



PLANNING AND DEVELOPMENT · CITY OF NORTHAMPTON

City Hall · 210 Main Street, Room 11 · Northampton, MA 01060-3198 · (413) 587-1266 · Fax: 587-1264

Wayne Feiden, Director · planning@northamptonplanning.org · www.northamptonplanning.org

September 14, 2006

Anthony Nota
Capital Video Corporation
780 Reservoir Ave
Cranston, RI 02910

VIA FACSIMILE: 401-464-4884

Dear Mr. Nota:

I have reviewed the application you submitted for Planning Board Site Plan Review. There are several items that are required by the Board in order to schedule this application for a public hearing. Please address and/or submit the following information in order to complete your application. Once the information is submitted, I can schedule this project for public hearing.

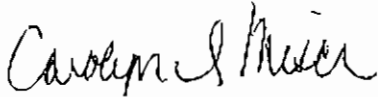
1. The "Plot Plan of Land" does not illustrate the driveway entrances from the property onto King Street. The driveway width and location is required and is critical to evaluate the impact of the proposed project on traffic flow and pedestrian flow within the King Street right-of-way. You have indicated that there is a common driveway, but it is not identified on the plan with a description of the nature of the site it serves and the proximity to the adjoining property that it serves. Please also clarify whether or not the parking lot is also shared or if the shared portion of the driveway terminates into two separate parking areas. If the parking lot is shared, the number of spaces required to service the abutting use must be identified. If the parking lot is not shared, you should clearly show what physical separation exists between the parcels that safely separates auto and pedestrian traffic between the sites.
2. The site plan must show pedestrian connections both to the site and within the site as required in the application #8F. All existing sidewalks on site and within the abutting right-of-way must be shown on the plan.
3. All egresses into the building must be shown and safe pedestrian access from the sidewalk, driveway and parking lot must be created and delineated.
4. The area between the building and the sidewalk is bituminous. Section 8.9(4) does not allow parking within 10' of the front lot line and thus parking is prohibited in this area.
5. Section 6.5 (2) requires street tree plantings of 1 tree per 30' of street frontage. This parcel has approximately 80' of frontage with no street trees. Thus two(2) 2.5" caliper shade trees will be required along the frontage. A landscaping plan is required to show this. Since no parking is allowed within this area, the landscaping plan should include removal of all bituminous to be replaced with topsoil and groundcover around the trees as well as a sidewalk link from the front entrance to the sidewalk on King Street. This will be required to meet the standards in section 11 of the Zoning Ordinance and address the requirements outlined in both notes 4 and 5 herein.
6. No snow storage is shown on the plan. You are providing more parking than required so it is possible that some of the parking spaces may be utilized for temporary snow storage, but the size and locations must be delineated on the plan.
7. It is not clear whether the 25 parking spaces are striped. If they are not currently delineated, they must be striped prior to issuance of a final Certificate of Occupancy.
8. You have requested a waiver from site lighting submission. You may not locate any lighting on site without approval through the Planning Board. Thus you must submit as part of this process all proposed site lighting including any wall packs planned for the exterior of the building. The maximum light levels are described in section 12 of the Zoning Ordinance.

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economic development · community development · historic district commission · historical commission · central business architecture

9. Section 8.12 also requires bicycle racks/storage for uses requiring more than 10 parking spaces. You must provide bike racks on site. Note that the Northampton bike path is planned along the rear of the parcel parallel to the rail line.
10. Finally, your application indicates that no exterior building elevations will change. You have not provided any of the required building graphics/elevations. No changes will be allowed without planning board approval

As soon as I have revised plans that address the above required elements, I can schedule this hearing. If you submit these plans (16 required copies of revisions) by noon on Friday September 22, you may still be eligible to be placed on the October 12 agenda. Please let me know if you have any other questions.

Sincerely,



Carolyn Misch, AICP
Senior Land Use Planner/Permits Manager



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September 14, 2006

Anthony Nota
Capital Video Corporation
780 Reservoir Ave
Cranston, RI 02910

VIA FACSIMILE: 401-464-4884 ADDENDA

Dear Mr. Nota:

In my original memo, I left out one important item that is required based on your increase in parking and traffic to the site. In section 11.6(2B) of site plan review section of the Zoning Ordinance, applicants are required to provide mitigation for incremental increases in traffic based on use. Please provide an estimate of the total number of trips per day of vehicles to your site either based on other locations that you operate, business projections, or other technical information on the use. The Board has in the past allowed payments-in-lieu of actual mitigation which run about \$2,000 per 10 vehicle trips per day. The option for mitigation thus will be to either to pay an in-lieu mitigation fee or make an improvement to the streets within the city. Such mitigation would likely be installation of a pedestrian cycle to the traffic signal at the intersection of North and King Streets

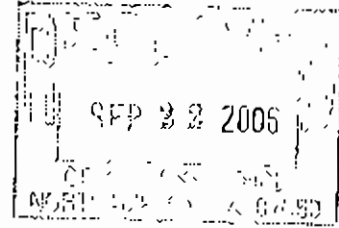
In order to meet the criteria in section 11.6(2B), please indicate which mitigation method you will propose. Again, as soon as I have revised plans that address all 11 items in these 2 memos, I can schedule this hearing.

Sincerely,

Carolyn Misch, AICP
Senior Land Use Planner/Permits Manager

CAPITAL VIDEO C O R P O R A T I O N

1060 Park Avenue, Cranston, RI 02910
(401)464-4800 · FAX (401)464-4884



To: Carol Misch Senior Planner

Sept. 21, 2006

This is in response to a list of the items you sent in your letter to me on Sept. 14, 2006, which I have attached and how they have been addressed.

1. Has been illustrated on the site plan.
2. Has been illustrated on the site plan.
3. Has been illustrated on the site plan.
4. Has been illustrated on a landscape plan.
5. Has been illustrated on a landscape plan.
6. Has been illustrated on the site plan.
7. Has been illustrated on the site plan.
8. The existing lighting has been illustrated on the site plan.
9. Has been illustrated on the site plan.
10. Elevations showing Front, Back and Side have been illustrated on a separate drawing which I am submitting with this response.
11. Also in response to the additional request you made, following these 10 listed items, regarding mitigation, we feel no more than 10 additional cars per day compared to previous use will occur. However, being classified as an intermediate project not requiring a traffic study we have decided to use a 20 car a day figure to be sure. So we will pay an amount of \$4,000.00 to the City of Northampton.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Anthony E. Nota'.

Anthony E. Nota
Project manager



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Wayne Feiden, Director · planning@northamptonplanning.org · www.northamptonplanning.org

September 25, 2006

Anthony Nota
Capital Video Corporation
780 Reservoir Ave
Cranston, RI 02910

VIA FACSIMILE: 401-464-4884

Dear Mr. Nota.

Thank you for the additional information to support your application to the Planning Board that was received September 22. I have read through the documents and have determined that all but one item has been addressed. The elevations required for submittal are architectural elevations as described in the application showing the building facades, with windows, entries and how those are intended to be treated.

Please note that as a condition of any permit, the Board will likely require some kind of barrier/tree protection for the tree within the parking lot to prevent damage from snow storage and plowing.

Finally, other projects that were ready upon submittal as well as a major housing development that was continued to the October 12 hearing have been scheduled. Thus, the Planning Board's agenda is full for the October 12 hearing. However, if I receive the architectural elevations by the end of this week, I will try to put you on the October 26 hearing agenda so long as the agenda is not full by the time I receive your information.

Sincerely,

Carolyn Misch, AICP
Senior Land Use Planner/Permits Manager

CAPITAL VIDEO

C O R P O R A T I O N

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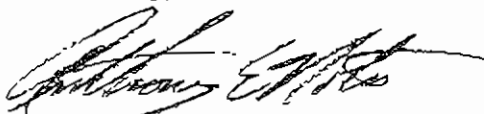
Carolyn Misch, Senior Planner
City of Northampton, Ma.

Dear Carolyn:

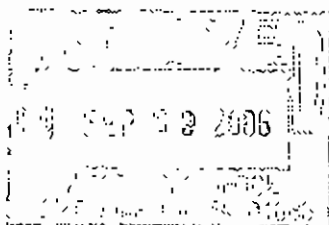
This letter is in response to your request for a narrative of the window use at our proposed location at 135 King St. in Northampton. Accompanying this narrative are a series of photos showing the windows and the buildings facades.

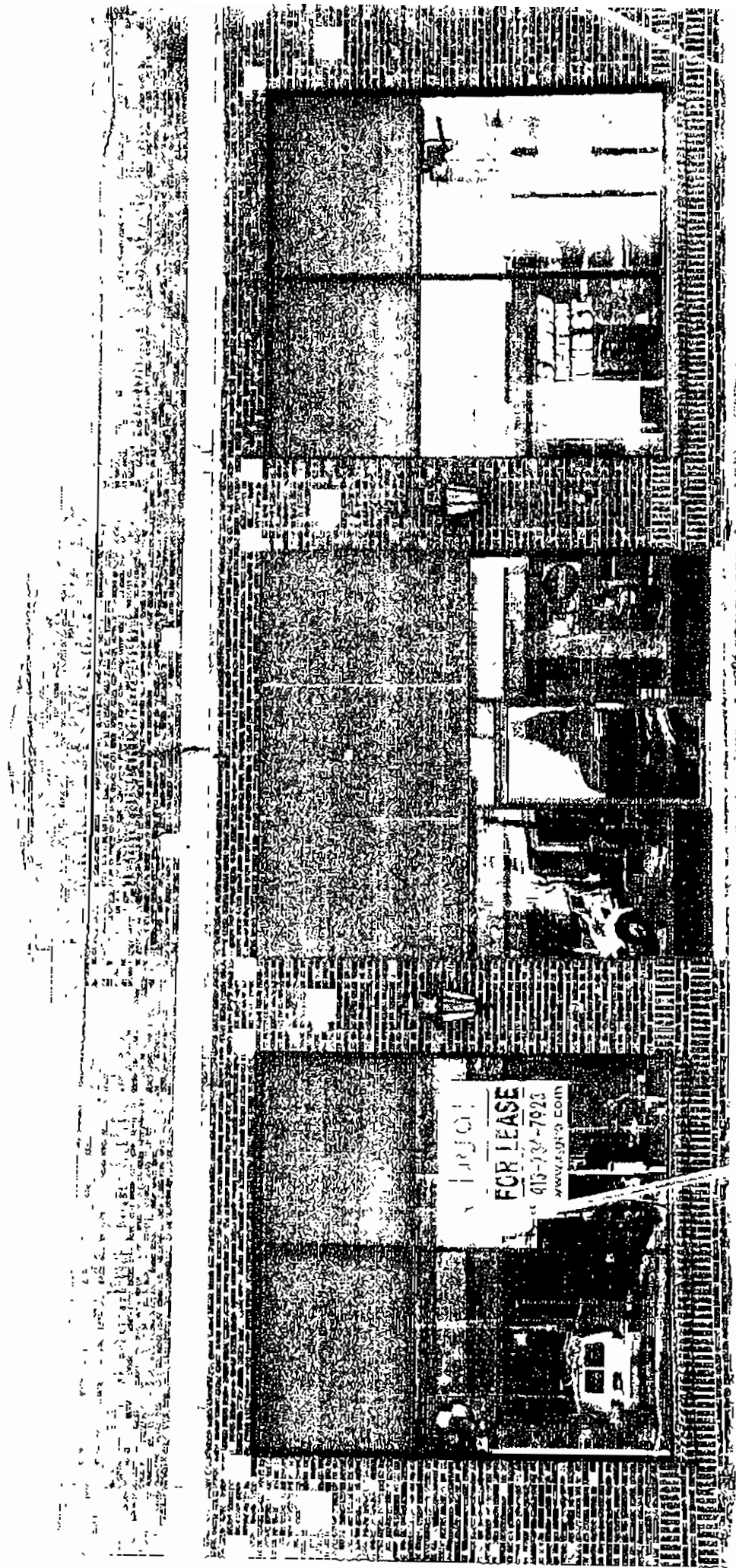
The only windows that will be used for display are the existing showroom windows on the King St. and North St. sides. Those are the front and right side of the building. As shown in the building plans submitted the building dept. back in June, there are interior partitions 3 ft. from the windows, creating a display area. All displays such as posters, informational signs, mannequins etc. will only be of a very discrete nature. There will not be anything displayed in our windows that couldn't be displayed in any mall or shopping center anywhere. We have many of our stores with these types of windows and have not had any complaints regarding their contents.

Sincerely,

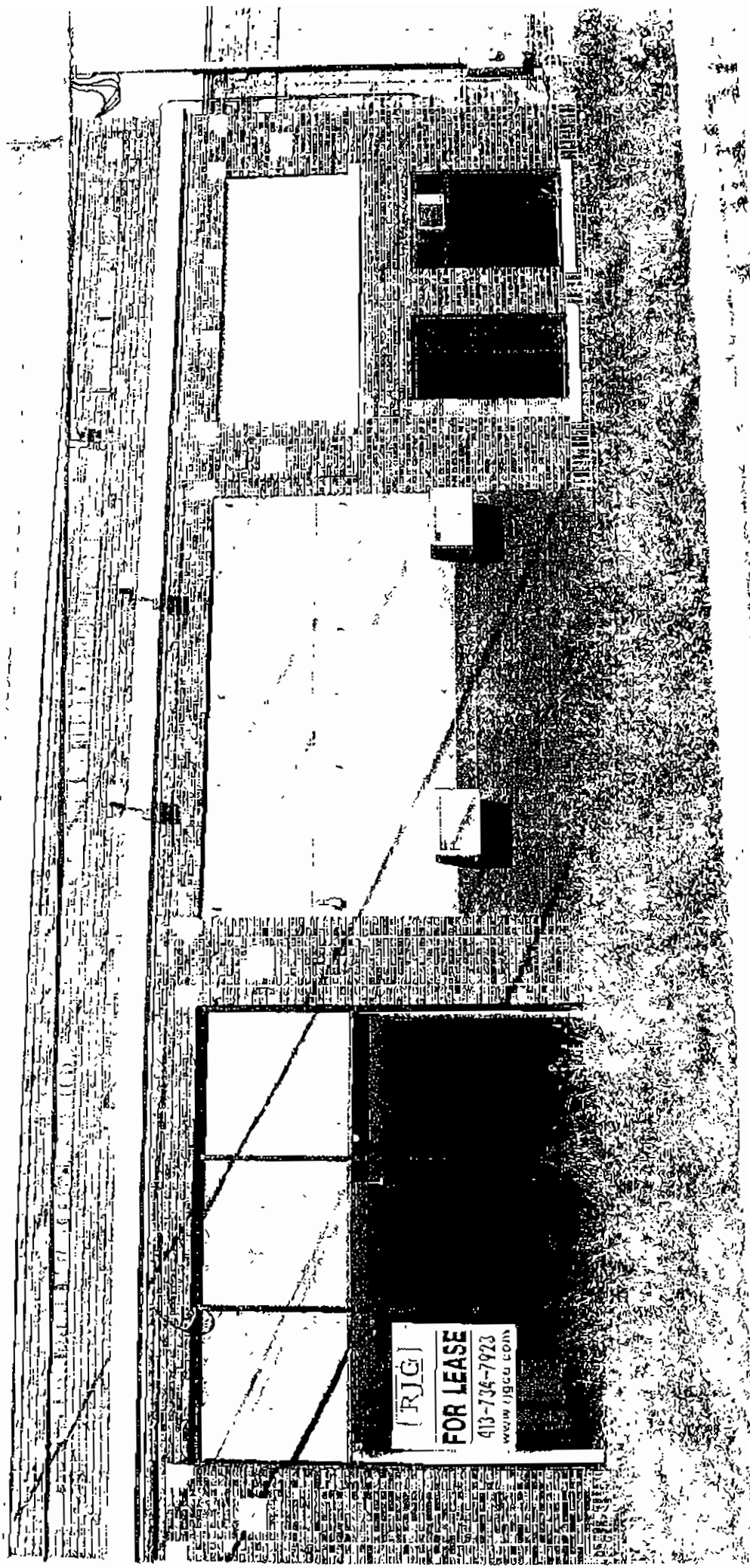


Anthony E. Nota
Project Manager





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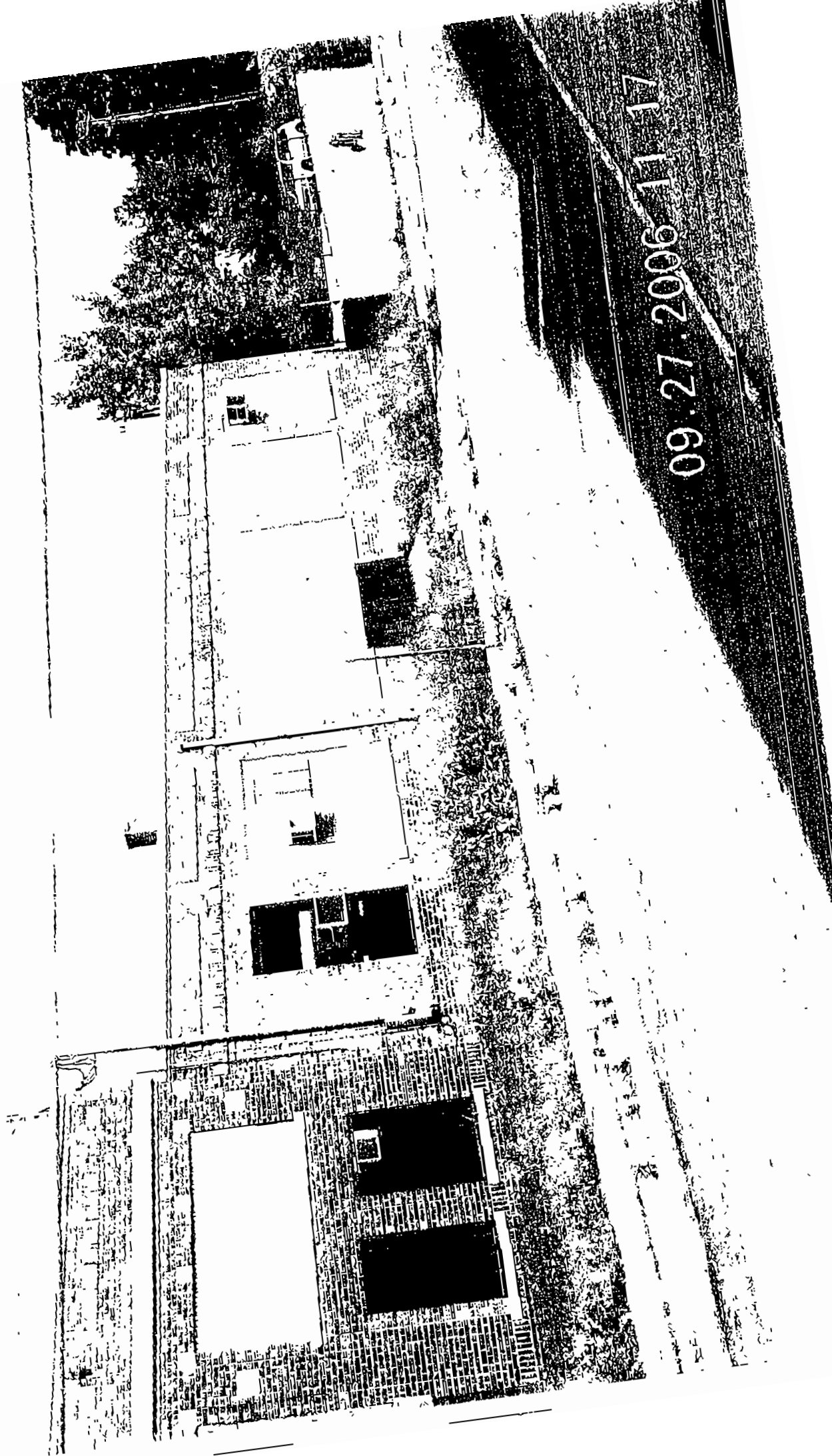
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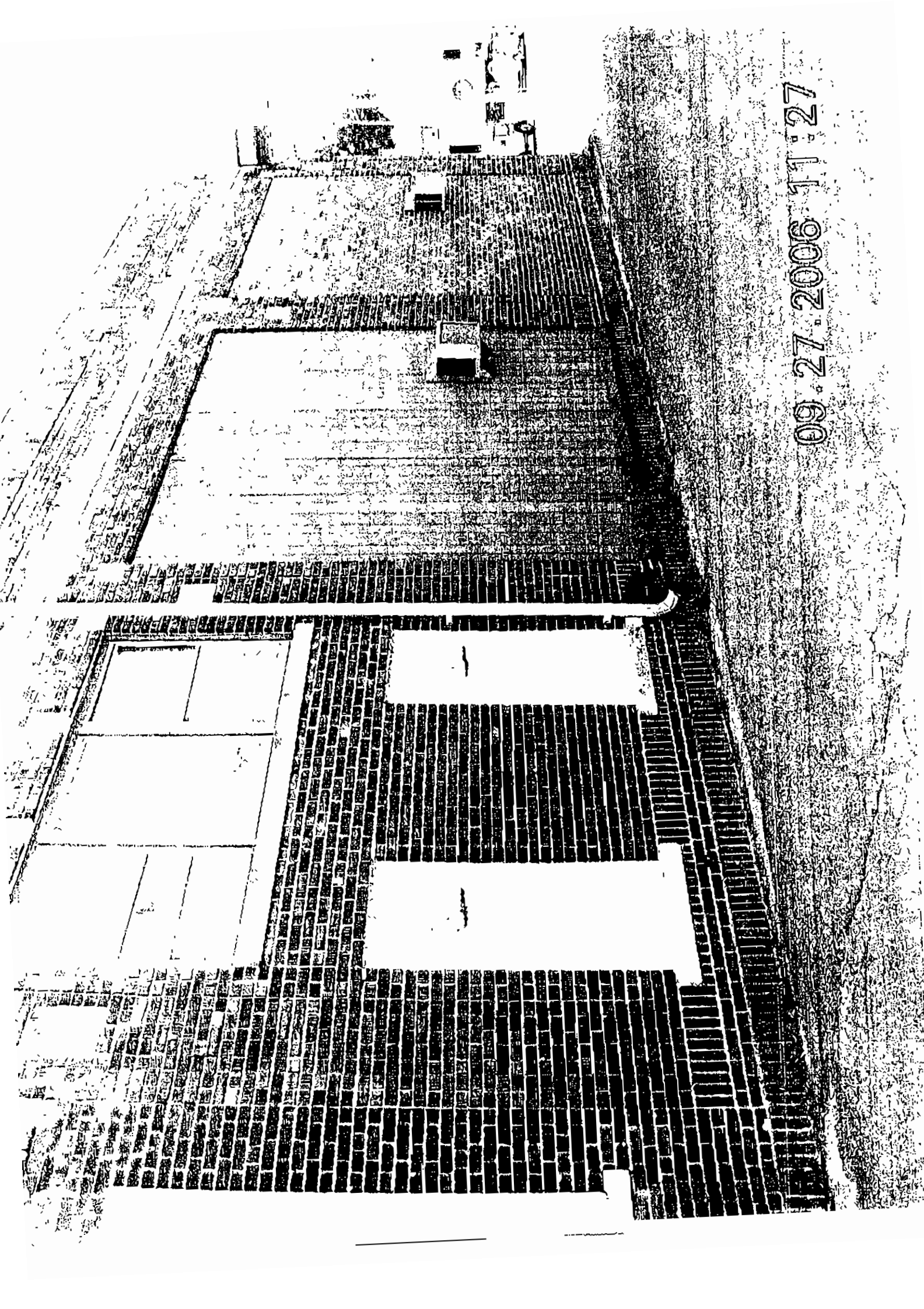
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www.rjgd.com

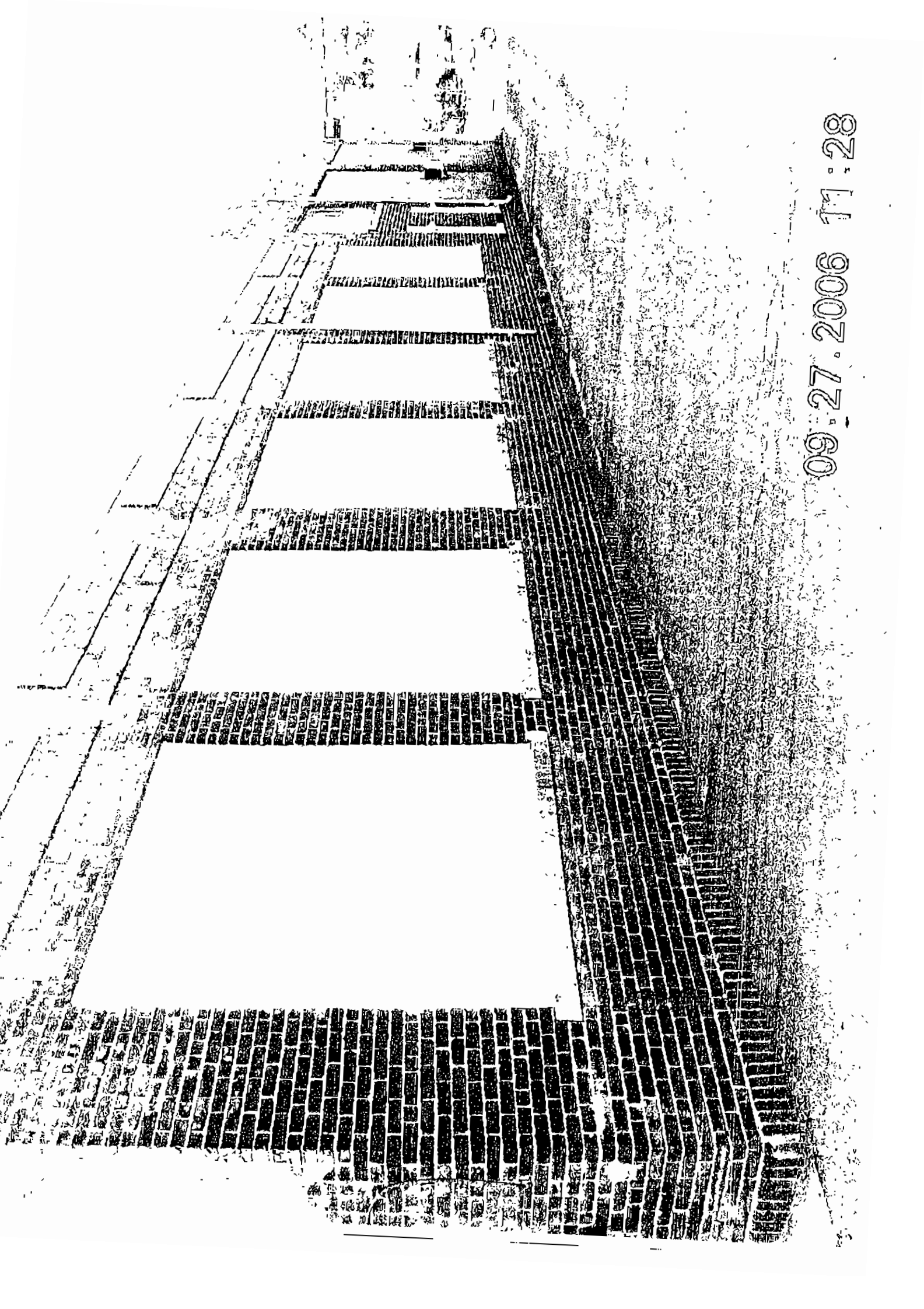
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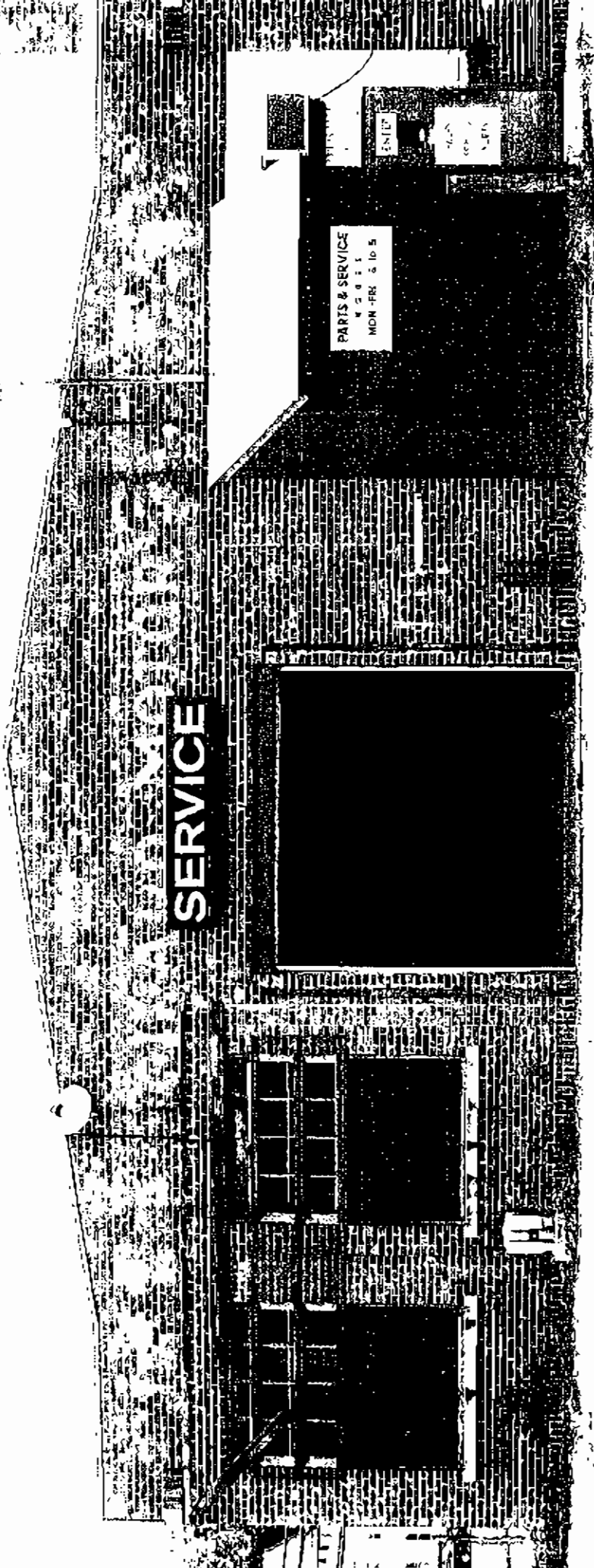
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