



Received at the Office of the City Clerk

Date: FEB 08 2021

Time: _____

Received by: Deborah M. PederciniFee: \$ 125.00

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: Karlie Rush Photography
2. Name of property owner (if different): Moresi Commercial Investments, LLC
3. Name of legal counsel (if appropriate): _____
4. Address of project: 60 Roberts Drive (The Norad Mill)
5. Zoning district(s) of project: Industrial I-1
6. Use classification of project (consult use schedule): Photography Studio
7. The record title to project address stands in the name(s), address(es): Moresi Commercial Investments, LLC 60 Roberts Drive, Suite 201, North Adams, MA 01247

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 1623 Page 544

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: _____
 - 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: Not applicable
- _____
- _____

11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? NO 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:
N/A

13. Would you be willing to add a bike rack to the exterior of your business? N/A 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

2/5/21

Date

Karlie Cappuccilli

Printed Name

845-559-9767

Phone Number

718 Main Road, Stamford VT, 06352

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.

Karlie Rush Photography LLC, was established in 2014 and is owned and operated by Karlie Cappuccilli. Our company specializes in Weddings and Portraits. We believe in capturing all of life's precious moments, for clients to cherish for years to come.

Proposed hours of operation are Tuesday through Saturday, 10am-4pm

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

Current datetime: 9/9/2019 1:27:34 PM

| Doc# | Document Type | Town | Book/Page | File Date | Consideration |
|--|---------------|------|-----------|------------|---------------|
| 2552 | DEED | | 01623/544 | 05/11/2017 | 47500.00 |
| Property-Street Address and/or Description | | | | | |
| 60 ROBERTS DR | | | | | |
| Grantors | | | | | |
| CRANE PROPERTY INC | | | | | |
| Grantees | | | | | |
| MORESI COMMERCIAL INVESTMENTS LLC | | | | | |
| References-Book/Pg Description Recorded Year | | | | | |
| 01632/219 DECIS 2017, 01639/463 DECIS 2017, 01640/20 DECIS 2017, 01640/144 DECIS 2017, 01640/187 DECIS 2017, 01640/960 DECIS 2017, 01641/521 DECIS 2017, 01651/45 DECIS 2018, 01657/235 DECIS 2018, 01659/143 DECIS 2018, 01666/886 DECIS 2018, 01667/826 DECIS 2018, 01668/264 DECIS 2018, 01670/358 DECIS 2018, 01681/356 DECIS 2019, 01681/926 DECIS 2019 | | | | | |
| Registered Land Certificate(s)-Cert# Book/Pg | | | | | |



2017 00002552

Bk: 1623 Pg: 544 Doc: DEED NB
Page: 1 of 4 05/11/2017 01:24 PM

For Registry Use Only

LOCUS: 60 Roberts Drive, North Adams, Massachusetts
01247

QUITCLAIM DEED

CRANE PROPERTY, INC., a Massachusetts corporation, with a mailing address of One Beacon Street, Boston, MA 02108, for consideration paid in the amount of **FORTY-SEVEN THOUSAND FIVE HUNDRED and 00/100 (\$47,500.00) DOLLARS**, grant to **MORESI COMMERCIAL INVESTMENTS, LLC**, a Massachusetts Limited Liability Company, with a mailing and post office address of 1000 Massachusetts Avenue, North Adams, Massachusetts 01247, with **QUITCLAIM COVENANTS**, the land with buildings located thereon in North Adams, Berkshire County, Massachusetts, more particularly described as follows:

MASSACHUSETTS EXCISE TAX
Northern Berkshire ROD #3 001
Date: 05/11/2017 01:24 PM
Ctrl# 032193 31791 Doc# 00002552
Fee: \$216.60 Cons: \$47,500.00

LEGAL DESCRIPTION

Premises: 60 Roberts Drive, North Adams, MA 01247

The Premises described as Parcel A, Area = 3.55 Acres, on a plan entitled "Plan of Land prepared for Crane Property, Inc. Roberts Road & Williamstown Road & West Main Street, North Adams, MA" Foresight Land Services dated April 26, 2017, and recorded May 11, 2017 with the Berkshire Northern District Registry of Deeds in Book B, Page 170.
PLAT

SUBJECT to permanent easements for drainage and sewage indicated as Parcels D-1 and D-2 and SS-10 as more particularly described in the taking by the Commonwealth of Massachusetts for the Federal Control Project by instrument of taking dated July 2, 1957, recorded in the Northern Berkshire Registry of Deeds in Book 529, Page 240.

SUBJECT also to the easement and restriction granted to the City of North Adams by deed of William B. Roberts dated August 28, 1958, recorded with said Registry of Deeds in Book 537, Page 302, and to a sanitary sewer easement taken by the City of North Adams by Order of Taking dated July 12, 1960, and recorded with said Registry of Deeds in Book 522, Page 194.

Subject to and together with easements and reservations of Excelsior Printing Company to Jafcco Realty Company dated June 15, 1962 and recorded June 18, 1962 with said Registry of Deeds in Book 596, Page 237.

Together with an easement of Jafcco Realty Company to Excelsior Printing Company dated June 15, 1962 and recorded June 15, 1962 with said Registry of Deeds in Book 569, Page 239.

Subject to the conveyance of Excelsior Printing Company to Nicholas A, Richardello dated and recorded June 15, 1962 with said Registry of Deeds in Book 569, Page 310.

Subject to the conveyance of Excelsior Printing Company to Sprague Electric Company dated and recorded April 15, 1965 with said Registry of Deeds in Book 592, Page 402.

Subject to the conveyance of Excelsior Printing Company to J.F. Collins Co., Inc. dated January 12, 1970 and recorded February 5, 1970 with said Registry of Deeds in Book 631, Page 54.

Together with an easement of J.F. Collins Co., Inc., to Excelsior Printing Company dated January 15, 1970 and recorded February 5, 1970 with said Registry of Deeds in Book 631, Page 58.

Subject to the conveyance of Excelsior Printing Company to Robert Cramer and Thomas Cramer dated and recorded October 1, 1971 with said Registry of Deeds in Book 643, Page 385.

Subject to an easement of Excelsior Printing Company to Robert Cramer and Thomas Cramer dated and recorded October 18, 1971 with said Registry of Deeds in Book 644, Page 32.

For Grantors title see deeds to Grantor: (1) of William B. Roberts dated and recorded October 2, 1961, and recorded in said Registry of Deeds on October 4, 1961, in Book 563, Page 573&c; (2) of the City of North Adams dated May 22, 1962 and recorded May 31, 1962 with said Registry of Deeds in Book 568, Page 547; and (3) of Robert Cramer and Thomas Cramer dated April 26, 1982 and recorded April 27, 1982 with said Registry of Deeds in Book 711, Page 609, as affected by the Agreement dated April 17, 2003 and recorded May 5, 2003 with said Registry of Deeds in Book 1103, Page 921.

See Articles of Amendment for Excelsior Printing Company filed with the Secretary of State for the Commonwealth of Massachusetts on October 3, 2005, and recorded in said Registry of Deeds on May 12, 2006, in Book 1248, Page 573.

Real estate taxes for the fiscal year having been apportioned between the parties hereto, this conveyance is made subject to said taxes which the grantee hereby assumes and agrees to pay.

This conveyance does not constitute the sale or transfer of all or substantially all of the corporation's assets within the Commonwealth of Massachusetts and is made in the ordinary course of its business.

EXECUTED as an instrument under seal this 24th day of April, 2017.

CRANE PROPERTY, INC.

By *Stephen P. DeFalco*
STEPHEN P. DEFALCO
Its President

By *Douglas S. Prince*
DOUGLAS S. PRINCE
Its Treasurer

COMMONWEALTH OF MASSACHUSETTS

BERKSHIRE, SS

On this 24th day of April, 2017, before me, the undersigned notary public, personally appeared Stephen P. DeFalco, in his capacity as President of Crane Property, Inc., and Douglas S. Prince, in his capacity as Treasurer of Crane Property, Inc., proved to me through satisfactory evidence of identification, which was personal knowledge, to be the persons who signed on the preceding document, and acknowledged to me that they signed it voluntarily and as their free act and deed for its stated purpose on behalf of Crane Property, Inc.



Courtney E. Larson
Notary Public: Courtney E. Larson
My Commission Expires: Jan 4, 2024

City of North Adams



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 60 | | ROBERTS DR, NORTH ADAMS |

OWNERSHIP

| |
|--------------------------------------|
| Owner 1: MORRESI COM INVESTMENTS LLC |
| Owner 2: |
| Owner 3: |
| Street 1: 1000 MASS AVE |
| Street 2: |
| Twn/City: NORTH ADAMS |
| St/Prov: MA Cntry |
| Postal: 01247 |

PREVIOUS OWNER

| |
|-------------------------------|
| Owner 1: CRANE PROPERTY INC - |
| Owner 2: - |
| Street 1: 30 SOUTH ST |
| Twn/City: DALTON |
| St/Prov: MA Cntry |
| Postal: 01226 |

NARRATIVE DESCRIPTION

This Parcel contains 3.87 ACRES of land mainly classified as FACTORY with a(n) MILL Building Built about 1897, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 0 Baths, 14 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Inlu | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|-----|-------------|---------------------|-----------------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 400 | FACTORY | | 168577 | | SQUARE F SITE | | | 0 | 3.42 | 1.010 | CG | 1.01 | | | | | | | | 582,299 | | | | | | 582,300 | |
| 400 | FACTORY | | 363 | | FRONT FE EXCESS | | | 0 | 0 | 0.000 | CG | 1.01 | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 400 | 471,700 | | 3.870 | 582,300 | 1,054,000 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land | |
| Source: OverRide | | Total Value per SQ unit /Card: | | /Parcel | | Land Unit Type: | |
| | | 13.65 | | 13.65 | | | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2019 | 400 | FV | 471,700 | 0 | 3.87 | 582,300 | 1,054,000 | 1,054,000 | Year End Roll | 1/4/2019 |
| 2018 | 400 | FV | 928,200 | 0 | 3.87 | 582,300 | 1,510,500 | 1,510,500 | Year End Roll | 1/2/2018 |
| 2017 | 400 | FV | 919,200 | 0 | 3.87 | 576,500 | 1,495,700 | 1,495,700 | | 11/7/2016 |
| 2016 | 400 | FV | 1,148,100 | 3000 | 3.87 | 576,500 | 1,727,600 | 1,727,600 | year end | 12/3/2015 |
| 2015 | 400 | FV | 1,148,100 | 3000 | 3.87 | 576,500 | 1,727,600 | 1,727,600 | Year End Roll | 12/18/2014 |
| 2014 | 400 | FV | 1,148,100 | 3000 | 3.87 | 576,500 | 1,727,600 | 1,727,600 | | 10/7/2013 |
| 2014 | 400 | PV | 1,148,100 | 3000 | 3.87 | 576,500 | 1,727,600 | 1,727,600 | | 3/26/2013 |
| 2013 | 400 | FV | 1,148,100 | 3000 | 3.87 | 576,500 | 1,727,600 | 1,727,600 | Year End | 1/4/2013 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-----------------------------|
| CRANE PROPERTY | 1623-644 | | 5/11/2017 | OTHER | 47,500 | No | No | | | 5-2017 SALE BENEVOLENT GEST |
| | 711-609 | | 4/27/1982 | | | No | No | | | |
| | 563-573 | | 10/4/1961 | | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/D | Last Visit | Fed Code | F. Descp | Comment | Date | Result | By | Name |
|------------|--------|--------|---------|-----|------------|----------|----------|--------------------|-----------|--------------|-----|--------------|
| 1/11/2019 | 33385 | MANUAL | 110,500 | | | | | ELEVATOR MODERNIZA | 2/15/2017 | ABATE DENIED | 247 | RAV |
| 10/12/2018 | 33297 | MANUAL | 30,000 | | | | | CONSTRUCT A NEW EN | 2/10/2017 | ABATE INSPEC | 247 | RAV |
| 6/26/2018 | 33164 | MANUAL | 10,000 | | | | | FREE STANDING SIGN | 2/5/2014 | MEAS+INSPCTD | 109 | DUANE ADAMS |
| 3/28/2018 | 33080 | MANUAL | 76,000 | | | | | ALTERATIONS TO 4TH | 4/28/2009 | PERMIT INSPE | 185 | C. LAMARRE |
| 1/23/2017 | 33044 | MANUAL | 850,000 | | | | | RENOVATE 3RD FLOOR | 6/30/2005 | CYC INSP | 103 | WILKINSON AP |
| 12/13/2010 | 30327 | MANUAL | 7,500 | C | | | | 2 NON-ILLUMINATED | 2/22/1991 | MEAS+INSPCTD | 157 | |
| 12/18/2008 | 29523 | MANUAL | 86,000 | | | | | ROOF | | | | |
| 12/11/2008 | 29514 | MANUAL | 95,000 | | | | | REMOVE & REPLACE 1 | | | | |
| 8/6/2008 | 29348 | MANUAL | 48,000 | | | | | RMV & REPL FLOOR, | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|--------------|
| 2/15/2017 | ABATE DENIED | 247 | RAV |
| 2/10/2017 | ABATE INSPEC | 247 | RAV |
| 2/5/2014 | MEAS+INSPCTD | 109 | DUANE ADAMS |
| 4/28/2009 | PERMIT INSPE | 185 | C. LAMARRE |
| 6/30/2005 | CYC INSP | 103 | WILKINSON AP |
| 2/22/1991 | MEAS+INSPCTD | 157 | |

| | | | | | | | | | | | | | |
|-------------|---------|-------------|-----------|------------|-----|---------|---------------|---------|-------|---------|-----------|-------|---------|
| Total ACH/A | 3.87000 | Total SF/SM | 168577.19 | Parcel LUC | 400 | FACTORY | Prime NB Desc | COMM GD | Total | 582,299 | SpI Credi | Total | 582,300 |
|-------------|---------|-------------|-----------|------------|-----|---------|---------------|---------|-------|---------|-----------|-------|---------|

