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ADAMS ZONING BOARD OF APPEALS

MEETING MINUTES

TUESDAY, JULY 24, 2018

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

MEMBER ABSENT: Member Anthony Donovan

OTHERS PRESENT: Joseph Koscinski; Larry Menard; David Irland; Barbara Halek; Jack Guerino, iBerkshires; Larry Perras, The Berkshire Eagle; Richard Hathaway; Stephen J. Dadak; Marilyn Bourdon; David Desmarais; Al Ostrowski; Susan Rose; Judith Blair; Barbara Favreau; David Roberts; Mark Sebastino; James Leitch; Mary Leitch; Bill Martischnig; Pam Martischnig; Corey Carpenter; and Recording Secretary, Pam Gerry

CALL TO ORDER: Chairman West called the public meeting to order at 6:02 P.M.

Chairman West addressed the audience stating to them that a formal letter was submitted to the Zoning Board of Appeals Office by Mr. Thomas R. Reidy, representing Cumberland Farms, Inc. requesting a continuance hearing to Tuesday, August 14, 2018 at 6:00 P.M.

A motion made by Member Diehl, seconded by Member Levesque to accept the formal letter submitted by Cumberland Farms, Inc. requesting a continuance hearing of three applications, to Tuesday, August 14, 2018 at 6:00 P.M., passed unanimously.

Continuance of 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.

Continuance of 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.

Continuance of 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.

OLD BUSINESS/NEW BUSINESS:

REVIEW MAIL: Board members were presented a correspondence from Building Commissioner Torrico regarding their responses to future training sessions with Attorney Don Dubendorf. The board was also informed with updated information on the appeal of Mr. Edward MacDonald for "Quick and Easy Roll Off.

PUBLIC COMMENT:

David Roberts, a resident of 7 Elm Street addressed the board members to inquire about procedural matters of the Zoning Board of Appeals regarding Variance requests made by applicants, as well as timelines for continuance hearings. Chairman West addressed Mr. Roberts on these topics of concern stating that Variance requests are based on the applicants' topographical and financial hardships, adding that the "burden of proof" would be on the applicant. He stated that continuance requests can be made to the Zoning Board who determines the outcome of their request.

ADJOURN: A motion made by Member Levesque, seconded by Member Diehl to adjourn the meeting at 6:10 P.M., passed unanimously.

Respectfully Submitted,


Pamela Gerry, Recording Secretary

8-15-18
Date