



Received at the Office of the City Clerk

Date:

Time:

Received by:

Fee:

FEB 09 2021
 10:30 AM
 Deborah M. Pedercini
 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: ALC Corporation
2. Name of property owner (if different): Bruce Tower
3. Name of legal counsel (if appropriate): _____
4. Address of project: 195 Ashland Street
5. Zoning district(s) of project: Bussiness B-1
6. Use classification of project (consult use schedule): _____
7. The record title to project address stands in the name(s), address(es): Bruce Tower

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 972 Page 43

**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: Licensed Addiction Counseling

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: No exterior changes - minimal interior changes

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: Existing building

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:
No

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.

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

Ten
Signature of Applicant

2/8/21
Date

PAUL SUPRANOWICZ
Printed Name

413-446-6311
Phone Number

961 DALTON AVE PITTSFIELD, MA 01201
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.



ALC Outpatient Addiction Treatment

"Where Recovery Matters"

207 First St.

Pittsfield, Ma. 01201

(413) 499-6300

The ALC Outpatient Addiction Treatment Program is Licensed by the Massachusetts Department of Public Health/Bureau of Substance Abuse Services for Individual and group therapy, as well as a Day Treatment Program.

These services offer solutions and motivation to those grappling with a substance use disorder through:

- ***Professional guidance through Licensed Clinicians.***
- ***Individual Counseling***
- ***Interdisciplinary Case Management***
- ***Individualized Approaches***
- ***Nationally Recognized Clinicians***
- ***Professionally led Didactic, Psycho-educational, and Experiential group therapy***
- ***Treatment is available for all adults***

Hours of Operation: Monday-Friday: 7:00am – 7:00pm

Saturday: 8:00am – 12:00pm

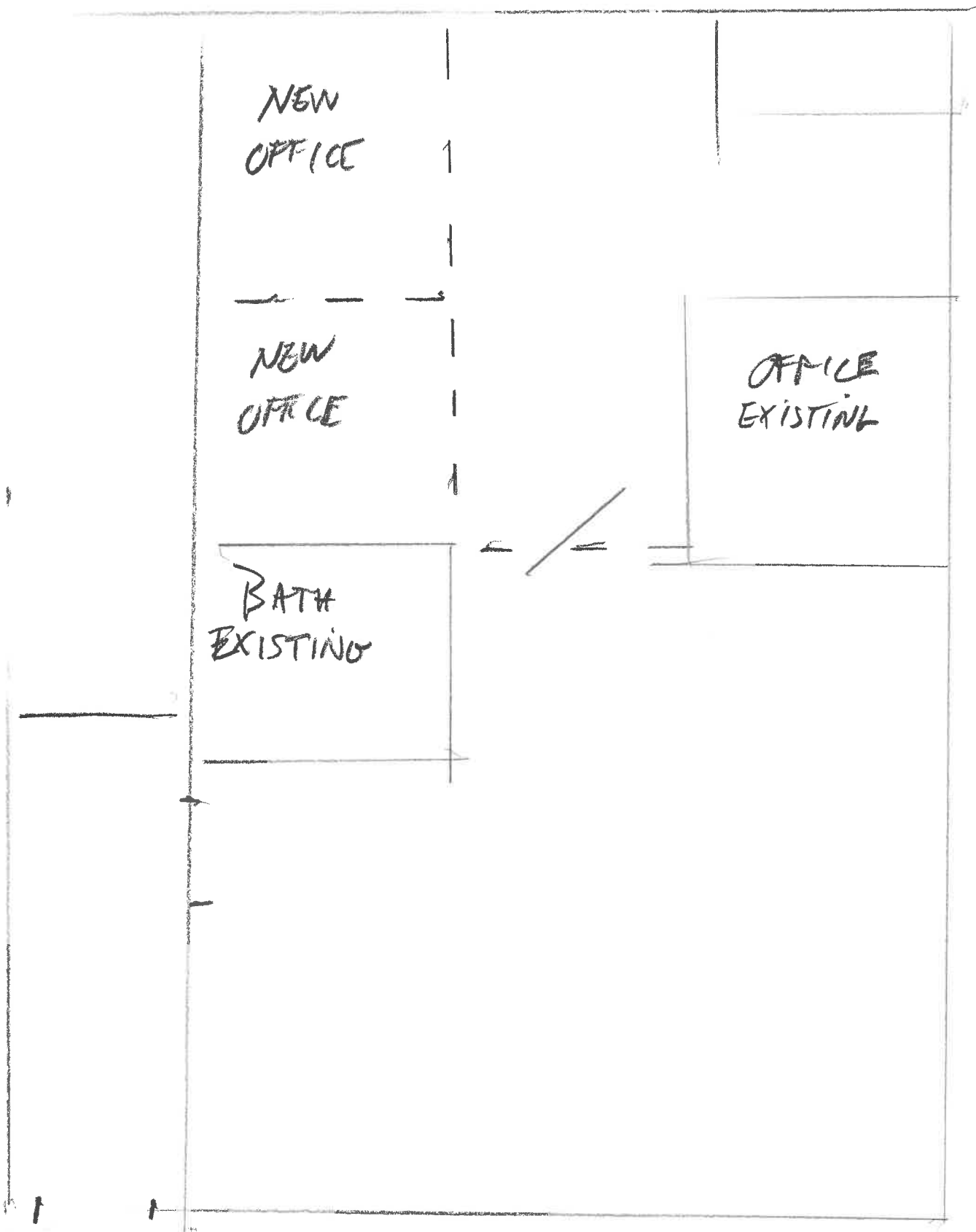
Day Program: Monday-Friday 7:00am-11:00am & 12:00pm-4:00pm

General Occupancy: Day Treatment shall not exceed 12 clients; including staff, occupancy is ~20. However, currently group numbers will coincide with current Massachusetts CDC guidelines.

Renovations: Renovations are limited to: a) paint for the existing bathroom, and b) temporary partitions to add (2) additional offices.

Parking Requirements: ALC staff will require minimal parking space. Estimates total spaces needed, including clients, would be a maximum of (8)

Signage: ALC will follow all guidelines as set forth by the North Adams Planning Board & Building Officials.



- ASHLAND STREET -



↓ TO FILL PROVIDED AREA'S

BK 972 PG 43
12/23/98 03:51 Doc. 8933

I, MARILYN A. TOWER-BURDICK, formerly known as Marilyn A. Tower, of
Cheshire, Berkshire County, Massachusetts, for consideration in the amount of SEVENTY-
EIGHT THOUSAND THREE HUNDRED FIVE AND 00/100 DOLLARS (\$78,305.00) paid,
grant to BRUCE F. TOWER, whose residence and post office address is 719 East Main Street,
North Adams, Massachusetts 01247, with QUITCLAIM COVENANTS, the land in said North
Adams, on the westerly side of Ashland Street, bounded and described as follows:

LOCATION OF PROPERTY: 195 Ashland Street, North Adams, MA 01247

DRIVER & PAGNOTTA
ATTORNEYS AT LAW
66 SUMNER STREET
NORTH ADAMS,
MASSACHUSETTS 01247
(413) 643-6841



1998 00008933
Bk: 972 Pg: 0043 Doc: DEED
Page 1 of 3 12/23/1998 03:51PM

Beginning at a point in the westerly line of Ashland Street at the southeasterly corner of land formerly of the H. W. Clark Company;

Thence westerly along land formerly of said H. W. Clark Company about one hundred forty-seven (147) feet to the easterly line of land now formerly of the Boston and Albany Railroad Company;

Thence southerly along the easterly line of land of said Railroad Company about one hundred twelve (112) feet to land now or formerly of Michael Deep;

Thence easterly along the northerly line of land of said Deep about one hundred forty-five (145) feet to the westerly line of said Ashland Street;

Thence northerly along the westerly line of said Ashland Street about one hundred seventeen (117) feet to the place of beginning.

MEANING and INTENDING to describe and convey and hereby expressly conveying, all and singular, the same premises conveyed to Clifton R. Tower and Marilyn A. Tower by deed of Clifton R. Tower dated June 11, 1976 and recorded in the Northern Berkshire Registry of Deeds in Book 670, Page 1038. The said Clifton R. Tower died on August 12, 1981. See Berkshire County Probate Court Docket #89949.

Real estate taxes assessed upon said premises for the current fiscal year have been apportioned between the parties and the grantees herein agree to assume and pay same.

WITNESS my hand and seal this 22nd day of December, 1998.

In the presence of:

John Cristilli

Marilyn A. Tower-Burdick
Marilyn A. Tower-Burdick

COMMONWEALTH OF MASSACHUSETTS

Berkshire, ss.

On this 22nd day of December, 1998, before me, the undersigned authority, personally appeared the above-named MARILYN A. TOWER-BURDICK and acknowledged the foregoing instrument to be her free act and deed.

John Cristilli
Notary Public
My Commission expires: 1/21/2000

c:\p\al\wp51\vealest\lower\deed

M/T-B

END OF DOCUMENT

DRIVER & PAGNOTTA
ATTORNEYS AT LAW
66 SUMMER STREET
NORTH ADAMS,
MASSACHUSETTS 01247
(413) 663-8841

City of North Adams



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
195		ASHLAND ST, NORTH ADAMS

OWNERSHIP

Owner 1:	TOWER BRUCE F		
Owner 2:			
Owner 3:			
Street 1:	PO BOX 1043		
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:	Cntry		
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains .385 ACRES of land mainly classified as STORE with a(n) STORE Building Built about 1925, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 2 Units, 0 Baths, 2 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z				U		
o				t		
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.38545	Total SF/SM:	16790.20	Parcel LUC:	325	STORE	Prime NB Desc	COMM AVG	Total:	57,926	Spl Credit	Total:	57,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro

rvivori

2022

Type:	78 - STORE		
Sty Ht:	1 - 1		
(Liv) Units:	2	Total:	2
Foundation:	6 - SLAB		
Frame:	2 - STEEL		
Prime Wall:	7 - BRICK		
Sec Wall:	4 - VINYL	10 %	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:	BRICKYELLOW		
View / Desir:			

Full Bath:	Rating:	
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth:	Rating:	
1/2 Bath: 2	Rating:	FAIR
A HBth:	Rating:	
OthrFix: 17	Rating:	FAIR

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

Grade:	C- - AVG. (-)
Year Bt:	1925
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

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

Avg Ht/FL:	STD		
Prim Int Wall:	8	- PLYWD PANL	
Sec Int Wall:	1	- DRYWALL	50 %
Partition:	T - TYPICAL		
Prim Floors:	4	- CARPET	
Sec Floors:	12	- CONCRET	50 %

Phys Cond:	FR - Fair	62.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		62.5%

Basic \$ / SQ:	66.00	Rate
Size Adj.:	0.93518519	
Const Adj.:	0.99247485	
Adj \$ / SQ:	61.258	
Other Features:	15845	
Grade Factor:	0.90	
Neighborhood Inf:	1.00000000	Wt
LUC Factor:	1.00	
Adj Total:	289645	
Depreciation:	181028	Sp
Depreciated Total:	108617	

TOWER ELECTRIC OTHER FIX=LAUNDRYMAT
O=10%NA

1st Res	Grid	Desc:												# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals		RMs:			BRs:			Baths:			HB 2			

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

[illegible]

FFL

90

60

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	5,400	56.660	305,982
Net Sketched Area:		5,400	Total:	305,982
Size Ad	5400	Gross Area	5400	FinArea 5400

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
82	FFL	100	WHS	25 A		0
82						
00						

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	55.13	
Special Features: 0		Val/Su Net:	20.11	
Final Total:	108600	Val/Su SzAd	20.11	

[illegible]

AssessPro Patriot Properties, Inc

ALC Outpatient Addiction Services

Live your healthiest, most authentic life

Our outpatient addiction treatment covers a wide variety of services. You can rely on us for treatment and support through this period of change. Remember that you're not alone, even if you aren't staying at our facility. You'll be able to turn to us for:

- Guidance from licensed clinicians
- Professionally run groups
- Individual counseling
- Clinical support
- Job support and occupational assistance
- Social support
- Day Treatment



The Berkshire Model

The ALC (The Alternative Living Centers) was initially started in the summer of 2013. It was founded in part to offer a choice to the person in early recovery in having the ability to seek recovery and to be able to maintain either their current job, and/or, to enter back in the workforce. We wanted to offer the client the opportunity to be self-sufficient while not having to depend on a state-funded program for recovery. ALC helps the addict in early recovery recognize what is available in their community, and where other folks in recovery meet and maintain their sobriety.

ALC has now evolved into much more than that today, all while keeping with our original principles and staying focused on the individual addict seeking recovery.



WHERE RECOVERY MATTERS



Structured Living Center

Transition back into everyday life through our structured alternative living. We'll help you achieve a new sense of stability before you return to a more long-term housing situation. It won't take you long to adjust. You'll attend four meetings a week to start. Staff will be present throughout the day and evening. Food, Wi-Fi and a YMCA membership are included with housing.

Address:
206 First St.
212 First St.
65/67 Maplewood Ave.
75 Maplewood Ave.
Pittsfield, MA 01201



End your reliance on opioids with our assistance

Whether you come to us for alcohol addiction treatment, opioid addiction treatment, or any other addictive disorder you can expect compassion and understanding from our qualified staff. Our patients aren't just numbers on a spreadsheet; they're our community. This isn't what we do, it's truly who we are. We're here to support your smooth transition back into everyday life after leaving a medical center or emergency situation. Our facility features:

- Meals
- YMCA memberships
- Job programs
- Free Wi-Fi
- Washer and dryer services

We are within walking distance of community 12-step support programs. Contact us today to sign up for opioid addiction treatment in Pittsfield, MA.



Rely On Us for Outpatient Services



Make use of our ALC Outpatient Addiction Services in Pittsfield, MA

Getting sober is a different journey for everyone. You can find the support you need through our ALC Outpatient Addiction Recovery Program. ALC offers many different pillars of support to assist you in the next step in your sobriety. Our Mass licensed outpatient addiction recovery program is open to the general public. Contact us today to register for our outpatient recovery program in Pittsfield, MA.



Alternative Living Center
WHERE RECOVERY MATTERS

57 Maplewood Ave. & 207 First St.
Pittsfield, MA 01201
Contact Us
Phone: (413) 499-6300
Website: alternativelivingcenters.com