

Received at the Office of the City Clerk

Date: _____

Time: _____

Received by: _____

Fee: _____

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: Jessica and Jason Langenback
2. Name of property owner (if different): Langenback Properties, LLC
3. Name of legal counsel (if appropriate): _____
4. Address of project: 1190 South State Street
5. Zoning district(s) of project: I-1
6. Use classification of project (consult use schedule): Motorcross
7. The record title to project address stands in the name(s), address(es): _____
Langenback Properties, LLC, 1190 South State Street, North Adams, MA 01247

by a deed duly recorded in the Northern Berkshire Registry of Deeds in Book 01766 Page 475

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: Amendment to original permit
 - 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: See Attached

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.

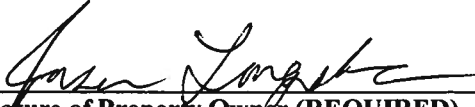
10. Determination of applicability from the Conservation Commission is:

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

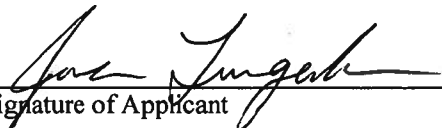
11. Is a request for a Determination of Applicability from the Massachusetts Department of Environmental Protection necessary? _____ If yes, request was filed (date): _____

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

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

2/15/2023

Date

Jason Langenback

Printed Name

(413) 662-9205

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.

Current Hours

Tuesday & Thursday 10:00-6:00

Saturday & Sunday 10:00-6:00

Proposed Change of Hours

Monday-Friday 10:00-8:00

Saturday & Sunday 9:00-7:00

****will only open 2 weekdays, Saturday and Sunday****

Days of operation will be logged on our website and social media platforms.

- Current hours do not allow working adults and children in school adequate practice time during the week. We would like to have the option to operate weekdays between 10am-8pm and weekends between 9am-7pm.
 - With that being said we would never open for that amount of time, we just want to be able to move our hours within the day to best accommodate our guests. (example: A Saturday's forecast is showing rain in the PM hours, we would open from 9:00am-3:00pm, or vice versa, also if there is any burials/services in the morning we would wait and open later in the day, we communicate regularly with all those involved at the cemetery for burials and services.) 8:00pm would be the latest we would stay open, in the spring and fall we would close 1/2 hour before dark for safety purposes.
- We would also like to propose the days of operation not be limited to only Tuesday and Thursday, we would like to be allowed to open any two weekdays. We agree to only open two days a week but depending on weather and schedules we would like to have the option to occasionally change days.
 - We would still have a set practice schedule, which will be Tuesday & Thursday 12:00-8:00, however if it's going to rain Tuesday and Thursday we would like to have the option of opening on a different day.
 - Also, we would like to have professionals come run safety and training clinics, on these select days we will not run a practice and the clinic will run from 10:00-6:00. We are basically asking for a rain date

and to accommodate occasional clinics, but we plan to maintain our current scheduled days for practice.

We would like to propose having only two portable restrooms on site.

- Both of which are unisex, one being handicap accessible. In the rare occurrence we are overly busy on a certain day/weekend we will contact our portable restroom service provider and schedule an additional cleaning. Having three has proven unnecessary at our facility.

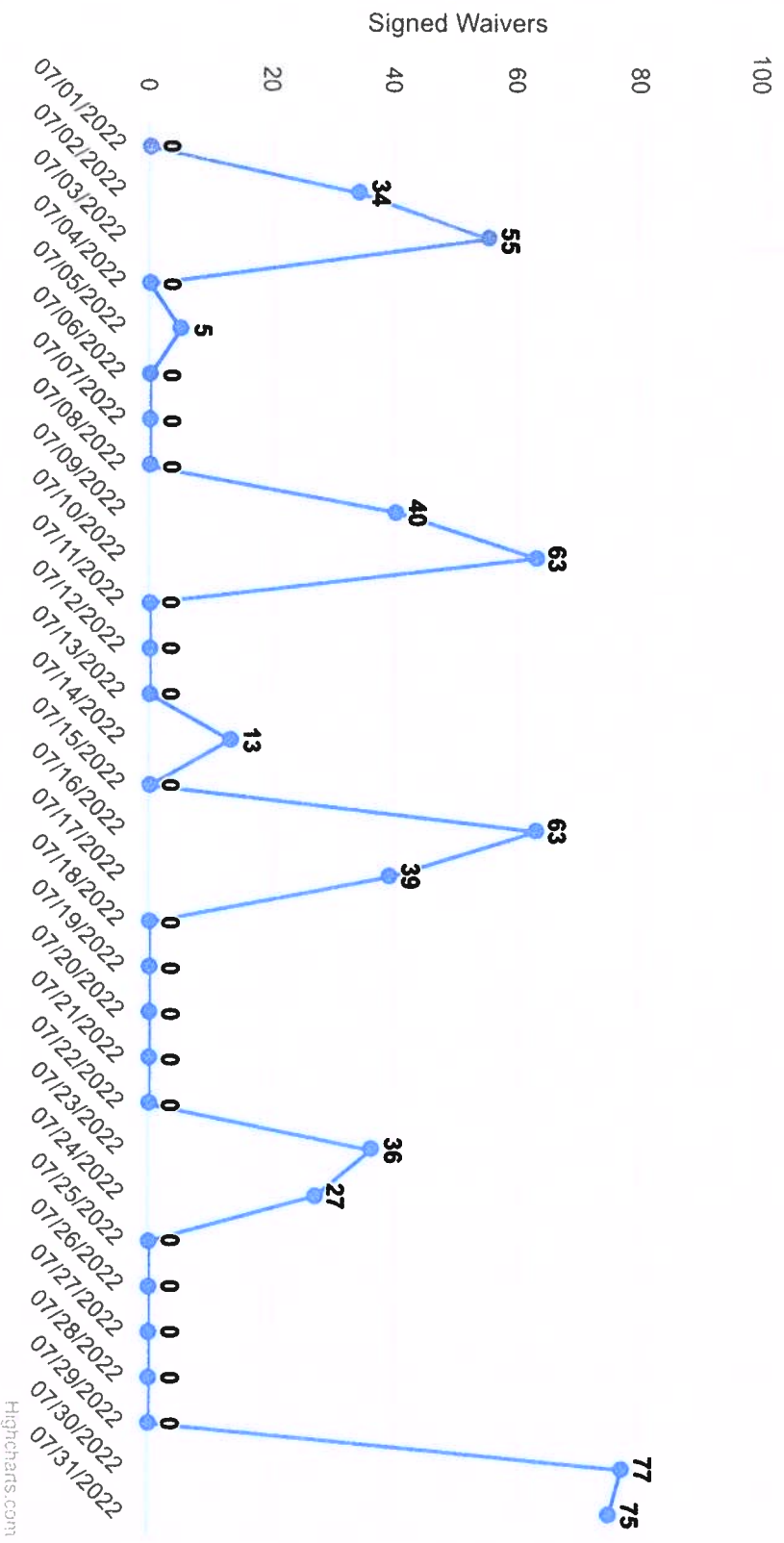
Official Name Change on Special Permit

- Now that we have officially purchased the property we would like the name on the special permit changed to Jessica and Jason Langenback.

Hey Alexis, could we include this for the planning board to review. It's an analysis of the # of participant waivers for the month of July, showing the lack of weekday attendance due to weather and closing time. Thank you so much for all your help.

Total: 527

Signed Waivers



Contact Us: support@clevenwaiver.com
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