

ADAMS ZONING BOARD MEETING AGENDA
TUESDAY, MARCH 9, 2021
6:00 P.M.

In accordance with the Adams Zoning Bylaws and requirements of MGL c. 40A, the following public hearing will be conducted via zoom at the Town Hall, Board of Selectmen's Room, 1st floor, 8 Park Street, Adams, MA on **Tuesday, March 9, 2021 at 6:00 P.M.**

Join Zoom Meeting by video

<https://zoom.us/j/98304985876?pwd=T2hVNEV3ekpzRkxaSG84S1NaQzVVUT09>

Meeting ID: 983 0498 5876

Passcode: 817932

Join Zoom Meeting by phone

1-929-436-2866 US (New York)

Meeting ID: 983 0498 5876

Passcode: 817932

CALL TO ORDER:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Zoning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. We have posted today's agenda, which included the call-in information for today's meeting. Despite our best efforts, if we are not able to provide for real-time access for the public to participate in today's meeting, a recording of this meeting will be made available.

Continuance of Application of Ian Purkayastha for property located at 6 Renfrew Street requesting a Variance under §125-3 B(2) of the Adams Zoning Bylaw to operate a cannabis cultivation facility and retail dispensary in an IP Zoning District.

Application of Jessie & Justin Kratz for property located at 1 Upper Linden Street requesting a Special Permit under §125-21 "Home Occupation" of the Adams Zoning Bylaw to operate a residential kitchen for a cottage bakery in an R-4 Zoning District.

APPROVAL OF MINUTES: The board members need to approve the minutes of February 2, 2021.

OLD BUSINESS/NEW BUSINESS:

REVIEW MAIL:

ADJOURN:



Town of Adams

Massachusetts 01220

RECEIVED-POSTED

21 JAN -4 PM 4:19

TOWN CLERK
ADAMS MASS.

CLERK

Application for Hearing with the Zoning Board of Appeals

(To be filed with the Town Clerk)

INSTRUCTIONS FOR THE APPLICANT

1. Complete one original of this form, with eight copies (nine total), and review it with the Community Development staff.
2. Submit this form to the Building Inspector with the required \$100.00 application fee, made payable to the Town of Adams.
3. The Community Development Department will notify the applicant of time and date of the public hearing.
4. It is required that the applicant or his/her authorized representative be present at the public hearing for case discussion.
5. The Building Inspector is available to assist applicants with preparations for the hearing.

GENERAL INFORMATION

Date: 12/3/20 Zoning District: 1P
Name of Applicant or Appellant: IAN PURKAYASTHA
Address: 6 RENFREW ST. Telephone: 201-924-1842/IAN@REGALISFOODS.COM
Name of owner of property: NEW TRAIN LLC
(if different from above)
Address: _____ Telephone: _____
Location of Property: 6 RENFREW ST.
Project Description: CANNABIS CULTIVATION FACILITY AND RETAIL DISPENSARY
Applicable section(s) of Zoning Bylaw: 125-3: ZONING BOARD OF APPEALS
Reason for Application/Appeal: CURRENT CONFIGURATION OF PROPERTY CREATES HARDSHIP OF DESIRED USE.
Nature of Application Appeal (check all that apply)
☐ 0 Special Permit ☒ Variance ☐ 0 Appeal of Administrative Decision

REQUIRED SIGNATURES

I hereby request a hearing before the Zoning Board of Appeals with reference to the above noted application or appeal. I have reviewed this application with the Building Inspector and the application is being filed with the Town Clerk.

Applicant/Appellant

Date 12/3/20

(sign here)

Property Owner

Date 12/3/20

(sign here)

If different than above

Building Inspector

Date 12/4/20

ZBA Case #

Received from above applicant, the sum of \$ 100.- as application fee.

Town Clerk

Date 1/4/2021

TO BE GRANTED A SPECIAL PERMIT, the applicant will be required to establish the proposed activity is in harmony with the general purpose and intent of the by-law and will not be detrimental to the public interest.

Please list how your application meets these criteria:

TO BE GRANTED A VARIANCE, the applicant will be required to establish ALL of the following:

Please list how your application meets these criteria:

a.) A literal enforcement of the provisions of the by-law would involve a substantial hardship, financial or otherwise, to the applicant;

b.) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;

c.) Desirable relief may be granted without either:

1. Substantial detriment to the public good; or
2. Nullifying or substantially derogating from the intent or purpose of this By-law.

TO PREPARE FOR THE HEARING

Handouts explaining the criteria listed above are available at the Community Development Department. The Building Inspector is available (743-8315) to assist applicants with preparing for the hearing.

Applicants WILL be asked to address the criteria at the hearing.

A copy of the Rules of Operation for the Zoning Board of Appeals is on file with the Town Clerk and available in the Community Development Office.

AFTER THE HEARING

1. The Community Development Department will file a Decision Notice in the Town Clerk's Office within 14 days from the date of the hearing.

2. A twenty-day appeal period will commence after the Decision Notice has been filed. This period allows any aggrieved party to appeal the decision, according to Massachusetts General Laws Chapter 40A Section 15.

3. You will receive a letter from the Community Development Department after the Decision Notice has been filed, informing you of the date the appeal period expires. At that time you will need to pick up the Decision notice from the Town Clerk's Office and record it in the Registry of Deeds.

New Train LLC
Ian Purkayastha / Jane Lowe
195 W Mountain Rd.
Cheshire MA 01225

December 10th, 2020

The Town of Adams
Attn: The Zoning Board of Appeals
8 Park Street
Adams MA 01220

Dear Committee,

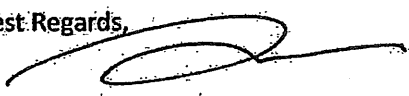
We are residents of Cheshire, MA looking to establish a quality Cannabis cultivation facility and retail dispensary at 6 Renfrew Street, in Adams, MA 01220, formerly of Burke Construction. We have an extensive background in botany and business and plan to establish a state-of-the-art growing operation and retail space while preserving the historic and scenic beauty of the frontage buildings and surrounding grounds. We are a husband-and-wife duo who've split our time between New York City and Berkshire County over the last 5 years and through Covid, have made the permanent move.

Our desire is to establish roots in the community while providing honest employment to 20-25 staff members. Furthermore, we are ethically and responsibly conscious business people and predict revenues of \$15 M per year which the town will benefit directly from a 3% sales tax.

Currently we are seeking town approval in the re-zoning of the property from IP (Industrial Park) to I (Industrial) before proceeding with our application to the Massachusetts Cannabis Control Commission for our licensing.

We look forward to this process with the local members of the committee and enclose our application for Hearing with the Zoning Board of Appeals.

Best Regards,



Ian Purkayastha
Founder

Jane Lowe
Founder

NEW TRAIN LLC – 6 RENFREW STREET

Applicant's Response to the Variance Criteria

- a. A literal enforcement of the provisions of the bylaw would involve substantial hardship, financial or otherwise, to the applicant:**

New Train LLC proposes to develop a new cannabis cultivation facility and retail dispensary at 6 Renfrew Street, the former location of Burke Construction, Inc. The property fronts along State Route 8 but given the property's topography, direct access to the roadway is limited and for much of the site's frontage unusable. New Train LLC is requesting a use variance to allow the cannabis cultivation facility and retail dispensary at this location.

While the site has been used by a general contractor for years, this use was allowed only with a restriction that no outside storage or operations be permitted. This restriction has prohibited similar types of businesses from locating at the property. The proposed business will be able to make use of the existing structures on site and, once operating it is not expected to cause a hazard to the existing traffic pattern. Since the proposed business is located along Renfrew Street immediately off the roundabout, it will not create any problems with stacking of vehicles on Route 8. Adequate parking for the intended use will be made available on site.

- b. The hardship is owing to circumstances relating to soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located:**

Although the property has 480+ linear feet of frontage along Route 8, the access is unusable given the topography along the west side of the site. Despite the lot being in excess of 2.5 acres in area, the impact from the topography and shape of the lot prevents the property from being subdivided. The particular configuration of the property, which tapers north and is sandwiched between the Route 8 corridor and the Adams Branch rail line, creates a unique hardship for this as a business location.

The property is zoned IP but unlike the other lots originally created within the Adams Corporate Park, the subject property is oriented along Route 8 – it does not enjoy the contained and business park-like setting of the other businesses in the park. Moreover, immediately across Renfrew Street from the property is 7-Eleven, an active commercial operation with high traffic volumes.

All other properties zoned IP are located east of the rail line and are obviously within the Adams Corporate Park while this subject property is uniquely located west of the rail line. The unique location within the IP zoning district means no other property in the zone is similarly affected either by Route 8 or the proximity to a high-volume commercial activity.

- c. Desirable relief may be granted without either substantial detriment to the public good or nullifying or substantially derogating from the intent or purpose of the Bylaw.**

The proposed business is generally consistent with uses in the Industrial (I) District and the character of buildings and uses in the surrounding area. The attractive appearance of the property will remain

essentially identical as to what exists currently. Given the high traffic on Route 8 and the relatively intense uses in the surrounding area, the proposed use will have no detriment to the public good or derogate from the intent or purpose of the Bylaw.

COHEN | KINNE | VALICENTI | COOK

Dennis G. Egan, Jr.
Admitted in MA, CT and NY

degan@cohenkinne.com
Direct phone 413 553 0411
Cell phone 413 446 1126
Direct fax 413 553 0334

**BY ELECTRONIC MAIL
AND FACSIMILE (413.743.8309)**

February 1, 2021

Mr. Brian Tenczar, Acting Chair
Adams Zoning Board of Appeals
8 Park Street
Adams, MA 01220

**Re: 6 Renfrew Street, Ian Purkayastha – Request for Variance
Cannabis Cultivation Facility and Retail Dispensary**

Dear Mr. Tenczar:

The undersigned represents SNP Holdings, LLC (“SNP”), owner of 8 Renfrew Street and a statutory abutter to 6 Renfrew Street (the “Property”); and Conserve Thru Control, Inc., which operates a business at 8 Renfrew Street (“CTC” and, together with SNP, the “CTC Companies”).

With respect to the application of Ian Purkayastha (the “Applicant”) for a use variance (the “Variance”) to allow for a cannabis cultivation facility and retail dispensary, please accept this letter of opposition to the Variance on behalf of the CTC Companies. The CTC Companies respectfully requests that this letter be incorporated into the record of the public hearing of the Adams Zoning Board of Appeals with respect to the Variance.

The Property is located in the (IP) industrial zoning district. The Town of Adams Use Regulation Schedule expressly prohibits Licensed marijuana establishments in the IP zoning district, except with respect to marijuana independent testing laboratories, which are allowed if a special permit is granted – the proposed uses do not meet this exception.

The CTC Companies urge the Adams Zoning Board of Appeals to deny the Variance because it fails to meet the stringent legal standards for the grant of a use variance set forth in Section 125-3.B(2) of the Adams Zoning Bylaw. It is well established law under Massachusetts law that variances are not legal rights and should be granted sparingly. *Damaskos v. Board of Appeal of Boston*, 359 Mass 55, 61 (1971) and cases cited.

Section 125-3.B(2) provides that a variance shall only be granted where the Zoning Board of Appeals finds all of the following:

COHEN | KINNE | VALICENTI | COOK LLP Attorneys
tel 413-443-9399 | fax 413-442-9399 | cohenkinne.com

RESPOND TO MAIN OFFICE:
28 North Street, 3rd Floor
Pittsfield, MA 01201

244 Main Street
Great Barrington, MA

- (a) A literal enforcement of the provisions of this chapter would involve a substantial hardship, financial or otherwise, to the petitioner or appellant.
- (b) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and specifically affecting such land or structures but not affecting generally the zoning district in which it is located.
- (c) Desirable relief may be granted without either:
 - 1. Substantial detriment to the public good; or
 - 2. Nullifying or substantially derogating from the intent or purpose of this chapter.

Hardship

Massachusetts case law provides that the alleged hardship “must relate to the premises for which the variance is sought.” *Hurley v. Kolligian*, 333 Mass. 170, 1173 (1955). Moreover, “an applicant for a variance must show that the land’s shape...prohibits development consistent with the ordinance.” *Guiragossian v. Board of Appeals of Watertown*, 21 Mass. App. Ct. 111, 118 (1986) and cases cited. In the present case, the Applicant states that “current configuration of property creates hardship of desired use;” however, the Applicant has provided no evidence to support this assertion. In fact, the existence of commercial buildings on the Property is inconsistent with the Applicant’s position that the Property’s shape prohibits development consistent with the Adams Zoning Bylaw – the Property may be used for all uses allowed in the IP zoning district.

Substantial Detriment and Derogation

“Since the requirements for the grant of a variance are conjunctive, not disjunctive, a failure to establish any one of them is fatal.” *Kirkwood v. Board of Appeals of Rockport*, 17 Mass. App. Ct. 423, 427 (1984) and cases cited. Because the Applicant cannot establish the hardship required by Section 125-3.B(2), substantial detriment and derogation need not be established. However, in the event that the Zoning Board of Appeals determines that a hardship exists, relief cannot be granted with respect to the Variance without substantial detriment to the public good and nullifying or substantially derogating from the intent or purpose of the Adams Zoning Bylaw.

The noxious smell generated by cannabis cultivation facilities is well-documented. Therefore, allowing the Variance would not only be substantially detrimental to the employees and customers of the CTC Companies, but also to surrounding property owners and their invitees. Furthermore, the Applicant has provided no information with respect to parking. Retail cannabis dispensaries generate significant vehicle traffic, which requires substantial parking. SNP already experiences cars parking on its property during football games and other events and would be negatively impacted by insufficient parking at the Property. Moreover, because of regular tractor trailer traffic along Renfrew Street, any overflow on-street parking would make Renfrew Street impassable.

Mr. Brian Tenczar, Acting Chair
February 1, 2021
Page 3

In addition, the Property is located adjacent to one of the busiest intersections in Adams. The significant vehicle trips generate by a retail cannabis dispensary would lead to overburdening this intersection.

Furthermore, the Variance substantially derogates from the intent or purpose of the Adams Zoning Bylaw by allowing for a use that was considered and expressly prohibited in the IP zoning district. That is, the IP zoning district was established to provide for a prescribed set of uses, all of which can be conducted at the Property, and prohibit other uses, including the uses proposed by the Variance. By allowing the Variance, the Zoning Board of Appeals would be undermining the purpose for which the IP zoning district was established.

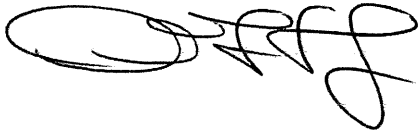
Conclusion

The CTC Companies urge the Zoning Board of Appeals to deny the Variance because the Applicant's proposal does not meet any of the legal standards for the grant of a use variance.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Sincerely,

COHEN KINNE VALICENTI & COOK LLP

A handwritten signature in black ink, appearing to read "Dennis G. Egan Jr.", written over a horizontal line.

Dennis G. Egan Jr.

DGE/
Encl.
236468

Joseph P. Colonna
Attorney at Law

P.O. Box 736
Williamstown, MA 01267
Tel: 413.896.3350
joseph.colonna@verizon.net
Admitted in Massachusetts
Isabel W. Colonna, Of-Counsel
Admitted in Massachusetts

February 18, 2021

Town of Adams
Adams Zoning Board of Appeals
Adams, MA
01220

RE: 6 Renfrew Street, Request for Variance

Dear Adams Zoning Board,

Please accept the following as an outline for granting a variance to John Burke ("John Burke") who is the owner of 6 Renfrew Street in Adams. A hearing is scheduled for March 9th 2021 at 6 pm. Mr. Burke seeks a variance that will permit development of a cannabis cultivation facility and dispensary. The property is currently zoned as an Industrial Park (IP). The property must be designated as Industrial (I) in order to accommodate the proposed development.

A variety of considerations argue in favor of granting a variance including:

- John's proposed use is consistent with the intent of the ordinance and the manufacturing history of the site.
- A strict interpretation of the current ordinance creates a substantial financial hardship;
- A beneficial use of the structures will occur if a variance is granted;
- Substantial economic good will accompany granting a variance by creating employment for townspeople and tax revenue for the town.
- No detriment will occur to the town or adjacent properties if a variance is granted.

A. Use of the site for "industrial" purposes is consistent with its history.

There is certainly a legitimate argument that John Burke's property should have been zoned Industrial and not Industrial Park. John's property sits directly on Rt. 8 (on the west side of the railroad tracks) and the majority of properties along the route in this area are zoned Industrial. Moreover, the entire area surrounding

John's property has been consistently used for industry or light manufacturing. Back in 1880 the original building was constructed for L.J. Follett and Sons to be used as a shipping depot. The rail depot was a staging area for aggregating shipping goods that were manufactured throughout Berkshire County. This rail business lasted into the 1950's.

During this period all of the land that currently makes up the Adams Industrial park was owned by Renfrew Manufacturing. Renfrew manufactured cotton or woolen textiles. Renfrew was bought out by The Arnold Print Works at some point. Arnold also manufactured some cotton or woolen textiles.

John's property was converted into a passenger rail depot in the 1950's and was in operation into the 1970's. At some point in the 1970's the Arnold Print Works purchased the old rail station property. They used it for a security building and for human resources. Arnold Print Works went out of business approximately in 1980. The entire mill complex burned down around 1982.

All of the property sat dormant until the late 1990's. During this time the banks (who held mortgages on the property) and the Town of Adams decided to develop the property. The decision was made to create an Industrial Park in an effort to develop new business in the town. John's property was included in the new Industrial Park zone even though railroad tracks divide John's property from the other buildings in the Industrial Park. The other buildings in the Industrial Park sit on the east side of the railroad tracks. As already stated, the majority of properties similarly situated to John's property on Rt. 8 are zoned Industrial.

Burke Construction bought the buildings 20 years ago. Burke resolved a longstanding property line issue with Guilford Railway. Burke cleaned the site of waste from 100 years of railroad ownership and also the refuse left behind by J.H. Maximillian from work they did on Rte. 8. The railroad building was in complete disrepair and was near to demolition. John renovated the building with an eye to maintain the train depot's historical character. His total past investment in the property exceeds \$1.3MM.

- B. A strict interpretation of the current ordinance creates a substantial financial hardship.

The buildings are now vacant despite years of marketing effort by Burke to find a buyer or user. John Burke continues to pay substantially for security, maintenance and taxes on the buildings. Currently the buildings do not generate any income.

Granting this variance would allow him to create a new business in Adams. It would allow him to further invest and improve the buildings.

- C. A beneficial use of the structures will occur if a variance is granted.
The structures on the property will be improved if a variance is granted. They are currently maintained in excellent general condition. However, the current plan is to improve at least the following features in either or both of the buildings:
Upgrade utilities, heat, insulation, computer systems, security systems.
- D. Substantial economic good will accompany granting a variance by creating employment for townspeople and tax revenue for the town.
Burke has been an excellent neighbor and a provider of local employment for decades. He employed local construction craftsman for years prior to his business closing. We expect that granting this variance will allow the buildings to be used once again for development of a new clean business. Significant new tax revenue should increase if the variance is granted. Jobs will be created in both the production facility and the dispensary.
- E. No detriment will occur to the town if a variance is granted.

Access: The public road adjoining Renfrew street allows for safe public access to the site. The road was recently upgraded by the installation of a modern roundabout. The roundabout was specifically engineered to safely increase traffic flow around the area that adjoins the entrance to Renfrew street. The building is also safely accessible via approved bike paths and the sidewalks are in excellent condition for foot traffic.

Parking: The existing parking lot is more than adequate for accessing the warehouse and the railroad building. Overflow parking, if required, exists behind the steel warehouse buildings.

Odor: Any odor from cultivation will be greatly mitigated by a variety of industrial quality air filtration systems. The systems under consideration are specifically designed to effectively remove odors and to maintain high airflow in industrial settings. The air in the cultivation warehouses will pass through a number of carbon filters and re-filters. Examples of the filtration systems under consideration are attached as Exhibit A to this letter. The systems will also be detailed in mechanical drawings for the town building department's review in connection with the applicable building permit.

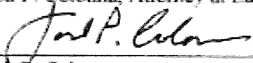
Adjacent property: Adjacent properties will not be adversely affected if the variance is granted. Both adjoining properties to the north and south are zoned Industrial. The 7/11 gas station and commercial building directly south of John Burke's building is zoned Industrial. The Scotty's Trucking building directly north of John's building is zoned Industrial.

The buildings in the Industrial Park are on the east side of the railroad tracks. The Industrial Park building closest to John Burke's railroad building is approximately 100 yards to the east (the "CTC" building). The CTC building is

separated from John's property by significant open space and a large well maintained grass field. The remaining buildings in the Industrial Park are even further away from the John Burke buildings.

Mr. Burke suggests that his proposal meets the requirements for a variance. By granting the variance the Board will also preserve the spirit of the ordinance when one considers the prior history of the site. We respectfully request that the Board approve a variance that allows for the creation of a cannabis cultivation and dispensary facility.

Kind regards,
Joseph P. Colonna, Attorney at Law



Joseph P. Colonna

cc

February 26, 2021

Town of Adams, Massachusetts
Zoning Board of Appeals

Re: Request for Variance/ 6 Renfrew Street, Adams Massachusetts

My name is Ian Purkayastha and I have lived in Cheshire for 7 years. My partner, John Burke, has been a business owner in Adams for many years.

Our application for a variance to John's property was on the agenda for the February 2, 2021 ZBA meeting. On February 1, a letter of objection to the variance request was submitted to the town and then passed along to us.

We requested a continuance to the upcoming ZBA meeting on March 9, 2021 to allow a review of the submitted letter and to address the issues raised of odor mitigation and traffic concerns.

Attached is our response, which includes:

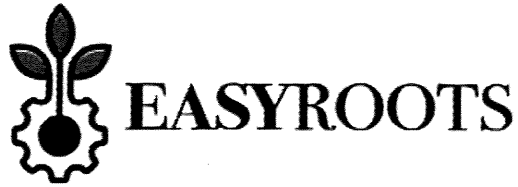
- a letter from John's attorney that provides history on the property
- a letter from one of the odor mitigation design firms we are working with
- a diagram of how our specialized air-handling system will work
- application data from one of the systems

Comprehensive systems specifications will be detailed on future applications for community development and building permits.

John and I greatly appreciate your consideration of this variance application and respectfully request that should you have any questions or need clarification on any point, please do not hesitate to contact us.

With best regards,

Ian Purkayastha
John Burke



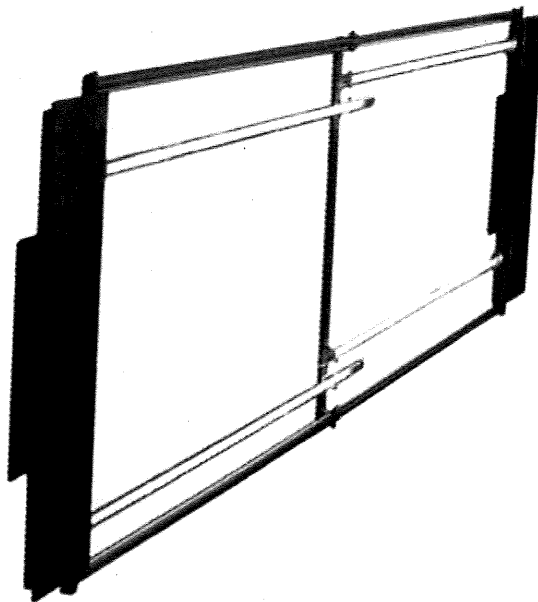
To: Town of Adams, Massachusetts
Zoning Board of Appeals

Mitigation and control of odor starts with EasyRoots proposed mechanical system being designed specific to New Train's planned project at 6 Renfrew St. Adams, MA. The cultivation rooms are planned to be completely sealed, meaning that the air within the room does not transfer out to the exterior of the building under normal operation. This is achieved by accounting for ambient conditions in NW Massachusetts, and ensuring correct heating and cooling capacity under the local temperature extremes, without the use of outside air.

In-room air handlers recirculate the air within the sealed room, leaving no mechanical airways for odor to be expelled. Also within the facility we plan a series of recirculating air scrubbers to completely eradicate any remaining potential risk of odor escape from common areas of the building.

Finally, mechanical ventilation building code typically requires the ability to introduce fresh air for life safety reasons. In the event the ventilation system must operate, all air exiting the facility must pass through three levels of carbon odor filtration, ensuring an odorless exhaust.

Quentin Veit
Technical Director
Quentin@EasyRoots.com
480-316-2412



Ultravation™
UVMatrix™-SI Series™
for HVAC coil irradiation

UVMatrix™ SI

Coil Irradiation Equipment

for Commercial HVAC Systems

Product Information

Benefits of Coil Irradiation

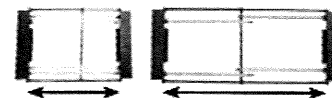
- Bio-growth prevention
- Allergy relief
- Efficiency optimization
- Elimination of coil cleaning as result of bio-contamination
- Airstream disinfection (residual)

UV eliminates mold on AC coils

Mold can be a serious problem for allergy sufferers—and a drain on HVAC efficiency. Ultravation UVMatrix™ SI systems for commercial and industrial HVAC, deliver the highest level of performance and safety in UV air disinfection. Their design reflects Ultravation's in-depth knowledge of ultraviolet light—and how it is optimized for HVAC coil disinfection.

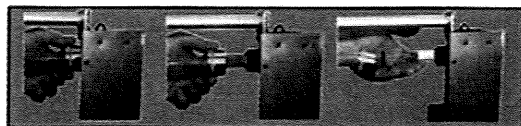
UVMatrix SI—Unprecedented installation flexibility

The SI-Series is a complete, flexible, modular and easy-to-install design with no extra frames or hardware to buy. They feature a patented innovative horizontal expansion ability that makes them easily adjust to variations in HVAC physical installation characteristics—with no compromise in UV irradiation. In fact, the SI-Series design is such that it maximizes airstream disinfection exposure time, as the lamps are suspended in the air with 360° UV dispersion.

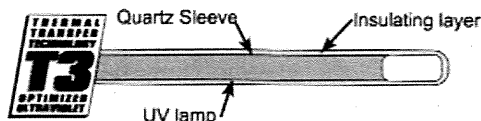


T3™ Enhanced UV Lamps

Ultravation T3™ thermally optimized germicidal UV lamps are standard, allowing much higher UV lamp output in cold air conditions. Lamps are easily changed with no quartz replacement required.



Ultravation T3™ lamps are very easy to replace (18,000 hour (approx 24 month) replacement schedule recommended). Lamps easily remove from unit with no system disassembly is needed.



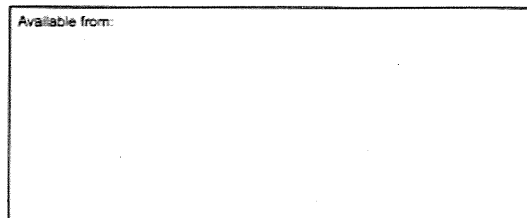
ESP™ Electronic-Smart Power

UVMatrix-SI systems utilize discrete ESP™ electronic power supplies — eliminating the possibility of complete loss of disinfection due to UV system trouble. ESP™ optimizes lamp performance because it operates at frequencies far exceeding a standard magnetic ballast. Its exceptional stability of voltage and current flow maximizes lamp output and lamp life. In a lamp-out situation, it automatically protects itself from an un-loaded condition.

Additional features...

- Low power consumption
- Lamp life expectancy 18,000 hrs (approx 24 months)
- 3 year UV system warranty Covers entire unit except lamp(s).
- One year UV lamp warranty
- T3 enhanced lamp systems for large air handlers.

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Toll Free 1-866-468-8247
FAX 1-802-287-9203
www.ultravation.com

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DC-IH-2000

Protected under US Patent #: 7419642B2, 683805B2

Ultravation®
Professional Indoor Air Quality Products

UVMatrix™ SI

Coil Irradiation Equipment for Commercial HVAC Systems

Specification Sheet

1. Scope of Supply

The surface irradiation equipment shall consist of durable, adjustable sliding racks, UVC Lamps encapsulated within a protective quartz sleeve assembly, electronic power supplies, and power supply housings.

A. Adjustable Sliding Rack

- i. To optimize installation, the surface irradiation equipment shall be assembled as an adjustable sliding rack.
- ii. Adjustment capabilities enable the installation of equipment to fit a wide range of applications, while utilizing the same product.
- iii. The installing contractor is provided with the required framework as part of the irradiation equipment design.
- iv. The rack shall be waterproof and constructed of aluminum (optional stainless steel) and consist of a vertical power supply housing at each end, and joined together by horizontal telescoping support arms. A center support is supplied to hold each protective Lamp/Quartz Sleeve assembly.
- v. The electrical housing will contain all power supplies, and lamp connections.
- vi. Adjustable rack shall be installed either inside of the air handler.
- vii. To ensure maximum exposure the lamps must be suspended in airstream.

B. UVC Lamps

- i. A lamp and protective quartz sleeve assembly shall be utilized in cold air conditions to provide maximum thermal optimization of the germicidal UVC Lamps.
- ii. The lamp and protective quartz sleeve assembly, when plugged into receptacle on the adjustable power supply housing shall have no wires or electrical connections exposed to the UV radiation.
- iii. The UVC lamps shall be slimline type, T5 diameter, 2G11 type base, and will produce broad-band UVC of 250-260nm.
- iv. The UVC lamps shall produce 85% of the initial UVC output at end of lamp life (9000 hours), or 80% of initial UVC output at extended life (18,000 hours).

C. Electronic Power Supply

- i. Electronic power supplies shall be voltage specific and be offered in 120VAC or 277VAC and operate at either 50 or 60Hz.
- ii. Electronic power supplies shall have a power factor of greater than 96%.
- iii. Each power supply shall draw no more than 0.71A @ 120V for each G64 lamp or 0.35A @ 120V for each G36 lamp.

2. Installation

- A. UV equipment shall be shipped disassembled for ease of transporting to the air handler.
- B. Equipment shall be assembled, located, and extended on the supply side of the coil. The adjustable rack shall be extended enough to provide total coil surface irradiation by continuous exposure to the UVC lamps.
- C. Appropriate power needs to be connected to each power housing to the supplied terminal.
- D. Safety interlock power switches must be installed (available separately), on all air handler access panels and/or doors.

3. Optional Equipment

- A. UVMatrix CP - Ultravation exclusive control panel that monitors UVC lamp status, UVC Intensity, and can provide pertinent information back to facility management via building automation controls.
- B. UVC intensity monitor— 0-100% meter, measuring 254nm UV, includes dry contacts that switch state when adjustable set point is reached.
- C. TEF - UVC transmissible FEP material covered outer quartz sleeve can be supplied to protect against lamp breakage and to ensure lamp contents from a broken lamp is contained.



EASYROOTS

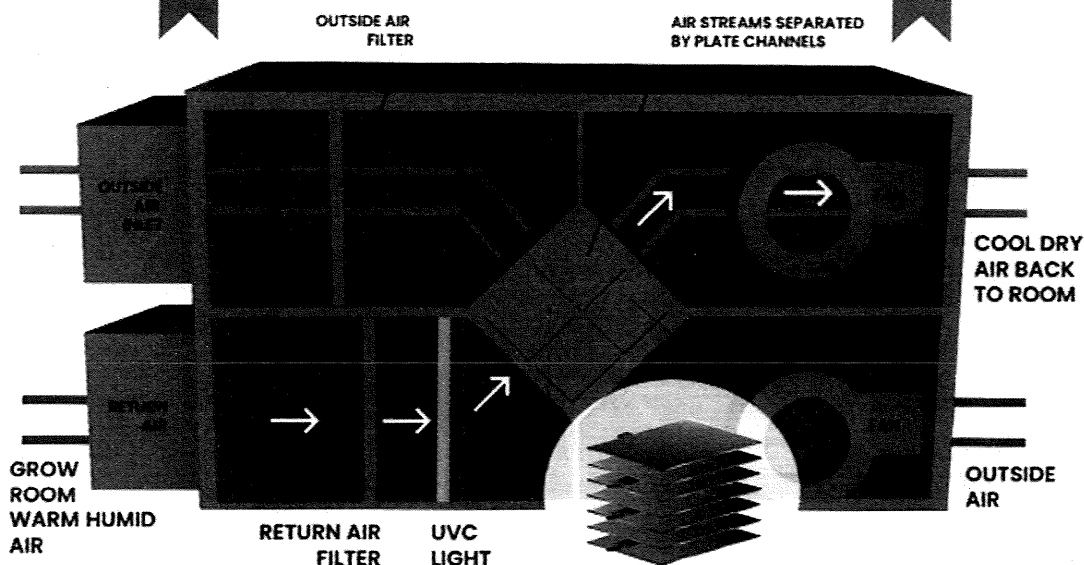


Free Cooling Economizer

10k Model
Up to 4,992
Pints per
Day Moisture
Removal

How It Works

6k Model
Up to 2,688
Pints per
Day Moisture
Removal



Free cooling below
50°F to Eliminate
Electrical Costs

Maintain Sealed Grow
Environment. No
Outside Air. Allows
CO2 Containment.

Includes UVC
Sanitation for Extra
Clean Air.

Reduce Wear and Tear
on HVAC.

PRODUCT HIGHLIGHTS

- Free Cooling Below 50°F to Eliminate Electrical Costs
- Maintain Sealed Grow Environment. No Outside Air. Allows CO2 Containment
- Includes UVC Sanitation for Extra Clean Air
- Reduce Wear and Tear on HVAC

Airflow		Outdoor		Electrical		
CFM	Weight	DB (°F)	Tons	Total kW	V/Ph/Hz	MCA/MOP
10K	7,200 lbs	10.0	74	10.5	200/3/60	48 / 60 A
		30.0	51		230/3/60	43 / 50 A
		50.0	26		460/3/60	21 / 25 A
6K	6,550 lbs	10.0	41	5.8	200/3/60	65 / 90 A
		30.0	28		230/3/60	58 / 80 A
		50.0	15		460/3/60	29 / 40 A

Model	Dimensions (inches)		
CFM	Length	Width	Height
10K	83	72	66
6K	78	60	60

*Grow Room Conditions Rated at 80°F/60%

**Outside Air 50% RH



EASYROOTS

Smarter Systems for less.

4045 N Pecos Street, Suite #210, Denver, CO 80211 | 833-EASYBUD (833-327-9283) | Sales@EasyRoots.com

Max-Filter™
means maximum performance.



The Max-Filter™ starts with our best virgin activated carbon,
40% more capacity by weight than our standard CKV-4
and finishes with our commitment to quality.

50 cm (20") Activated Carbon Air Filter

Carbon Bed Depth: 6.5 cm / 2.5"



Max 2500

Max 2500 SKU: 0358608

Replacement Pre-Filter SKU: #1102255

Max Recirculating (Scrubbing) CFM: 2500 CFM

Max Exhaust CFM: 1250 CFM

Dimensions: (with Pre-Filter)

Height: 100 cm / 39.4"

Total Weight: 47 kg / 103 lbs.

Carbon Weight: 37 kg / 81.5 lbs.

Flange: Available - 14"

Max 2500 Recommended Fans

Exhaust:

Max-Fan® 14"

Recirculating:

Max-Fan® 14" HO

PRO SERIES 16"

- Speed 1, 2, 3

Max-Fan® 16"

Max Operating Temp: 80°C / 176°F
Pressure drop at max CFM: 180pa / .75"wg

Max-Filter™

Max-Filter™

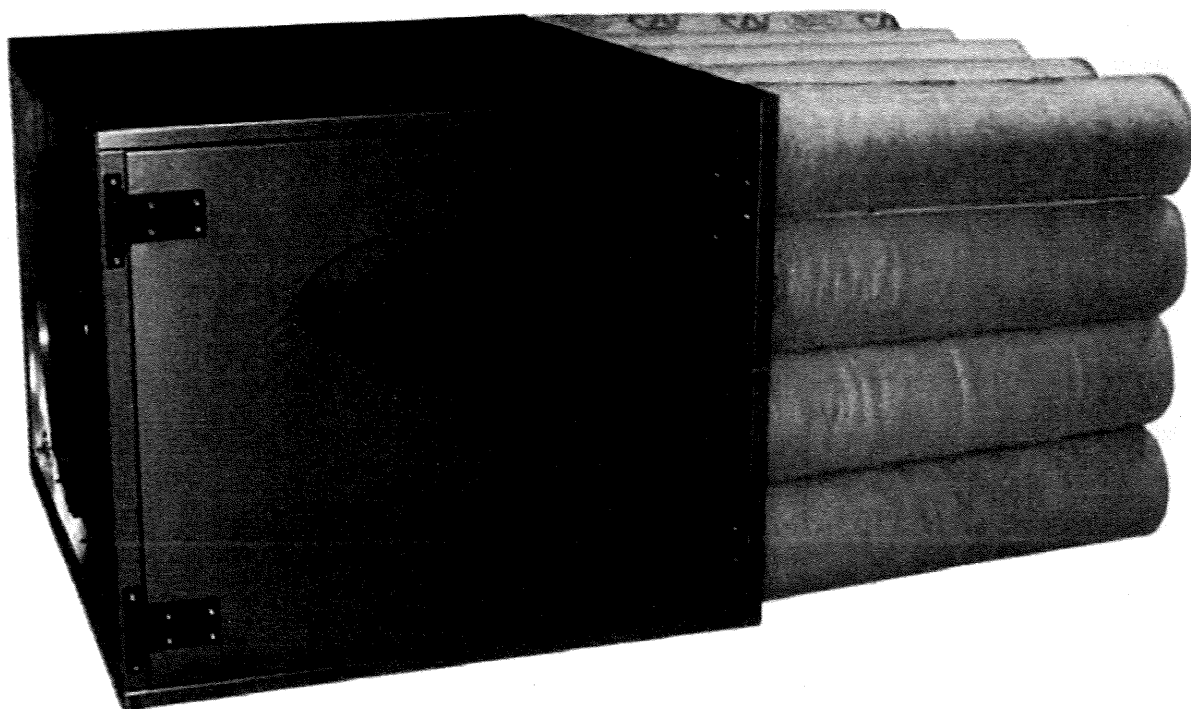


Stackable
Easy Filter Exchange
Sound Absorbing Walls

M5 Can Industrial Unit w/ 20" Max-Fan® SKU: 0340490

**3509 CFM
Delivered**

**20 - Can 9000 Filters
1 - 20" Max-Fan®
240 volt**



The M5 has been designed to effectively remove odors and keep airflow high for the industrial space or the greenhouse environment. The M5 is powered by the 20" Max-Fan® and reliably delivers 3509 CFM of clean air on only 4.79 amps, 240 volt. The M5 uses 20 pieces of the Can-Lite® 9000 filters. The 20 pieces of Can-Lite® 9000 easily connect to the M5 unit with twist style bayonet mounts. The M5 comes fortified with a locking, insulated (sound proofed) maintenance door that opens the way to an extremely clean and easy to work with enclosure. Very compact in design the M5 can be stacked or mounted.



VCD-23 Low Leakage Control Damper

Application

The VCD-23 damper is a low leakage damper intended for application in low to medium pressure and velocity systems.

Damper Ratings

Pressure: Up to 5 in. wg (1.2 kPa) - pressure differential

Velocity: Up to 3000 fpm (15.2 m/s)

Leakage: Class 1A at 1 in. wg (.25 kPa)
Class 1at up to 5 in. wg (1.2 kPa)

Temperature: -40° to 250°F (-40°C to 121°C) Consult factory for higher temperature

Construction	Standard	Optional
Frame Material	Galvanized Steel	304SS
Frame Thickness	16 ga. (1.5mm)	12 ga. (2.7mm)*
Frame Type	5 in. x 1 in. Channel	Single Flange, Reverse Flange, Double Flange
Blade Action	Opposed	Parallel
Blade Material	Galvanized steel	304SS
Blade Thickness	16 ga. (1.5mm)	-
Blade Type	3V	-
Blade Seals	TPE	Silicone, None**
Axle Material	Plated Steel	316SS
Axle Bearings	Synthetic	316SS
Linkage Material	Plated Steel	316SS
Jamb Seal	Stainless Steel	-
Paint Finishes	Mill Finish	Baked Enamel, HI Pro Polyester, Industrial Epoxy

*When 12 ga. frame is selected and the damper height is less than 17 inches, low profile top and bottom frame members are utilized. These low profile frame members will be made from 16 ga. material.

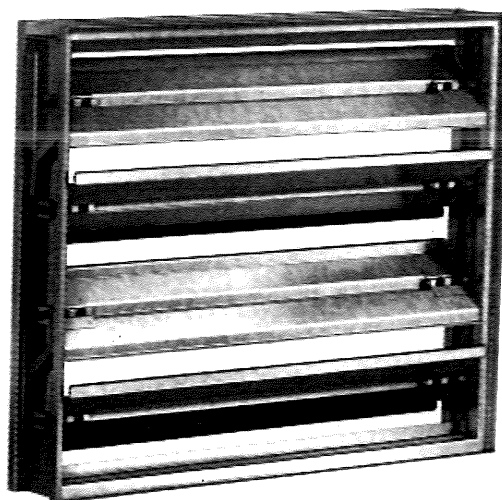
**AMCA leakage applies when damper is provided with blade seals.

Size Limitations

W x H	Minimum Size	Maximum Size	
		Single Section	Multiple Section
Inches	6 x 6	48 x 74	Unlimited
mm	152 x 152	1219 x 1880	Unlimited

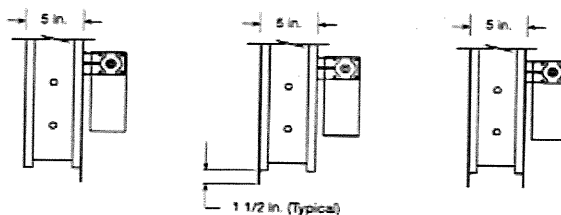
Features & Options

- Low profile head and sill are used on sizes less than 17 in. (432mm)
- Electric actuator and manual quadrant available. Factory installation available.
- Sleeves available
- 3/8 in. - 2 in. (16mm - 51mm) flange available
- Retaining angles
- Transitions- R, C and O
- Open Close Indicator (OCI)
- Security bars



* W&H dimension furnished approximately 1/4 in. (6mm) undersize.

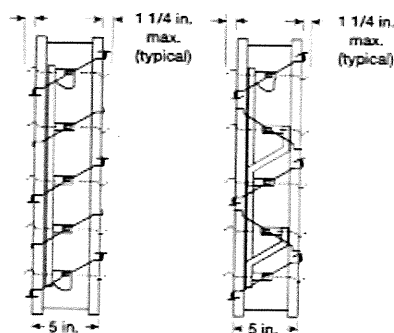
Flange Options



Single Flange Reversed Flange Double Flange

Shown with optional internally mounted actuator.

Blade Operation



Parallel Blades Opposed Blades

Installation instructions available at www.greenheck.com.

This pressure drop testing was conducted in accordance with AMCA Standard 500-D using the three configurations shown. All data has been corrected to represent standard air at a density of .075 lb/ft³ (1.2 kg/m³).

Actual pressure drop found in any HVAC system is a combination of many factors. This pressure drop information along with an analysis of other system influences should be used to estimate actual pressure losses for a damper installed in a given HVAC system.

AMCA Test Figures

Figure 5.2 Illustrates a ducted damper exhausting air into an open area. This configuration has a lower pressure drop than Figure 5.5 because entrance losses are minimized by a straight duct run upstream of the damper.

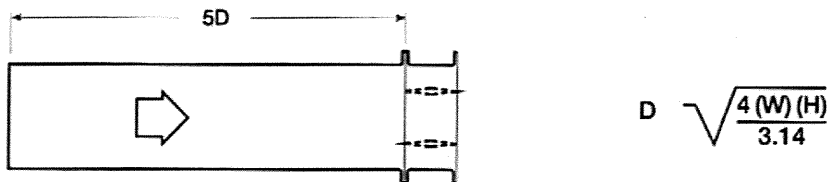


Figure 5.3 Illustrates a fully ducted damper. This configuration has the lowest pressure drop of the three test configurations because entrance and exit losses are minimized by straight duct runs upstream and downstream of the damper.

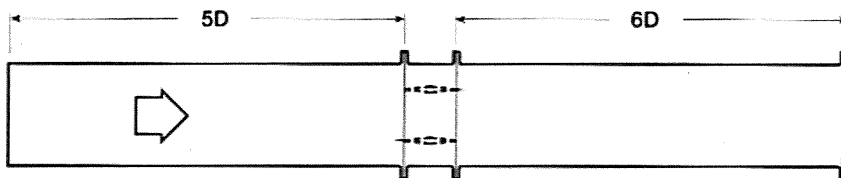
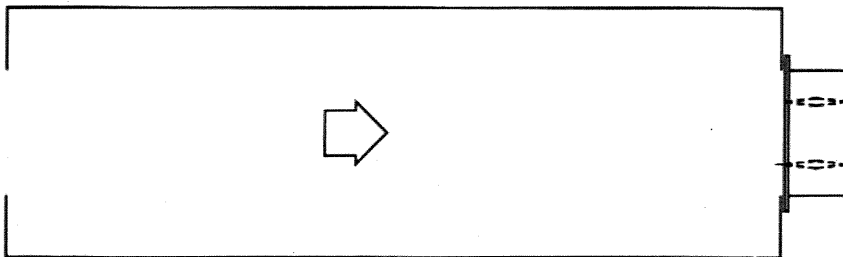


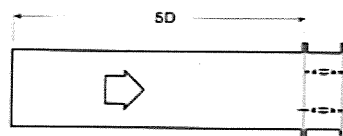
Figure 5.5 Illustrates a plenum mounted damper. This configuration has the highest pressure drop because of extremely high entrance and exit losses due to the sudden changes of area in the system.





Greenheck Fan Corporation certifies that the model VCD-23 shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Programs. The AMCA Certified Ratings Seal applies to Air Leakage and Air Performance ratings.

AMCA 5.2



Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.05
1500	0.11
2000	0.19
2500	0.29
3000	0.41
3500	0.55
4000	0.72

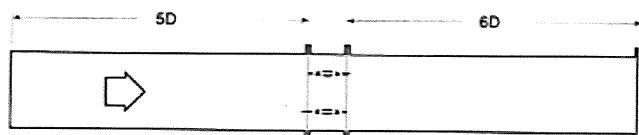
Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.03
1500	0.06
2000	0.10
2500	0.16
3000	0.23
3500	0.30
4000	0.40

Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.02
1500	0.05
2000	0.09
2500	0.14
3000	0.19
3500	0.27
4000	0.35

Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.04
1500	0.08
2000	0.15
2500	0.22
3000	0.32
3500	0.43
4000	0.56

Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.03
1500	0.07
2000	0.12
2500	0.18
3000	0.26
3500	0.36
4000	0.47

AMCA 5.3



Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.03
1500	0.06
2000	0.13
2500	0.20
3000	0.29
3500	0.40
4000	0.51

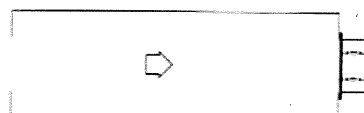
Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.02
1500	0.04
2000	0.07
2500	0.11
3000	0.16
3500	0.21
4000	0.28

Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.02
1500	0.03
2000	0.06
2500	0.09
3000	0.13
3500	0.19
4000	0.25

Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.03
1500	0.07
2000	0.12
2500	0.18
3000	0.26
3500	0.36
4000	0.46

Velocity (fpm)	Pressure Drop (in. wg)
500	0.01
1000	0.03
1500	0.06
2000	0.10
2500	0.16
3000	0.22
3500	0.30
4000	0.39

AMCA 5.5



Velocity (fpm)	Pressure Drop (in. wg)
500	0.03
1000	0.13
1500	0.30
2000	0.53
2500	0.82
3000	1.19
3500	1.62
4000	2.10

Velocity (fpm)	Pressure Drop (in. wg)
500	0.03
1000	0.12
1500	0.26
2000	0.47
2500	0.75
3000	1.04
3500	1.41
4000	1.90

Velocity (fpm)	Pressure Drop (in. wg)
500	0.02
1000	0.10
1500	0.22
2000	0.39
2500	0.62
3000	0.89
3500	1.21
4000	1.58

Velocity (fpm)	Pressure Drop (in. wg)
500	0.03
1000	0.12
1500	0.27
2000	0.47
2500	0.75
3000	1.07
3500	1.45
4000	1.91

Velocity (fpm)	Pressure Drop (in. wg)
500	0.03
1000	0.12
1500	0.28
2000	0.49
2500	0.77
3000	1.12
3500	1.53
4000	2.01

AMCA Certified Leakage Data

VCD-23

Air leakage is based on operation between 32°F (0°C) and 120°F (49°C).

Tested for leakage in accordance with ANSI/AMCA Standard 500-D, Figure 5.5.

Tested for air performance in accordance with ANSI/AMCA Standard 500-D, Figures 5.2, 5.3 and 5.5.

Torque

Data are based on a torque of 5.0 in.lb./ft² (0.56 N·m) applied to close and seat the damper during the test.

VCD-23	Leakage Class*		
Maximum Damper Width	1 in. wg (0.25 kPa)	4 in. wg (1 kPa)	5 in. wg (1.2 kPa)
48 in. (1219mm)	1A	1	1



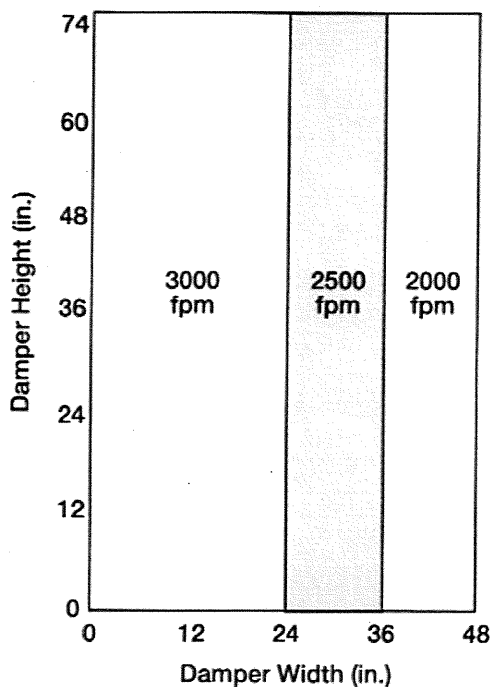
Greenheck Fan Corporation certifies that the model VCD-23 shown herein is licensed to bear the AMCA Seal. The ratings shown are based on tests and procedures performed in accordance with AMCA Publication 511 and comply with the requirements of the AMCA Certified Ratings Programs. The AMCA Certified Ratings Seal applies to Air Leakage and Air Performance ratings.

*Leakage Class Definitions

The maximum allowable leakage is defined by AMCA as the following:

- Leakage Class 1A - 3 cfm/ft² at 1 in. wg (class 1A is only defined at 1 in. wg).
- Leakage Class 1
 - 4 cfm/ft² at 1 in. wg
 - 8 cfm/ft² at 4 in. wg
 - 11 cfm/ft² at 8 in. wg
 - 12.6 cfm/ft² at 10 in. wg

Velocity and Temperature Limitations



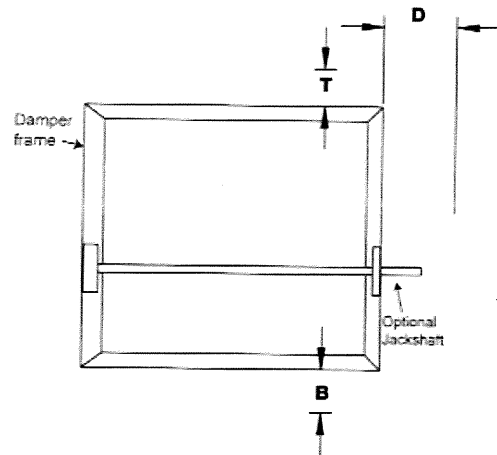
Temperature Limitations

Blade Seal	Temperature Range
TPE	-10°F to 180°F (-23°C to 82°C)
Silicone	-40°F to 250°F (-40°C to 121°C)
No Seal	-40°F to 250°F (-40°C to 121°C)

Application Data

Space Envelopes

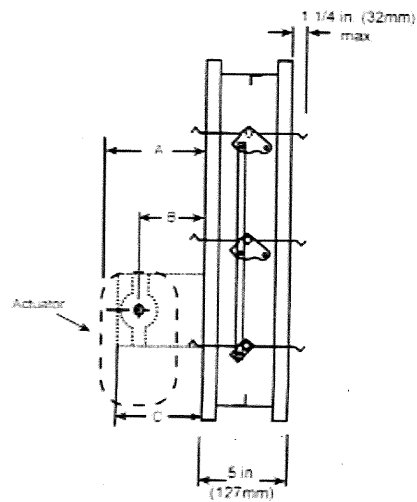
On dampers less than 18 in. (457mm) high, actuators may also require clearances above and/or below the damper frame. "B" and "T" ***dimensions are worst case clearance requirements for some dampers less than 18 in. (457mm) high.*** All damper sizes under 18 in. (457mm) high do not require these worst case clearances. If space availability above or below the damper is limited, each damper size should be individually evaluated.



Actuator Type/Model	Height	T	B	D
	Inches (mm)			
AFBUP (-S) and FSNF Series, Belimo MSxx20 Series, Honeywell	≥6 to <10	0	12¾	6
	≥10 to <18	0	2	6
	≥18	0	0	10
FSLF, LF and TFB Series, Belimo	≥6 to <10	0	3½	6
	≥10	0	0	6
MSxx04 & MSxx09 Series, Honeywell	≥6 to <9	0	4¾	6
	≥9	0	0	6
MS75xx Series, Honeywell	≥6 to <10	0	12¾	6
	≥10 to <18	0	7	6
	≥18	0	0	6

This drawing depicts the worst case clearance requirements for an actuator with a jackshaft.

Internal mount only Actuator model	A	B	C
All except - EFB & EFCX Series	7 ¾ in (197 mm)	3 ¾ in (95 mm)	5 ¾ in (136.5 mm)
EFB & EFCX Series	8 ½ in (216 mm)	6 in (152 mm)	8 ½ in (216 mm)



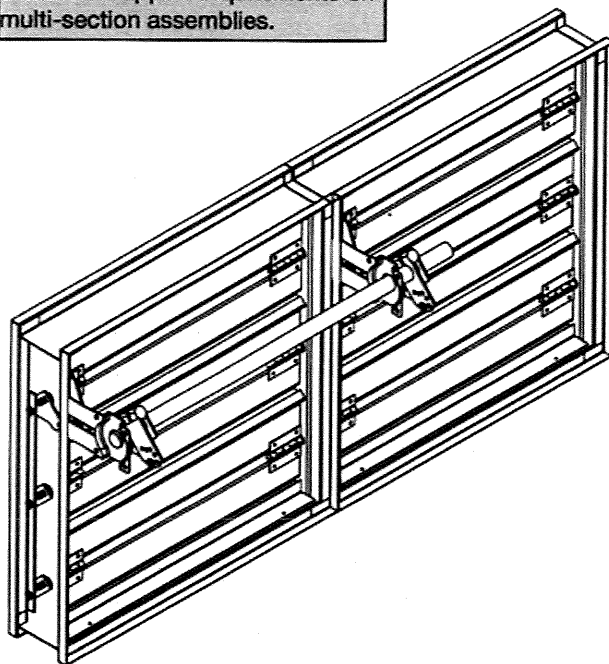
Application Data and Specifications

Multi-Section Assembly

Dampers larger than the maximum single section size, will be made up of a multiple of equal size sections. Multiple section dampers can be jackshafted together so that all sections operate together as shown below.

NOTE: Dampers larger than 48 in. x 74 in. (1219mm x 1880mm) are not intended to be structurally self supporting. Additional horizontal bracing is recommended to support the weight of the damper and vertical bracing should be installed as required to hold against system pressure.

Refer to IOM document 463384 for structural support requirements on multi-section assemblies.



Specifications

Control dampers meeting the following specifications shall be furnished and installed where shown on plans and/or as described in schedules.

Damper blades shall be 16 ga. (1.5mm) galvanized steel 3V type with three longitudinal grooves for reinforcement. Blades shall be completely symmetrical relative to their axle pivot point, presenting identical resistance to airflow and operation in either direction through the damper (blades that are non-symmetrical relative to their axle pivot point or utilize blade stops larger than ½ in. [13mm] are unacceptable). Blade seals shall be TPE. Linkage shall be blade-to-blade concealed in jamb (out of the airstream) to protect linkage and reduce pressure drop and noise.

Damper frame shall be 16 ga. (1.5mm) galvanized steel formed into a structural hat channel shape with

reinforced corners to meet 11 ga. (3.1mm) criteria. Bearings shall be corrosion resistant, permanently lubricated, synthetic (acetal) sleeve type rotating in extruded holes in the damper frame for maximum service. Axles shall be square and positively locked into the damper blade. Jamb seals shall be flexible stainless steel compression type to prevent leakage between blade end and damper frame.

The damper manufacturer's submittal data shall certify all air leakage and air performance pressure drop data is licensed in accordance with the AMCA Certified Ratings Program for Test Figures 5.2, 5.3 and 5.5. Damper air performance data shall be developed in accordance with the latest edition of AMCA Standard 500-D.

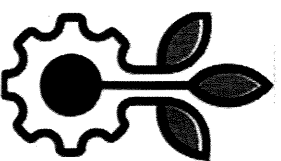
Basis of design is model VCD-23.



PG: Rev 470 - Schorr/BC 10/24/10 54475-0410 715.555 6171 greenheck.com

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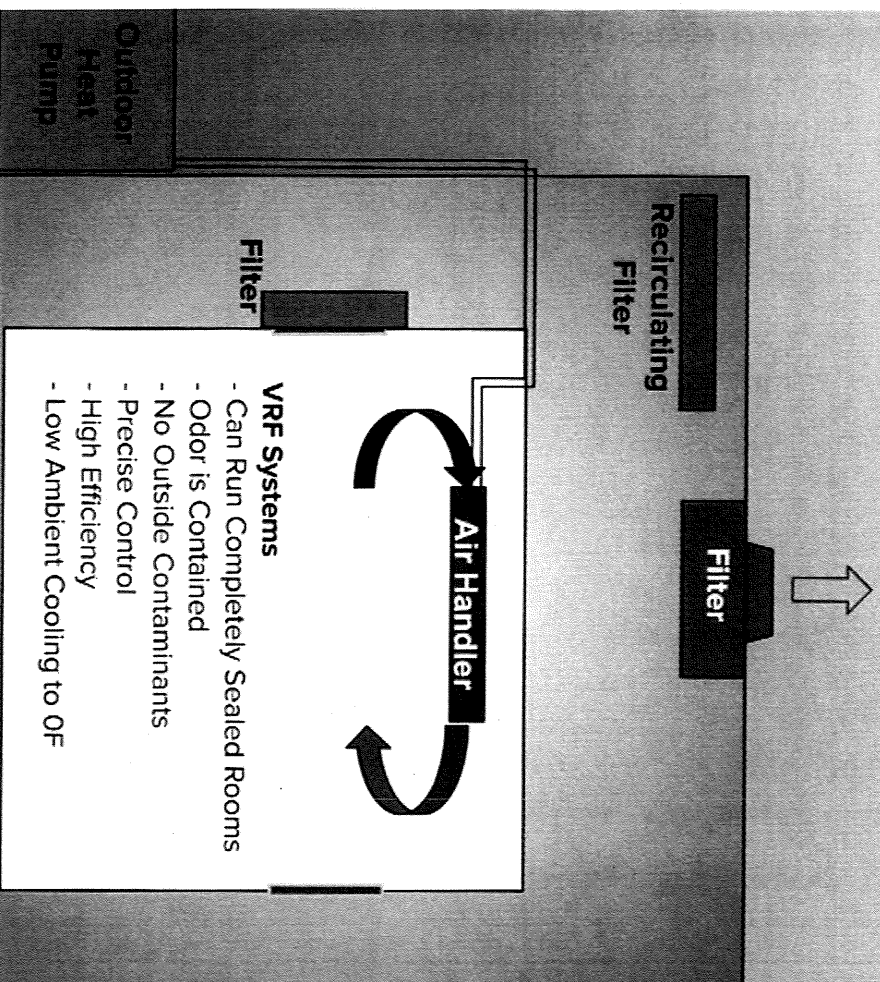
VCD-23 Rev 24 December 2020



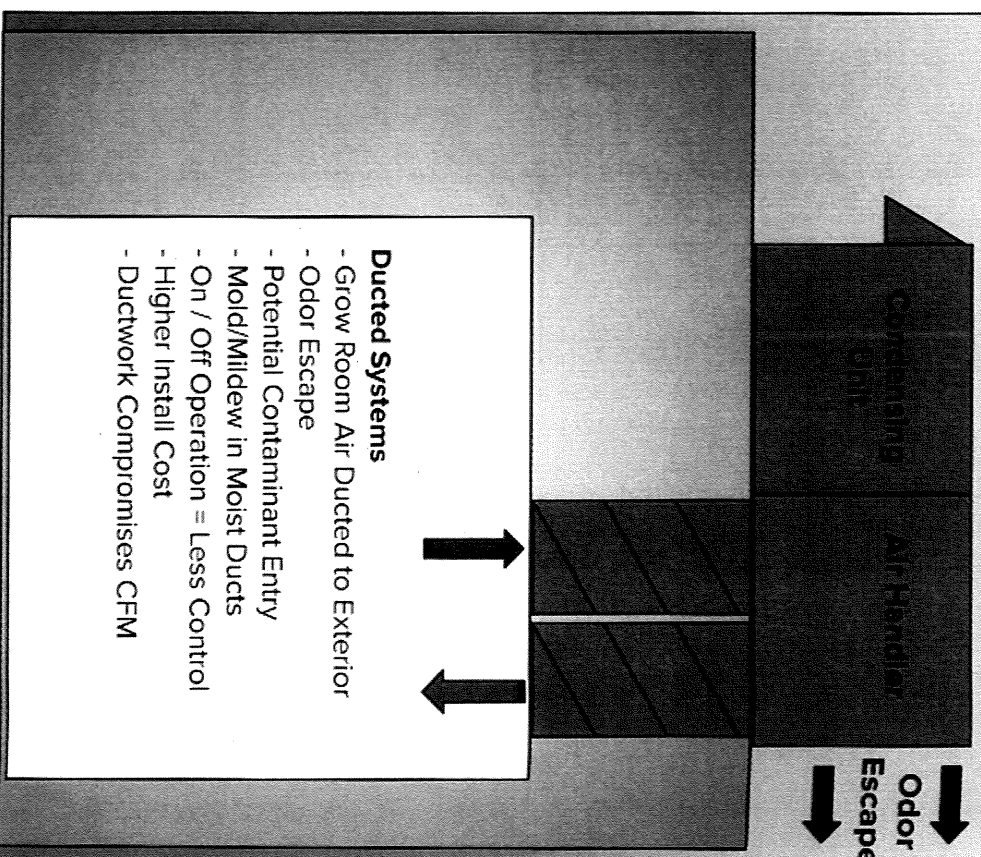
EASYROOTS

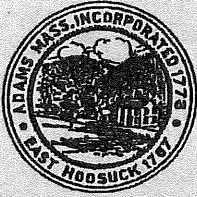
EasyRoots VRF System

Exhaust System Optional or Required by Code



Competitive Conventional System





Town of Adams

Massachusetts 01220

Application for Hearing with the Zoning Board of Appeals

(To be filed with the Town Clerk)

INSTRUCTIONS FOR THE APPLICANT

1. Complete one original of this form, with eight copies (nine total), and review it with the Community Development staff.
2. Submit this form to the Building Inspector with the required \$100.00 application fee, made payable to the Town of Adams.
3. The Community Development Department will notify the applicant of time and date of the public hearing.
4. It is required that the applicant or his/her authorized representative be present at the public hearing for case discussion.
5. The Building Inspector is available to assist applicants with preparations for the hearing.

GENERAL INFORMATION

Date: 2/9/2021 Zoning District: _____
Name of Applicant or Appellant: Jessie and Justin Kratz
Address: 1 Upper Linden St. Telephone: 743-29241
Name of owner of property: _____
(if different from above)
Address: _____ Telephone: _____
Location of Property: 1 Upper Linden St.
Project Description: Residential Kitchen - Cottage Battery
Applicable section(s) of Zoning Bylaw: 125 § 21
Reason for Application/Appeal: Home Occupation Permit

Nature of Application Appeal (check all that apply)

☒ Special Permit

☐ Variance

☐ Appeal of Administrative Decision

REQUIRED SIGNATURES

I hereby request a hearing before the Zoning Board of Appeals with reference to the above noted application or appeal. I have reviewed this application with the Building Inspector and the application is being filed with the Town Clerk.

Applicant/Appellant

(sign here)

Date

Property Owner

Date

If different than above

(sign here)

Building Inspector

Date

ZBA Case # _____ Received from above applicant, the sum of \$ _____ as application fee.

Town Clerk

Date

TO BE GRANTED A SPECIAL PERMIT, the applicant will be required to establish the proposed activity is in harmony with the general purpose and intent of the by-law and will not be detrimental to the public interest.

Please list how your application meets these criteria:

TO BE GRANTED A VARIANCE, the applicant will be required to establish A.L. of the following:

Please list how your application meets these criteria:

a.) A literal enforcement of the provisions of the by-law would involve a substantial hardship, financial or otherwise, to the applicant;

b.) The hardship is owing to circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located;

c.) Desirable relief may be granted without either:

1. Substantial detriment to the public good; or

2. Nullifying or substantially derogating from the intent or purpose of this By-law.

TO PREPARE FOR THE HEARING

Handouts explaining the criteria listed above are available at the Community Development Department. The Building Inspector is available (743-8315) to assist applicants with preparing for the hearing.

Applicants WILL be asked to address the criteria at the hearing.

A copy of the Rules of Operation for the Zoning Board of Appeals is on file with the Town Clerk and available in the Community Development Office.

AFTER THE HEARING

1. The Community Development Department will file a Decision Notice in the Town Clerk's Office within 14 days from the date of the hearing.

2. A twenty day appeal period will commence after the Decision Notice has been filed. This period allows any aggrieved party to appeal the decision, according to Massachusetts General Laws Chapter 40A Section 15.

3. You will receive a letter from the Community Development Department after the Decision Notice has been filed; informing you of the date the appeal period expires. At that time you will need to pick up the Decision notice from the Town Clerk's Office and record it in the Registry of Deeds.

SPECIAL PERMIT CRITERIA QUESTIONS

A request for a Special Permit can only be granted if the application meets all of the criteria listed below. The exact wording in each section is paraphrased to assist you with your presentation to the Board.

D: CRITERIA:

Special permits shall normally be granted except if the application causes any of the following problems:

1: Traffic generated or patterns of access or egress would cause congestion, hazard or substantial change in established neighborhood character.

DESCRIBE THE TYPE AND AMOUNT OF TRAFFIC YOUR PROPOSED ACTIVITY WILL GENERATE AND WHAT YOU THINK WILL BE THE TRAFFIC IMPACT ON THE SURROUNDING NEIGHBORHOOD.

Answer- The type of traffic generated would consist of passenger vehicles stopping by to pick up their orders. The volume would be minimal as order pick-ups are scheduled for one pick-up every half hour. The average pick-up lasts less than three minutes and the customer parks off-street causing no congestion.

2: The continued operation of or the development of adjacent uses as permitted in the Zoning By-Law would be adversely affected by the nature of the proposed use.

DESCRIBE TO THE BOARD WHAT OVERALL IMPACT (IN ADDITION TO TRAFFIC) YOUR ACTIVITY WILL HAVE ON IMMEDIATE NEIGHBORS AND IF WHAT YOU ARE PROPOSING WOULD DISCOURAGE FUTURE ACTIVITY NEXT TO OR CLOSE TO YOUR SITE.

Answer- The business activity would pose no problem nor discourage future activity around our site as the activity is confined to the inside of the property, generates no noise or unsightly environment, and has minimal traffic impact.

3: Nuisance or hazard would be created to the detriment of the health, safety and/or welfare of the occupants of the proposed use or the citizens of the Town.

DESCRIBE TO THE BOARD ANY OBNOXIOUS OR DANGEROUS ELEMENTS ASSOCIATED WITH YOUR PROPOSED ACTIVITY.

Answer- There are no obnoxious or dangerous elements associated with the bakery. The daily preparation of baked goods makes no noise outside of the house and there are no dangers associated with the bakery to any citizens of the town.

4: For other reasons, the proposed use would impair the integrity of the district or adjoining districts, or otherwise derogate from the intent and purpose of this By-law.

EXPLAIN ANY OTHER CIRCUMSTANCES WHICH MAY HINDER THE MESHING OF THE ACTIVITY YOU ARE PROPOSING WITH THE IMMEDIATE AND SURROUNDING AREA.

Answer- There are no circumstances that would impair the integrity of the district as the home-based bakery is virtually invisible and blends in with the surrounding neighborhood naturally.

5: The basic design of the proposed use(s) or buildings; the relationships between the buildings and the land; the overall physical appearance of the proposed use(s) or buildings would not be in general harmony with the character of the surrounding neighborhood and would serve to blight or detract from abutting residences or other property.

DESCRIBE THE PHYSICAL CHARACTERISTICS OF YOUR BUILDING/SITE DESIGN (RATHER THAN THE NATURE OF THE ACTIVITY) IN RELATION TO THE NEIGHBORHOOD.

Answer- The physical characteristics of the site and building are that of a Victorian home already in place and consistent with the surrounding neighborhood.

6: Adequate safeguards have not been taken to protect the natural environment.

IF THIS SECTION APPLIES, EXPLAIN THE STEPS YOU WILL TAKE TO PROTECT THE ENVIRONMENT, SUCH AS EROSION CONTROL FOR SOIL REMOVAL, LEAKAGE CONTAINMENT DURING TANK REMOVAL, DUST CONTROL FOR QUARRYING, ETC...

Answer- The business of a home-based bakery poses no threat to the natural environment. No hazardous waste materials are generated.

7: All required public services (I.E. water, sewer, schools, fire protection, etc...) are not reasonably available to serve the proposed development.

DESCRIBE THE PUBLIC SERVICES AVAILABLE FOR YOUR PROPOSED ACTIVITY/SITE.

Answer- The public services available for the site and activity already are in place and no alterations are needed to conduct the business. The site has town water and sewer already in place, trash removal is done by Cassella Waste, fire and police protection are provided by the town and the site is on a town-maintained road.

8: The economic effect of the proposed development would result in economic conditions leading to deterioration of properties due to excessive concentration of commercial activity unsustainable in the projected market.

EXPLAIN TO THE BOARD HOW YOUR PROPOSED ACTIVITY RELATES TO THE CURRENT MARKET AND IF THERE IS ANY CHANCE THAT MARKET COULD BECOME SATURATED AND HURT OTHER BUSINESSES.

Answer- The town of Adams is not a bakery-heavy area. The addition of a home-based bakery will not saturate the market. A 2014 report from the Berkshire Land Trust stated that there is

“...a supply and demand gap for cereal and bakery products...” in Berkshire County and that residents of Berkshire County spend “\$290,123,600 weekly on food. With scaled up production and increased purchase of local food, a greater proportion of this figure would stay in the Berkshire region and contribute to the regional economy.” Currently a Google search of Adams and the surrounding area indicates the lack of places to purchase fresh, high-quality, baked goods. There are no indicators pointing to a home-based bakery business damaging other businesses in the area.

http://berkshirecommunitylandtrust.org/wp-content/uploads/2014/07/Sustainable_Berkshires-Local_Food_and_Agriculture-20140320a.pdf

Gerry, Pamela

From: Anna <awdobrowolski@gmail.com>
Sent: Monday, February 22, 2021 10:24 AM
To: Gerry, Pamela
Subject: Special Permit Application of Jessie & Justin Kratz

TO: Adams Zoning Board

As an abutter to the property at 1 Upper Linden Street, I am writing to support the special permit application of Jessie & Justin Kratz.

I do not believe that their business operation will have a detrimental effect upon the neighborhood. Therefore, I support a favorable vote on the application.

Regards,

Ann Dobrowolski
4 Edmunds Street, #M203
Adams, MA 01220
(413) 743-3769

RECEIVED POSTER
21 FEB 22 PM 3:56
TOWN CLERK
ADAMS, MA 01220

RECEIVED POSTER

21 FEB -3 PM 4:25

DRAFT

TOWN CLERK
ADAMS MASS.

**ADAMS ZONING BOARD OF APPEALS
MEETING MINUTES
TUESDAY, FEBRUARY 2, 2021**

MEMBERS PRESENT: Acting Chairman Brian Tenczar and Members Glen Diehl, Wayne Piaggi and Jim Duda

MEMBER ABSENT: Member David Rhinemiller

OTHERS PRESENT: Building Commissioner Gerald Garner; Ian Purkayastha; Lisa Purkayastha; Dennis Egan; John Burke; Tina Potoniak; Scott Stafford and Pam Gerry, Administrative Assistant

Join Zoom meeting by video

<https://zoom.us/j/93921385881?pwd=aHIWbkpMQUQzSWJjcFNEQXN0ZWlaUT09>

Meeting ID: 939 2138 5881

Passcode: 421453

Join Zoom meeting by phone

1 929 436 2866 US (New York)

Meeting ID: 939 2138 5881

Passcode: 421453

CALL TO ORDER: Acting Chairman Tenczar called the meeting to order at 6:00 P.M.

Acting Chairman Tenczar read Governor Bakers notification;

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15 and July 2, 2020 Orders imposing strict limitations on the number of people that may gather in one place, this meeting of the Town of Adams Zoning Board is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort has been made to ensure that the public can adequately access the proceedings as provided for in the Order. We have posted today's agenda in accordance with Open Meeting Law, which included the call-in information for the meeting. Despite our best efforts, if we are not able to provide for real-time access for the public to participate in today's meeting, a recording of this meeting can be made available by request, as this meeting is being recorded using the Zoom platform.

Application of Ian Purkayastha for property located at 6 Renfrew Street requesting a Variance under §125-3 B(2) of the Adams Zoning Bylaw to operate a cannabis cultivation facility and retail dispensary in an IP Zoning District.

Acting Chairman Tenczar opened the meeting by stating to the applicant that the Zoning Board consisted of a four-member board to hear the application request. He explained to Mr. Purkayastha that he would have to obtain an all in favor vote from the members of the Zoning Board to acquire his

Variance. Acting Chairman Tenczar further stated that the applicant could choose to continue the hearing to the board's next scheduled meeting in front of a five-member board.

Mr. Purkayastha stated to the board members that he wished to continue his application request to the next meeting of the Zoning Board of Appeals.

A roll call vote was taken 4-0 to continue the application request with Acting Chairman Tenczar and members Glen Diehl, Wayne Piaggi and Jim Duda voting in favor.

Acting Chairman Tenczar stated to Mr. Purkayastha that his application request would be continued to March 9, 2021 at 6:00 P.M. Mr. Purkayastha thanked the board members.

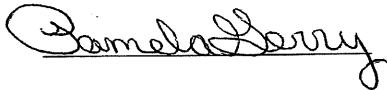
APPROVAL OF MINUTES: The board members need to approve the minutes of January 12, 2021. A motion made by Member Diehl, seconded by Member Piaggi to accept the minutes of January 12, 2021, as submitted, passed unanimously. A roll call vote was taken 4-0 with Acting Chairman Tenczar and members Glen Diehl, Wayne Piaggi and Jim Duda voting in favor.

OLD BUSINESS/NEW BUSINESS: Member Piaggi informed the members that a retired neighbor of his mentioned to him that she would be interested in becoming a member of the Zoning Board of Appeals. Board members were encouraged by the update.

REVIEW MAIL: Mail was provided to the members.

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

Respectfully Submitted



2-3-21
Date

