



Received at the Office of the City Clerk

Date: JAN 13 2021Time: 3:45 PMReceived by: Deborah M. PederciniFee: 912.50

CITY OF NORTH ADAMS, MASSACHUSETTS

Planning Board

SPECIAL PERMIT APPLICATION

ALL REQUIRED INFORMATION MUST BE SUBMITTED BY THE APPLICATION DUE DATE OR
THE APPLICATION WILL NOT BE PROCESSED.

1. Name of applicant: NAMB LLC DBA Ramuntos Pizza & Pub
2. Name of property owner (if different): Scarafoni + Assoc.
3. Name of legal counsel (if appropriate): Jim Sisto
4. Address of project: 67 Main St.
5. Zoning district(s) of project: Business CBD
6. Use classification of project (consult use schedule): transfer of ownership
7. The record title to project address stands in the name(s), address(es):
David G. Carver, Trustee of Scarafoni Associates Nominee Trust

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 737 Page 298

A COPY OF THE PROPERTY DEED MUST BE ATTACHED TO THIS APPLICATION FOR
THE APPLICATION TO BE PROCESSED.

8. Type of special permit:

a. Use permits:

- ☐ Nursery schools day care
- ☒ Theaters, taverns
- ☐ Shopping centers
- ☐ Industrial uses
- ☐ Solid waste facilities
- ☐ Research, experimental and testing laboratories
- ☒ Other: transfer of ownership

b. Site plan approval:

- ☐ A change of use
- ☐ A change of land use
- ☐ New construction
- ☐ Addition to an existing use of a building or structure greater than 200 square feet
- ☐ Other: _____

9. If the site plan approval is required:

- ☐ Site plan materials are attached with application. See application checklist.
- ☐ Narrative is attached. See attached checklist for criteria to be explained within narrative.
- ☐ Please check here if the property in any district* will be creating or maintaining more than ten (10) new parking spaces. If yes, please provide detailed parking plan pursuant to Section 6 "Off Street Parking" in the North Adams Zoning Ordinance.
- ☐ Please check here if the proposed project will require additional signage. Please provide color elevation renderings of proposed signage. Please note if the dimensions, setback, duration, scale, or components of the signage will require a special permit by the Zoning Board of Appeals.
- ☐ Please check here if any part of the new construction will be sited within two hundred (200) feet of a river.** If yes, please provide a drainage plan for the site that ensures that safe runoff into catch basins, culverts, swales, etc.

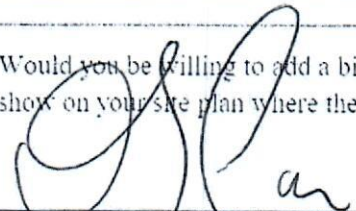
10. Determination of applicability from the Conservation Commission is:

- ☐ Attached
- ☐ In progress. Hearing is scheduled for: _____
- ☐ Not required. Please explain why: _____

11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? _____ If yes, request was filed (date): _____

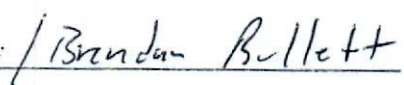
12. Are there other boards to which this proposed project would be providing information? If yes, please list board and date of hearing meeting:
Licensing Board _____

13. Would you be willing to add a bike rack to the exterior of your business? _____ If yes, please show on your site plan where the bike rack would be located.


Signature of Property Owner (REQUIRED)
Application will not be processed without it.


Signature of Applicant


Date

Timothy J. Maronev / 
Printed Name

(802) 829-9126 / (413) 822-0844
Phone Number

Address of Applicant _____

*Excluding CBD districts

**A river is defined as any natural flowing body of water that empties to any ocean, lake, or other river and which flows throughout the year. For additional information, please consult the Office of Community Development for information on the "Rivers Protection Act", Chapter 258, MGL c.131 40.

Michelle Ells

From: Brendan Bullett <brendan.bullett@mountainoneinvestments.com>
Sent: Wednesday, January 13, 2021 2:15 PM
To: Michelle Ells
Cc: Bill Meranti; maroney697@gmail.com
Subject: RE: Ramuntos
Attachments: special permit app.pdf

Warning! This message was sent from outside your organization and we are unable to verify the sender.

Hi Michelle,

I was able to get Dave to sign this a little while ago for us.

We plan no changes currently to the business. We will keep the signage, menu, and hours of operation the same for the time being. Given state regulations and Covid, we may explore an hours of operation change at a later date, but not currently. We will continue to operate as a Pizza Restaurant and Pub.

Please let me know if you have any questions.

Best,
Brendan



Brendan R. Bullett
Financial Advisor
MountainOne Investment Group
85 Main Street, Suite 100
North Adams, MA 01247
P: 413-664-4025
F: 413-664-2064
Brendan.Bullett@mountainoneinvestments.com
www.mountainone.com/Investments

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Northern Berkshire - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 1/12/2021 4:08:42 PM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
7370298	DEED		00737/298	03/22/1985	195392.00
Property-Street Address and/or Description					
67-71 MAIN STREET, HOLDEN STREET					
Grantors					
SCARAFONI RICHARD E					
Grantees					
CARVER DAVID G, SCARAFONI ASSOCIATES NOMINEE TRUST, CARVER DAVID G TR					
References-Book/Pg Description Recorded Year					
00979/361 LIEN 1999, 01012/306 PERMT 2000, 01017/925 PERMT 2000, 01110/229 PERMT 2003, 01079/344 PERMT 2002, 01084/466 PERMT 2002, 01158/405 PERMI 2004, 01241/952 DECIS 2006, 01298/83 DECIS 2007, 01302/1040 DECIS 2007, 01324/636 DECIS 2008, 01453/302 DECIS 2011, 01457/356 DECIS 2011, 01535/861 DECIS 2014, 01553/465 DECIS 2014, 01568/1005 DECIS 2015, 01601/765 DECIS 2016					
Registered Land Certificate(s)-Cert# Book/Pg					

BOOK 737 PG 298
031885

KNOW ALL MEN BY THESE PRESENTS

THAT I RICHARD E. SCARAFONI of Cold Spring Road, Williamstown, Berkshire County, Massachusetts, for consideration of ONE HUNDRED NINETY FIVE THREE HUNDRED NINETY TWO (\$195,392.00) being the outstanding balance of the First and Second Mortgages listed below, as this conveyance constitutes a transfer and not a sale, grant to DAVID G. CARVER, of North Adams, Berkshire County, Massachusetts, Trustee of SCARAFONI ASSOCIATES NOMINEE TRUST, by Declaration of Trust dated December 27, 1984 and recorded with the Berkshire Middle District Registry of Deeds in Book 1108, Page 97&c, and amended by the Certificate of Trustee dated December 31, 1984 and recorded with said Registry of Deeds in Book 1112, Page 625, and the First Amended and Restated Declaration of Trust dated December 31, 1984 and recorded with said Registry of Deeds in Book 1112, Page 626&c (the "Declaration of Trust"), whose principal place of business is 103 Main Street, North Adams, Massachusetts, with WARRANTY COVENANTS, the land with the improvements thereon in North Adams, Berkshire County, Massachusetts, being more particularly bounded and described as follows:

67-71 MAIN AND HOLDEN STREET, NORTH ADAMS

See Lien
Book 999 Page 361

See Certificate of Municipal Liens:
Book 819, Page 1

See Special Permit
Book 1012 Page 306

See Special Permit
Book 1079 Page 344

See Special Permit
Book 1241 Page 952

See Special Permit
Book 1017 Page 925

See Special Permit
Book 1298 Page 83

See Special Permit
Book 1110 Page 229

See Special Permit
Book 1084 Page 466

See Special Permit
Book 1302 Page 1040

See Special Permit
Book 1158 Page 405

See Special Permit
Book 1324 Page 636

BOOK 737 299

Bounded on the north by Center Street; on the east by land of the City of North Adams and land conveyed to J.J. Newberry Co. by deed dated September 3, 1968, and recorded in the Northern Berkshire Registry of Deeds in Book 621, Page 592; on the south by Main Street and on the west by Holden Street. Together with all the rights, easements, privileges and appurtenances belonging to said premises.

This conveyance is made subject, however, to the rights, if any, there by which any party or parties may have in, over and upon any part of the above described premises lying east of the buildings now standing upon said premises including the twenty foot right of way set out in the above described deed to J.J. Newberry Co. and subject also to a possible right of the said J.J. Newberry Co. to maintain a cornice that overhangs the most easterly portion of the building on the premises herein being conveyed.

Together with any right, title or interest the Grantor may have in and to the portions of Main Street and Holden Street abutting the above described premises.

Meaning and hereby conveying the premises described in deed of Susan E. Blackinton to William B. Sullivan and John F. Sullivan dated December 22, 1921, and recorded in the Northern Berkshire Registry of Deeds in Book 357, Page 532.

Being the same premises conveyed to Richard E. Scarafoni by deed of James F. Boulger, Trustee, dated October 21, 1970 and recorded with the Northern Berkshire Registry of Deeds in Book 635, Page 599 (see Conformatory Deeds recorded with said Registry in Book 669, Pages 137, 139, 141, 143 and 145).

Subject to: Lease to England Brothers, Inc., a notice of which is recorded with said Registry in Book 669, Page 147.

Subject to: an Architectural Facade Easement granted to Housing Now, Inc. dated January 24, 1983 and recorded with said Registry in Book 717, Page 270.

Subject to: First Mortgage from Richard E. Scarafoni to Williamstown Savings Bank dated February 17, 1979 and recorded with said Registry in Book 669, Page 149, in the original principal amount of \$200,000 with an outstanding balance of \$80,570.00.

Subject to: Second Mortgage from Richard E. Scarafoni to First Agricultural Bank dated March 15, 1984 and recorded with said Registry on July 25, 1984 in Book 730, Page 836&c, in the original principal amount of \$250,000 with an outstanding balance of \$114,822.00.

BOOK 737 P 300

Subject to: Third Mortgage from Richard E. Scarafoni to First Agricultural Bank dated November 14, 1984 and recorded with said Registry on November 15, 1984 in Book 734, Page 102&c, securing a line of credit in the amount of \$315,000, under which no advances have been made with respect to the mortgaged premises.

Grantee herein assumes and agrees to pay said First Mortgage and Second Mortgage, provided that the liability of Grantee under said mortgages is limited to recourse to the trust property held by the Grantee as Trustee under the Declaration of Trust.

Witness my hand and seal this 22 day of March,
1985.


RICHARD E. SCARAFONI

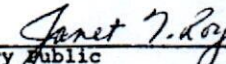
COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS:

March 22, 1985

Then personally appeared the above-named RICHARD E. SCARAFONI and acknowledged the foregoing instrument to be his free act and deed, before me,




Notary Public

My Commission Expires: 11-16-90

Received & entered for record

Mar 22 1985 AT 3 H 22 M P M

126

0

26

1 of 1

COMMERCIAL

TOTAL ASSESSED: 752,000

1849!

Map

Block

Lot

Lot

Lot

CARD

City of North Adams

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67-71		MAIN ST, NORTH ADAMS

OWNERSHIP

Owner 1:	CARVER DAVID G TRUSTEE OF
Owner 2:	SCARAFONI ASSOC NOMINEE TRUST
Owner 3:	
Street 1:	PO BOX 307
Street 2:	
Twn/City:	NORTH ADAMS
St/Prov:	MA Cntry
Postal:	01247
Own Occ:	N
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains .174 ACRES of land mainly classified as RES/COM with a(n) COMM BLOCK Building Built about 1873, Having Primarily BRICK Exterior and ROLLED Roof Cover, with 11 Units, 12 Baths, 6 HalfBaths, 0 3/4 Baths, 49 Rooms, and 18 Bdrms.

OTHER ASSESSMENTS

Code	Descr/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descr	%	Item	Code	Descr
Z				U		
o				t		
n				i		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	STORE		7600		SQUARE FESITE			0	3.88	3.132	CB									92,344	112	50				92,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
112	461,475		0.087	46,150	507,625		
325	198,225		0.087	46,150	244,375		
Total Card	659,700		0.174	92,300	752,000	Entered Lot Size	
Total Parcel	659,700		0.174	92,300	752,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	25.71	/Parcel:	25.71	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	013	FV	659,700	0	.174	92,300	752,000	752,000	Year End Roll	12/16/2020
2020	013	FV	617,400	0	.174	92,200	709,600	709,600	Year End Roll	12/30/2019
2019	013	FV	611,400	0	.174	91,300	702,700	702,700	Year End Roll	1/4/2019
2018	013	FV	611,400	0	.174	91,300	702,700	702,700	Year End Roll	1/2/2018
2017	013	FV	605,400	0	.174	90,400	695,800	695,800		11/7/2016
2016	013	FV	588,700	0	.174	90,400	679,100	679,100	year end	12/3/2015
2015	013	FV	578,900	0	.174	90,400	669,300	669,300	Year End Roll	12/18/2014
2014	013	FV	578,900	0	.174	90,400	669,300	669,300		10/7/2013

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	737-298		3/22/1985		195,392	No	No			

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
10/22/2018	33313	MANUAL	80,520	C				REPAIR & REPLACE B
10/12/2016	32638	MANUAL	3,000					ANSUL FIRE SUPPRES
10/6/2016	32630	MANUAL	12,750					DUCT VENTILATION T
9/8/2016	32605	MANUAL	120,000					INTERIOR RENOVATIO
4/5/2016	32415	MANUAL	16,000					NEW INTERIOR STAIR
1/4/2012	30782	MANUAL	12,200	C				INTERIOR ALTERATIO
4/5/2011	30397	MANUAL	48,760	C				LAYOVER SINGLE EXI
9/24/2007	29026	MANUAL	50,000					RE-ARRANGE OFFICE
10/16/2006	28639	MANUAL	6,500					CONSTRUCT WALL & I
8/28/2006	28565	MANUAL	70,000					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/20/2016	MEASURED	111	JIM KING
5/21/2012	PERMIT INSPE	247	RAV
4/9/2012	PERMIT INSPE	247	RAV
4/14/2005	INSPECTED	150	KAREN BRIGGS
9/28/2004	DATA ENTRY	160	RJF
4/8/2004	CYC INSP	100	WAYNE W
5/6/2003	PERMIT INSPE	160	RJF
1/7/1998	ATB HEARING	160	RJF
5/25/1996	PERMIT INSPE	160	RJF

Sign: _____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
01/12/21	16:08:15

LAST REV

Date	Time
06/25/20	16:53:20

rivor

849

Total AC/HA:	0.17448	Total SF/SM:	7600.35	Parcel LUC:	013	RES/COM	Prime NB Desc:	CNT BSNS
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

Total:	92,344	Spl Credit:		Total:	92,300
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jllincour

2022

EXTERIOR INFORMATION

Type: 62 - COMM BLOCK	
Sty Ht: 4 - 4	
(Liv) Units: 11	Total: 11
Foundation: 3 - MASONRY	
Frame: 1 - WOOD	
Prime Wall: 7 - BRICK	
Sec Wall:	%
Roof Struct: 4 - FLAT	
Roof Cover: 10 - ROLLED	
Color: BRICK	
View / Desir:	

GENERAL INFORMATION

Grade: C - AVERAGE	
Year Blt: 1873	Eff Yr Blt:
Alt LUC: 112	Alt %: 75
Jurisdct:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL: STD	
Prim Int Wall: 1 - DRYWALL	
Sec Int Wall:	%
Partition: T - TYPICAL	
Prim Floors: 3 - HARDWOOD	
Sec Floors: 14 - ASPHL TIL	25%
Bsmnt Flr: 8M - AVERAGE	
Bsmnt Gar:	
Electric: 3 - TYPICAL	
Insulation: 1 - NONE	
Int vs Ext: S	
Heat Fuel: 1 - OIL	
Heat Type: 3 - FORCED H/W	
# Heat Sys: 2	
% Heated: 100	% AC: 20
Solar HW: NO	Central Vac: NO
% Com Wal	% Sprinkled: 100

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	ELEV-PAS	D	S	14		A	GD	2002	12,500.00	T	11.2	325			44,400			44,400

BATH FEATURES

Full Bath: 12	Rating: GOOD
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 6	Rating: GOOD
A HBth:	Rating:
OthrFix:	Rating:

OTHER FEATURES

Kits: 11	Rating: GOOD
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond: AV - Average	50.0%
Functional:	%
Economic: H - HI VAC	20.0%
Special:	%
Override:	%
Total:	60.0%

CALC SUMMARY

Basic \$ / SQ: 58.00
Size Adj.: 0.78419507
Const Adj.: 0.93350410
Adj \$ / SQ: 42.459
Other Features: 123585
Grade Factor: 1.00
Neighborhood Inf: 1.00000000
LUC Factor: 1.00
Adj Total: 1538229
Depreciation: 922937
Depreciated Total: 615292

COMMENTS

SPLIT MAIN / HOLDEN ST CARD DUE TO HOLDEN CONDO CONVERSION.
RECALCULATED 67-71 MAIN ST SQ.FT & # OF ROOMS. 4/07.

RESIDENTIAL GRID

1st Res Grid	Desc	Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RM: 49	BR: 18	Baths: 12 HB: 6

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

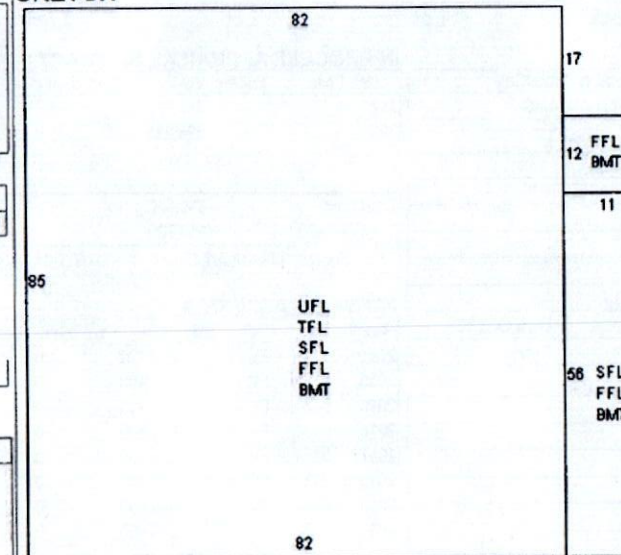
RES BREAKDOWN

No Unit	RMS	BRS	FL
3	3	1	2
1	4	1	2
1	4	2	2
4	5	2	3
2	6	2	3
Totals			
11	49	18	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				
AvRate:				
Ind.Val				
Juris. Factor:				Before Depr: 42.46
Special Features: 44400				Val/Su Net: 17.85
Final Total: 659700				Val/Su SzAd: 22.56

SKETCH



Sum Area By Label :
FFL = 7718
BMT = 7718
UFL = 6970
TFL = 6970
SFL = 7586

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	7,718	10.610	81,924
FFL	1ST FLOOR	7,718	42.460	327,697
SFL	2ND FLOOR	7,586	50.950	386,512
TFL	3RD FLOOR	6,970	48.400	337,370
UFL	UPPR FLOOR	6,970	40.340	281,141

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	100	APT	100 G		7
TFL	100	APT	100 G		8
UFL	100				0

Net Sketched Area: 36,962	Total: 1,414,644
Size Ad: 29244	Gross Area: 36962
	FinArea: 29244

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 126 0 26

Total Yard Items: Total Special Features: 44,400

Total: 44,400