney Reidy, representative for Cumberland Farms requesting a continuance hearing on June 7, 2018.

A motion made by Member Levesque, seconded by Member Diehl to continue the meeting to June 7, 2018 at 6:00 P.M., passed unanimously.

Member Diehl announced to the public audience who showed concern as to the reason for the request by stating to them that the applicant was requesting additional time while preparing their Variance requests. He stated that their proposed plans had been presented to the Board of Selectmen at one of their previous meetings.

General concerns were shared amongst the public audience as the Zoning Board members and Building Commissioner Torrico attempted to address.

Member Riley stated to the audience that if they could not attend the continuance meeting that they could submit a letter to the Zoning Board office with their concerns for the proposed project and it would be presented to them for review.

Building Commissioner Torrico stated to the public audience that they were welcome to view the proposed plans in the Building Inspector's Office prior to their next meeting.

OLD BUSINESS/NEW BUSINESS:

APPROVAL OF MINUTES: A motion made by Member Riley, seconded by Member Levesque to table the minutes of April 10, 2018 to June 7, 2018, passed unanimously.

ADJOURN: A motion made by Member Levesque, seconded by Member Riley to adjourn the meeting at 6:30 P.M., passed unanimously.

Respectfully Submitted,


Pamela Gerry, Recording Secretary

7-11-18
Date