

Town of Otis

Board of Appeals

Agenda

Notice is hereby given that the Otis Zoning Board of Appeals will conduct a public meeting on
MONDAY, June 1, 2026, at 7:00 PM

The meeting will be held in person at the Otis Town Hall, located at 1 North Main Road. This will be a hybrid meeting with those who wish to attend virtually, may do so. To join virtually through Zoom, **you must check back within 24 hours of the start time for a link to join at www.townofotisma.com**

*****ALL VOTES ARE ROLL CALL*****

The agenda is as follows:

1. Open Meeting/Introductions
2. Subjects of said hearing will be the applications of:

Humblebee Hatchery/Cadmor Realty, 10 Ryan Lane in Otis, is for a special permit under section 7.2 of the zoning by-laws for a homestead business chicken hatchery, specializing in Heritage, rare birds to the general public and will feature ten to twelve, 8'x 10'coops. The lot is listed in the Otis Assessor's records as Book 05636, page 271.

Berkshire Fabrication Solutions, LLC, Beech Plain Road in Otis, is for a special permit under sections 3.1 and 10.0 of the zoning by-laws for the construction of a steel fabrication shop, in Residential R-40 District in Otis, with associated parking and driveways in Otis and Sandisfield.

The lots are recorded in Berkshire Middle District Registry of Deeds as **Lot #253**, Book 417D, page #224. **Lots #254 & #255** are recorded in Berkshire Middle District Registry of Deeds Book 417D, page #224 and in the Berkshire Southern District Registry of Deeds in Map File #40.

3. Approve Minutes from May 4, 2026
4. Old Business and New Business/ Items unanticipated by the Chair
5. Update from the Building Inspector
6. Next Meeting: Monday, July 6, 2026
7. Adjournment

Pursuant to MGL. 7c. 30A sec. 20 (f), after notifying the chair of the public body, any person may make a video or audio recording of an open session of a meeting of a public body or may transmit the meeting through any medium. At the beginning of the meeting, the chair shall inform other attendees of any such recordings. Any member of the public wishing to speak at the meeting must receive permission of the chair. The listings of agenda items are those reasonably anticipated by the chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.