

120 River Road permit application - Planning

Owner:

Equinox Partners, LLC
17 Hyde Hill Road, Williamsburg, MA 01096

Applicant:

David Rondina
120 River Road, Leeds MA 01053, 413.250.1826 wagon83@gmail.com

1 lot

Book 12075/pg 205

Assessors map 05 lot 028 (no block #)

GI zone

Overlay FP zone

Application: Planning, Building site plan with special permit \$325

Existing use of structure and property: Manufacturing

Proposal: To use the northern-most segregated 3000 sq ft section of existing building as an auto repair facility concentrating on cars, light trucks, motorcycles, small engines, and bicycles which shows allowance in GI zoning regulations. No changes to exterior building will be made. Request for permit for auto repair at 120 River Road.

1) There will be no detrimental effect to adjoining premises as all work will be conducted inside. View of operations is unseen from abutters. No noxious fumes or chemicals will be emitted to the public. Property owner has current, in-place materials recycling program which I will join at no cost. Any mechanical repairs, painting, or other operations which may impact environmental concerns will be undertaken within the current protocols established on the premise and approved by Mass DEP.

2) Majority of clientele are local Leeds and Northampton community members and any potential future increase in traffic to support the business will have a minimal impact to its usual volume. Set-back is 65ft offering ample time and space for turning in and pulling out with unrestricted views of river road.

3) No changes to the existing structure dimensions will be made. Aesthetic improvements will increase its curb appeal as well as property values. Signage will be affixed via by-laws.

4) I am a Leeds residents who has spent 12 years with the Leeds Civic Association currently as sitting secretary. I am fully invested in the advancement and preservation of my community and all of its gifts. I am well respected, clean by nature, socially and environmentally conscientious, and always striving to be in tune with the community's desires. I only wish to improve the standard of living with my services as well as make a positive impact on other local business and residents with my friendly and healthy mode of operations.

5) No noticeable effect on city resources will be made.

6) As a well know Leeds resident, I intend to have a shop that attracts positive attention due to its high standards of customer service. Those who know me know that I am always willing to “help” a neighbor, and I have never been one to judge others from a title, belief, or physical attribute. These personal traits combined with a business that services all modes of transportation and will include loaner bicycles capitalizing on the nearby rail trail access ramps will angle my business to be well loved by the larger community just as I love this city and have made it my home.

7) My business operation meets the GI zoning requirements of the proposed site. Any adjustments the city needs me to make will be addressed quickly and accordingly.

“David’s Auto” is staged to be the best Leeds community garage. With strong affiliations with other local businesses and civic ideals, the connected nature of the operation will always strive to serve the needs of the locals. From cars and trucks, to tractors and push mowers, to motorcycles and bicycles, we’ll keep the village rolling. A loaner program of bicycles for auto or bike repair will surely be noticed around the city. A trained and educated owner will bring sophistication and honesty to an often feared service industry. Friendliness and approachability are our ways of doing business.

Unused portions of the large building of CRD Metalworks can be usefully utilized to generate tax revenue, increase positive feedback of Leeds community businesses, and provide an unparalleled service to the community while scripting a great reputation for yet another reason to head to Northampton. The 3000 sq. ft. section is ready and waiting as a blank canvas; a perfect location and structure for this business to thrive. Buildout it minimal incorporating some light equipment and tools, and relatively small spaces for office work and a short term waiting room. The negligible draw on utilities and resources compared to the infrastructure and current usage will have a small effect; if any at all.

As a 1 or 2 mechanic shop given the limits of the space to perform service, 10 parking spaces will accommodate all work flow at any given time. Since the building has capacity to support 100+ employees, this will have a negligible effect on the current business as well as on neighbors or traffic. No junk cars will be amassed, and no store front retail sales will be performed.