

N. Douglas Schneider & Associates, Inc.

Professional Civil Engineers & Land Surveyors

N. Douglas Schneider, P.E., P.L.S.
Christopher Costa, P.L.S.

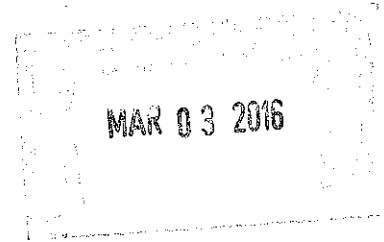
David M. Davignon, P.E.
Matthew Leone, P.L.S.

March 3, 2016

City of New Bedford
Conservation Commission
133 William Street – Room 304
New Bedford, MA 02740

Attn: Sarah Porter, Agent

Re: Proposed Condenser on an Elevated Platform
Applicant/Owner: Bridge Real Estate Investors, LLC
Site Address: 12 Fish Island, New Bedford
Assessors Lot #1 on Map #60



Dear Sarah,

N. Douglas Schneider & Associates, Inc., acting as agent for Bridge Real Estate Investors, LLC hereby submits the attached RDA and Accompanying Materials.

The same packet has been submitted via email as a Pdf as required.

We look forward to presenting the project to the Commission at the next available Public Hearing.

If you have any questions or need additional information, please call me at (508) 758-7866 (Ext. 203).

Sincerely,

N. Douglas Schneider & Associates, Inc.

David M. Davignon, P.E.

cc: File No. 2592A

Rick Miller
171 Mendell Road
Rochester, MA 02770

Lars Vinjerud
20 Blackmer Street
New Bedford, MA 02744-2614

DEP-SE Regional Office
20 Riverside Drive
Lakeville, MA 02347

Independent Mechanical Contractors, LLC
21-G Olympia Avenue, Suite 60
Woburn, MA 01801
Attn: Michael Jenkins



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

New Bedford
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Bridge Real Estate Investors, LLC

Name

n/a

E-Mail Address

20 Blackmer Street

Mailing Address

New Bedford

City/Town

MA

State

02744-2614

Zip Code

(508) 542-1636 (Rick Miller)

Phone Number

n/a

Fax Number (if applicable)

2. Representative (if any):

N. Douglas Schneider & Associates, Inc.

Firm

David M. Davignon, P.E.

Contact Name

dsquared3368@yahoo.com

E-Mail Address

P.O. Box 480, 1 County Road

Mailing Address

Mattapoisett

City/Town

MA

State

02739

Zip Code

(508) 758-7866 (ext. 203)

Phone Number

(508) 758-6493

Fax Number (if applicable)

B. Determinations

1. I request the City of New Bedford make the following determination(s). Check any that apply:
Conservation Commission

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☐ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).
- _____
- _____
- _____



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C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

12 Fish Island

Street Address

New Bedford

City/Town

#60

Assessors Map/Plat Number

#1

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

The site is approximately 3.11 Acres in size and consists of the northerly majority of Fish Island. The site is bordered southerly by Route 6 and westerly, northerly and easterly by the Acushnet River. The entire property is developed with commercial buildings and paved/concrete surfaces throughout. The entire site falls with Land Subject to Coastal Storm Flowage, Flood Zone AE (El. 6) as shown on FIRM Community Panel No. 25005C0393G. The site also contains a Coastal Bank, the top of the vertical steel bulkhead at its westerly, northerly and easterly sides.

- c. Plan and/or Map Reference(s):

Site Plan, Structural Design Plans (4-sheets)

Title

3-01-16, 12-04-15

Date

Figure 1: U.S.G.S. Quadrangle, Figure 2: Estimated Habitat Map, Figure 3:

Title

Date

Assessors Map #60, Figure 4: N.B. F.I.R.M., Figure 5: MASS-GIS Aerial

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

The Applicant proposes to construct an elevated platform for the placement of a new condenser unit needed for the "Blast Freezing" and "Freezer Storage" operations of fish products at the Commercial Facility.

The elevated platform will be 9.8' x 28' in size and constructed with its finished deck elevation 19' above the existing paved parking lot grade (see attached Structural Design Plans). Said platform will be supported by four (4) 12"x12" galvanized steel columns encased into 24"x24" concrete pedestals. The footing structure will be two (2) concrete footings-pads, each 5.5' x 14.4' x 3' deep with the bottom set 4' below existing grade onto six (6) helical anchors. The only excavation which is required will be to construct the two concrete footings.

At its closest point, the northerly concrete footing will be located approximately 96' from the Top of the Coastal Bank. All of the work will be performed within Land Subject to Coastal Storm Flowage, Zone AE (El. 6) as shown on the New Bedford F.I.R.M.

Additional Attachments:

1. Filing Fee Calculation Worksheet
2. Certified Abutters List
3. Notification to Abutters
4. Copy of Deed



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Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

n/a

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

n/a



WPA Form 1- Request for Determination of Applicability

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D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office (see Attachment) were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Bridge Real Estate Investors, LLC

Name

20 Blackmer Street

Mailing Address

New Bedford

City/Town

MA

State

02744-2614

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

[Signature]
Signature of Applicant

3/2/2016
Date

David M. Ryan
Signature of Representative (if any)

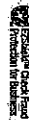
3-03-16
Date



21 G Olympia Avenue Suite 60
WOBBURN, MASSACHUSETTS 01801



EASTCAMBRIDGE
SAVINGS BANK
Connecting with customers.
53-7041/2113



3/2/2016

PAY TO THE
ORDER OF City of New Bedford

\$ **160.00

One Hundred Sixty and 00/100*****

DOLLARS

City of New Bedford
Department of Inspectional Services
133 William Street, Room 308
New Bedford, MA 02740



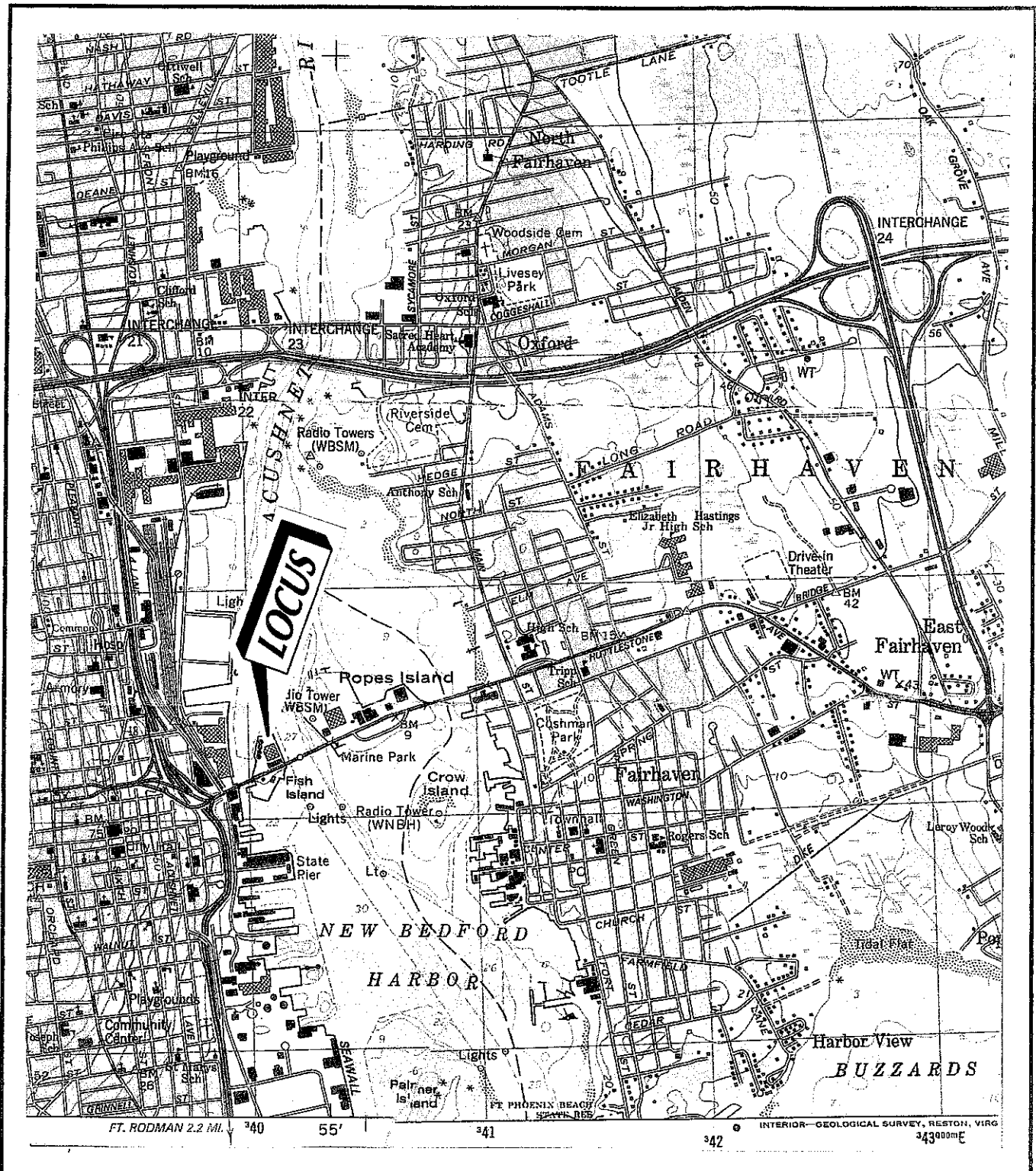
Patricia M. Gagnier
AUTHORIZED SIGNATURE

MEMO

⑈005015⑈ ⑆211370419⑆ 3522257⑈

5015

Security features. Details on back.



PORTION U.S.G.S. QUADRANGLE MAP

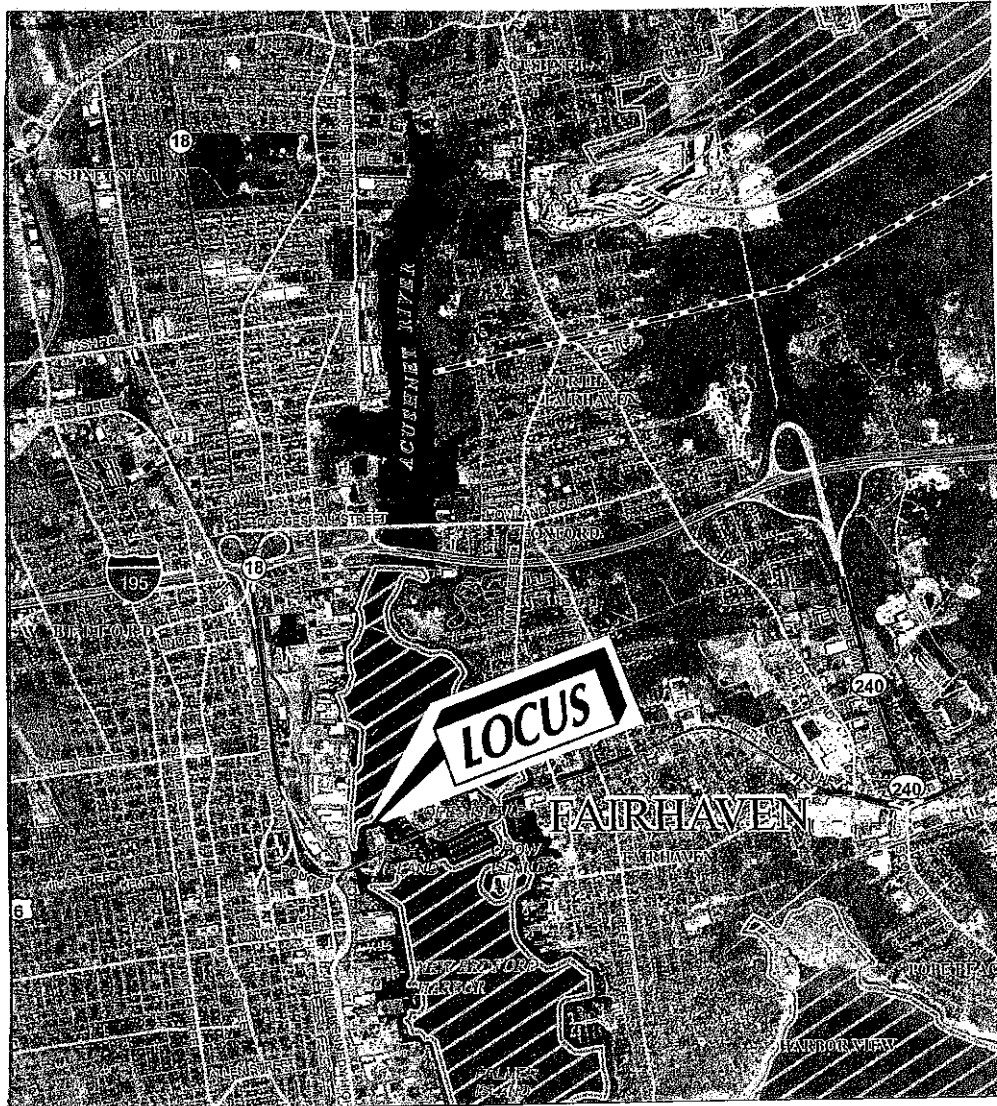
NEW BEDFORD NORTH QUADRANGLE

SCALE: 1"=2,083'

N. Douglas Schneider & Associates, Inc.
Professional Civil Engineers
1 County Road, P.O. Box 480
Mattapoisett, MA 02739
(508) 758-7866

RDA Application
Applicant: Bridge Real Estate Investors, LLC
City of: New Bedford
Address: 12 Fish Island
Assessors Lot #1 on Map #60

FIGURE 1



ESTIMATED HABITAT MAP

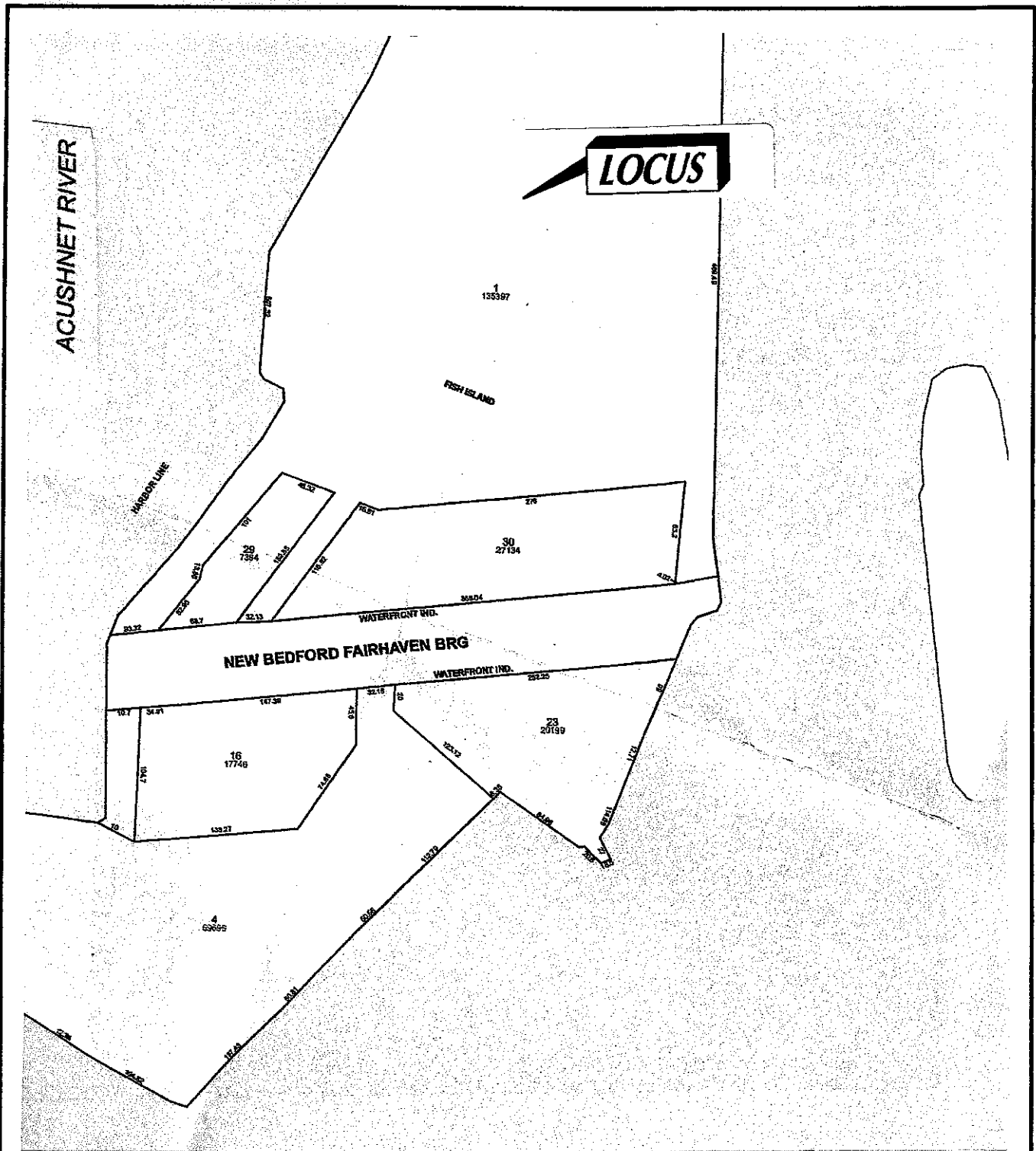
NEW BEDFORD NORTH QUADRANGLE

Not to Scale

N. Douglas Schneider & Associates, Inc.
Professional Civil Engineers
1 County Road, P.O. Box 480
Mattapoisett, MA 02739
(508) 758-7866

RDA Application
Applicant: Bridge Real Estate Investors, LLC
City of: New Bedford
Address: 12 Fish Island
Assessors Lot #1 on Map #60

FIGURE 2



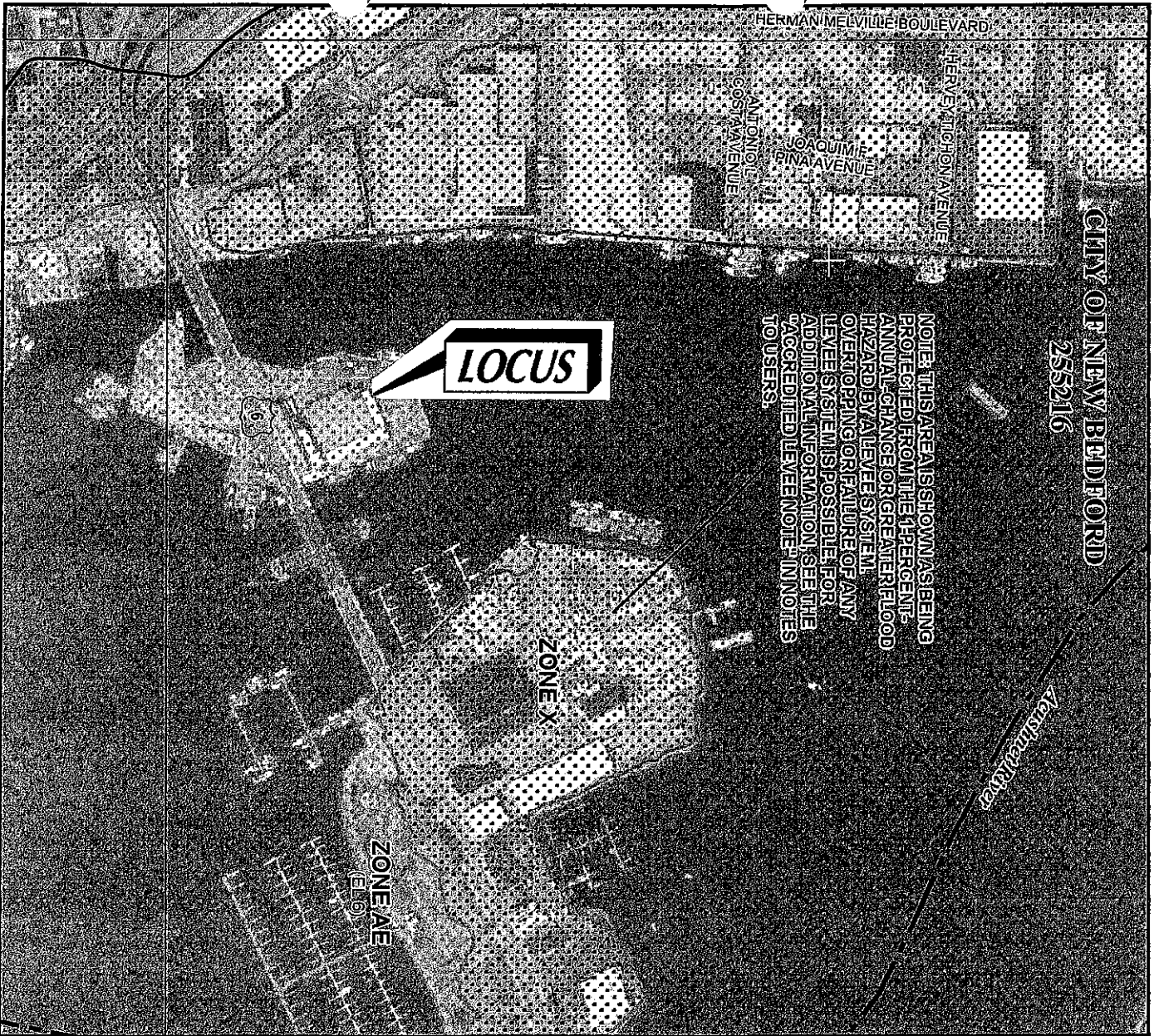
CITY OF:
NEW BEDFORD

PORTION ASSESSORS MAP #60

N. Douglas Schneider & Associates, Inc.
Professional Civil Engineers
1 County Road, P.O. Box 480
Mattapoisett, MA 02739
(508) 758-7866

RDA Application
Applicant: Bridge Real Estate Investors, LLC
City of: New Bedford
Address: 12 Fish Island
Assessors Lot #1 on Map #60

FIGURE 3



NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

BRISTOL COUNTY, MASSACHUSETTS

(ALL JURISDICTIONS)

PANEL 393 OF 550

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BRIDGEMAN TOWN OF	25054	000	0
NEW BEDFORD, CITY OF	255216	0393	0

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
25005C0393G

MAP REVISED
JULY 16, 2014

Federal Emergency Management Agency

MAP SCALE 1" = 500'

50 0 500 10

Panel 0393G

RDA Application

Applicant: Bridge Real Estate Investors, LLC

City of: New Bedford

Address: 12 Fish Island

Assessors Lot #1 on Map #60

FIGURE 4



GOOGLE EARTH PHOTO

NOT TO SCALE

*N. Douglas Schneider & Associates, Inc.
Professional Civil Engineers
1 County Road, P.O. Box 480
Mattapoisett, MA 02739
(508) 758-7866*

*RDA Application
Applicant: Bridge Real Estate Investors, LLC
City of: New Bedford
Address: 12 Fish Island
Assessors Lot #1 on Map #60*

FIGURE 5



CITY OF NEW BEDFORD
MASSACHUSETTS

CONSERVATION COMMISSION
2009 FILING FEE CALCULATION WORKSHEET*

PROJECT LOCATION:

12 FISH ISLAND MAP 60 LOT(S) 1

APPLICANT: BRIDGE REAL ESTATE INVESTORS, LLC

CONSERVATION COMMISSION FEES (check all that apply):

- ☒ REQUEST FOR DETERMINATION OF APPLICABILITY
() NOTICE OF INTENT
() INQUIRY AS TO NEED FOR AN AMENDED ORDER**
() AMENDED ORDER OF CONDITIONS
() ANRAD (Abbreviated Notice of Resource Area Delineation)
() EXTENSION PERMIT
() CERTIFICATE OF COMPLIANCE
() AFTER THE FACT FILING
() RESTORATION PLAN FEE (no NOI filing required)
() LIFTING AN ENFORCEMENT ORDER
() PENALTIES

(A.) ALTERATION FEES:

Application and field review of a project proposed in a Wetland Resource Area or its Buffer Zone is \$150.00 plus the applicable alteration fee as follows

	AMOUNT DUE
• Application and Field Review Fee (\$150.00)	\$ <u>150.00</u>
• \$0.50 X _____ SF Wetland Resource Area	\$ _____
• \$0.05 X <u>160</u> SF Land Subject Coastal Flooding	\$ <u>8.00</u>
• \$0.20 X _____ SF Developed Riverfront Area	\$ _____
• \$1.00 X _____ SF Undeveloped Riverfront Area	\$ _____
• \$5.00 X _____ LF Coastal Bank	\$ _____
• \$0.10 X <u>20</u> SF Buffer Zone	\$ <u>2.00</u>

(B.) EXTENSION of an Order of Conditions:

- Minor Project ... \$100.00 + _____ (¼ local fee from NOI) \$ _____
• Other Projects ... \$200.00 + _____ (¼ local fee from NOI) \$ _____

(C.) AMENDING A PERMIT:

- Written inquiry or request to appear to determine the need for an Amended Order:** (\$50.00 fee) \$ _____
- Amending OOC: \$150.00 + _____ (applicable alteration fee) \$ _____

**(D.) RESOURCE BOUNDARY DELINEATION VERIFICATION
USING AN RDA APPLICATION:**

- \$150.00 + \$2.00 X _____ LF Wetland boundary \$ _____

**(E.) ABBREVIATED RESOURCE AREA DELINEATION VERIFICATION
(ANRAD)**

- \$150.00 + \$1.00 X _____ LF Resource Area boundary \$ _____

**(F.) RESOURCE BOUNDARY DELINEATION VERIFICATION CONDUCTED
DURING A NOTICE OF INTENT REVIEW**

- \$150.00 + \$3.00 X _____ LF Resource Area boundary \$ _____

(G.) DOCKS:

- \$100.00 + \$4.00 X _____ LF of dock \$ _____
- Add 150% to total fee if in significant shellfish habitat \$ _____

(H.) AFTER THE FACT FILING:

- All Total Fees are doubled \$ _____

(I.) RESTORATION PLAN FEE:

- (\$150.00 + _____ Alteration Fee) Multiplied by 2 \$ _____

(J.) LIFTING ON ENFORCEMENT ORDER:

- \$150.00 fee \$ _____

(K.) CERTIFICATE OF COMPLIANCE:

- refer to "K" of the Fee schedule \$ _____

(L.) PENALTIES:

- refer to "L" of the Fee schedule \$ _____

TOTAL AMOUNT DUE (including after-the-fact fee if applicable): \$ 100.00

Carlos Aquino

Administrative Assistant to the Board of
Assessors of the City of New Bedford, do hereby certify that the names and addresses as
identified on the attached "Abutters List" are duly recorded and appear on the most recent
tax.

Date: 7/24/2015

PLANNING
JUL 22 2015
DEPARTMENT

SUBJECT PROPERTY: MAP 60 LOT 1

LOCATION 12 FISH ISLAND

OWNER'S NAME BRIDGE REAL ESTATE INVESTORS, LLC

MAILING ADDRESS 20 BLACKMER ST., N.B., MA 02744-2614

CONTACT PERSON DAVID M. DAVIGNON, P.E. (AGENT)

TELEPHONE NUMBER (508) 758-7866

REASON FOR REQUEST

NOTICE OF INTENT APPLICATION TO BE

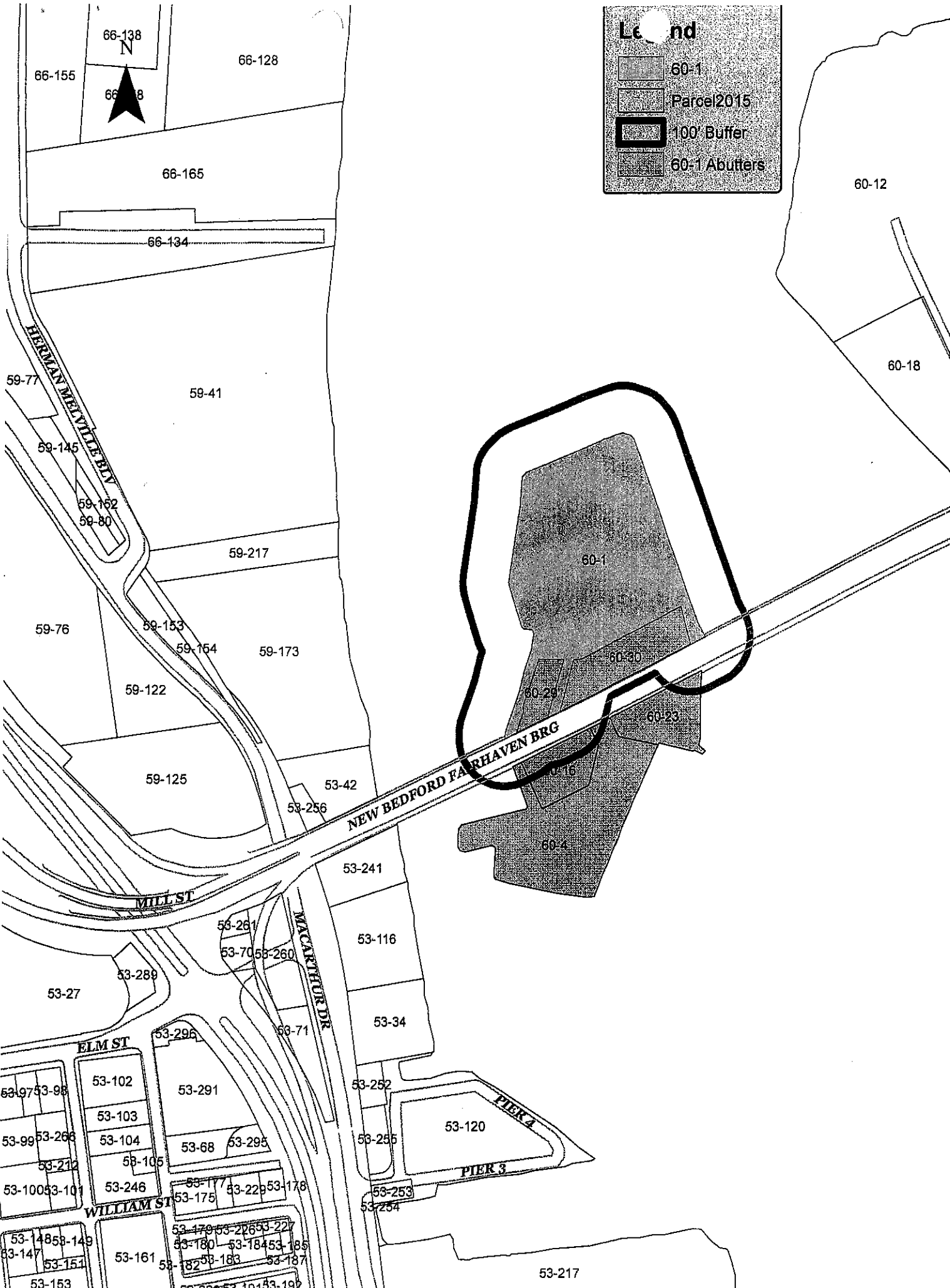
SUBMITTED TO THE CONSERVATION COMMISSION

July 23, 2015
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 12 Fish Island (60-1). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
60-4 SS	FISH ISLAND	MIKUTOWICZ JOHN 'TRUSTEE', FISH ISLAND NOMINEE TRUST 30 ECHO ROAD MASHPEE, MA 02649
60-23 SS	FISH ISLAND	NORDIC REALTY LLC, P O BOX 902 MATTAPOISETT, MA 02739
60-16 SS	FISH ISLAND	ONE FISH REALTY TRUST LLC, 30 ECHO ROAD MASHPEE, MA 02649
60-29 NS	FISH ISLAND	FISH ISLAND PROPERTIES LLC, 4 FISH ISLAND NEW BEDFORD, MA 02740
60-30 NS	FISH ISLAND	FISH ISLAND PROPERTIES LLC, 4 FISH ISLAND NEW BEDFORD, MA 02740
60-1 NS	FISH ISLAND	MARITIME TERMINAL INC, WHALE'S WHIF P O BOX F745 NEW BEDFORD, MA 02742 02740
		bridge Real Estate Investors c/o Halloran, Lukoff + Smith Attn: Johanna F. Tierney 432 County St. NB MA 02740



Legend

- 60-1
- Parcel2015
- 100' Buffer
- 60-1 Abuffers

Upon recordation, return to:

Halloran, Lukoff & Smith, PC
432 County Street
New Bedford, Massachusetts 02740
Attn: Johnna F. Tierney, Esq.

QUITCLAIM DEED

MARITIME TERMINAL, INC., a Rhode Island corporation registered as a foreign corporation in the Commonwealth of Massachusetts, having an address at c/o Maritime International, Inc., Whalers Wharf, 276 MacArthur Drive, P.O. Box 7745, New Bedford, Massachusetts 02740 ("**Grantor**"), for consideration of Four Million Eight Hundred Thousand and No/100 Dollars (\$4,800,000.00) paid, grants to **BRIDGE REAL ESTATE INVESTORS, LLC**, a Massachusetts limited liability company, having an address of c/o Halloran, Lukoff & Smith, PC, 432 County Street, New Bedford, Massachusetts 02740, Attention: Johnna F. Tierney, Esq ("**Grantee**"), with *quitclaim covenants*, those certain parcels of land with the buildings and structures now or hereafter standing or placed thereon, situated in the City of New Bedford, County of Bristol and Commonwealth of Massachusetts, being further described on Exhibit A attached hereto and made a part hereof.

Subject to (a) all matters of record as of the date hereof, and (b) the real estate taxes for the current fiscal period.

FOR TITLE, see Certificate of Title No. 13123.

Grantor certifies to Grantee that this conveyance is not a sale of all or substantially all of the assets of Grantor in the Commonwealth of Massachusetts.

PROPERTY ADDRESS: 12 Fish Island, New Bedford, Bristol County, Massachusetts

[Signatures on Next Page]

REG OF DEEDS
REG #07
BRISTOL S

07/17/14 9:49AM 01
000000 #0028

FEE \$21667.12

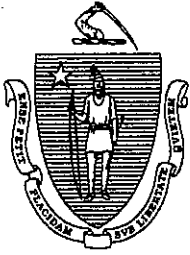
CASH \$21667.12

REG OF DEEDS
REG #07
BRISTOL S

07/17/14 9:48AM 01
000000 #0027

FEE \$218.88

CASH \$218.88



William Francis Galvin
Secretary of the
Commonwealth

115195
The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02133

June 17, 2014

To Whom It May Concern:

I hereby certify that the records of this office show that

MARITIME TERMINAL, INC.

a corporation organized under the laws of **Rhode Island** on **February 28, 1961** was qualified to do business in this Commonwealth on **March 20, 1961** under the provisions of the General Laws, and I further certify that said corporation is still qualified to do business in this Commonwealth.

I also certify that said corporation is not delinquent in the filing of any annual reports required to date.



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth