

Adams Planners Approve Mausert Block Renovation Plans

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ADAMS, Mass. — The Planning Board has no problem with the proposed plan for the Mausert Block.

The board approved the site plan at a public hearing on Monday when the developers presented the detailed the proposal to restore the historic building to feature three new businesses and market-rate housing. Stephen Stenson, of REDPM, outlined the plans for the former Woolworth building.



Stephen Stenson of REDPM presented the plans to the Planning Board on Monday.

Stephen

On the ground floor, a new entrance is proposed in the rear, which replaces a steel fire escape. The plan has reduced the number of apartments from 18 to 10 and there will be one designated parking spot per apartment.

The path leading to the new entrance will be stamped asphalt. Both apartment entrances will be secured with security cameras and locked doors, Stenson said.

The back will also feature 750 square feet of outdoor seating for a proposed Asian fusion restaurant. That seating area will be raised above nearby parking spaces so those eating will be looking above the vehicles and there will be plantings distinguishing the eating area to keep alcoholic beverages from being passed outside of the area.

The developer will work with the state Department of Recreation to create a walkway from the Ashwillticook Rail Trail and the rear of the building. The plan already calls for the installation of bicycle racks.

As for parking, the developers say they will be creating seven new spots on the eastern side for the apartments while the already existing public parking lot will be utilized. Stenson said he is working with the town to reconfigure the public spots behind the

building to ensure that each apartment has a spot but that no public parking is lost.

Trash containers for the site will be enclosed by a timber fence and there will be limited lighting additions. The east side of the site already has sufficient lighting so the developers are looking only to light the new parking area and the corners of the outdoor seating area.

Stenson said while there is some impervious surface being added, the existing drainage structure is sufficient.

After questioning some of the specifics on the plan, the Planning Board approved the site plan pending a written agreement with the town for the parking areas and a letter from the Department of Public Works saying the drainage is, in fact, sufficient.

REDPM purchased the building two years ago. It signed leases this week with three tenants — a pizza restaurant, an Asian fusion restaurant and a dance studio — to occupy the ground floor. The apartment renovations will be next.

In other business on Monday, the board reviewed Steepleview Reality's plan to reconfigure property lines to take some land from the Miss Adams' Diner next to its offices. The company currently owns both pieces but is looking to sell the diner while keeping some of the land in the rear. The new owners of the diner would still have access to the property on both sides.

Planning Board had no issues with the plan; it was not required to issue an opinion.

[Mausert Site Plan Narrative](#)