

Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 3 – Notice of Intent**

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

MassDEP File Number

Document Transaction Number

New Bedford

City/Town

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



**Note:**  
Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

**A. General Information**

1. Project Location (**Note:** electronic filers will click on button to locate project site):

Phillips Road	New Bedford	02745
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	41°43'31" N	70°57'00" W
	d. Latitude	e. Longitude
136	468	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

Michael	Panagakos
a. First Name	b. Last Name
Panagakos Development	
c. Organization	
133 Faunce Corner Road	
d. Street Address	
Dartmouth	MA
e. City/Town	f. State
(508)998-3911	02747
h. Phone Number	g. Zip Code
i. Fax Number	j. Email Address

3. Property owner (required if different from applicant):  Check if more than one owner

a. First Name	b. Last Name	
c. Organization		
d. Street Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

Steven	Gioiosa	
a. First Name	b. Last Name	
SITEC / Civil & Environmental Consultants, Inc.		
c. Company		
31 Bellows Road		
d. Street Address		
Raynham	MA	02767
e.	f. State	g. Zip Code
774-501-2176	sgioiosa@cecinc.com	
h. Phone Number	i. Fax Number	j. Email address

5. Total WPA Fee Paid (from NOI Wetland Fee Transmittal Form):

\$1,050.00	\$512.50	\$537.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid



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**A. General Information (continued)**

6. General Project Description:

The applicant is proposing the construction of the 3500 SF commercial building, with associated parking and drainage and utilities as depicted on the plan filed with this application. Silt fencing shall be placed and maintained until all disturbed slopes have been stabilized, as shown.

7a. Project Type Checklist: (Limited Project Types see Section A. 7b.)

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Single Family Home                        | 2. <input type="checkbox"/> Residential Subdivision       |
| 3. <input checked="" type="checkbox"/> Commercial/Industrial          | 4. <input type="checkbox"/> Dock/Pier                     |
| 5. <input type="checkbox"/> Utilities                                 | 6. <input type="checkbox"/> Coastal engineering Structure |
| 7. <input type="checkbox"/> Agriculture (e.g., cranberries, forestry) | 8. <input type="checkbox"/> Transportation                |
| 9. <input type="checkbox"/> Other                                     |   |

7b. Is any portion of the proposed activity eligible to be treated as a limited project (including Ecological Restoration Limited Project) subject to 310 CMR 10.24 (coastal) or 310 CMR 10.53 (inland)?

1.  Yes  No If yes, describe which limited project applies to this project. (See 310 CMR 10.24 and 10.53 for a complete list and description of limited project types)

2. Limited Project Type

If the proposed activity is eligible to be treated as an Ecological Restoration Limited Project (310 CMR10.24(8), 310 CMR 10.53(4)), complete and attach Appendix A: Ecological Restoration Limited Project Checklist and Signed Certification.

8. Property recorded at the Registry of Deeds for:

Bristol County Southern District

a. County

13336

c. Book

b. Certificate # (if registered land)

226

d. Page Number

**B. Buffer Zone & Resource Area Impacts (temporary & permanent)**

- Buffer Zone Only – Check if the project is located only in the Buffer Zone of a Bordering Vegetated Wetland, Inland Bank, or Coastal Resource Area.
- Inland Resource Areas (see 310 CMR 10.54-10.58; if not applicable, go to Section B.3, Coastal Resource Areas).

Check all that apply below. Attach narrative and any supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

For all projects affecting other Resource Areas, please attach a narrative explaining how the resource area was delineated.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Bank	1. linear feet	2. linear feet
b. <input type="checkbox"/> Bordering Vegetated Wetland	1. square feet	2. square feet
c. <input type="checkbox"/> Land Under Waterbodies and Waterways	1. square feet	2. square feet
	3. cubic yards dredged	

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
d. <input type="checkbox"/> Bordering Land Subject to Flooding	1. square feet	2. square feet
	3. cubic feet of flood storage lost	4. cubic feet replaced
e. <input type="checkbox"/> Isolated Land Subject to Flooding	1. square feet	
	2. cubic feet of flood storage lost	3. cubic feet replaced

- f.  Riverfront Area
1. Name of Waterway (if available) - specify coastal or inland \_\_\_\_\_
2. Width of Riverfront Area (check one):
- 25 ft. - Designated Densely Developed Areas only
  - 100 ft. - New agricultural projects only
  - 200 ft. - All other projects

3. Total area of Riverfront Area on the site of the proposed project: \_\_\_\_\_ square feet

4. Proposed alteration of the Riverfront Area:

a. total square feet \_\_\_\_\_ b. square feet within 100 ft. \_\_\_\_\_ c. square feet between 100 ft. and 200 ft. \_\_\_\_\_

5. Has an alternatives analysis been done and is it attached to this NOI?  Yes  No

6. Was the lot where the activity is proposed created prior to August 1, 1996?  Yes  No

3.  Coastal Resource Areas: (See 310 CMR 10.25-10.35)

**Note:** for coastal riverfront areas, please complete **Section B.2.f.** above.



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**B. Buffer Zone & Resource Area Impacts (temporary & permanent) (cont'd)**

Check all that apply below. Attach narrative and supporting documentation describing how the project will meet all performance standards for each of the resource areas altered, including standards requiring consideration of alternative project design or location.

Online Users:  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
a. <input type="checkbox"/> Designated Port Areas	Indicate size under Land Under the Ocean, below	
b. <input type="checkbox"/> Land Under the Ocean	1. square feet _____ 2. cubic yards dredged _____	
c. <input type="checkbox"/> Barrier Beach	Indicate size under Coastal Beaches and/or Coastal Dunes below	
d. <input type="checkbox"/> Coastal Beaches	1. square feet _____	2. cubic yards beach nourishment _____
e. <input type="checkbox"/> Coastal Dunes	1. square feet _____	2. cubic yards dune nourishment _____

Resource Area	Size of Proposed Alteration	Proposed Replacement (if any)
f. <input type="checkbox"/> Coastal Banks	1. linear feet _____	
g. <input type="checkbox"/> Rocky Intertidal Shores	1. square feet _____	
h. <input type="checkbox"/> Salt Marshes	1. square feet _____	2. sq ft restoration, rehab., creation _____
i. <input type="checkbox"/> Land Under Salt Ponds	1. square feet _____ 2. cubic yards dredged _____	
j. <input type="checkbox"/> Land Containing Shellfish	1. square feet _____	
k. <input type="checkbox"/> Fish Runs	Indicate size under Coastal Banks, inland Bank, Land Under the Ocean, and/or inland Land Under Waterbodies and Waterways, above 1. cubic yards dredged _____	
l. <input type="checkbox"/> Land Subject to Coastal Storm Flowage	1. square feet _____	

4.  Restoration/Enhancement  
If the project is for the purpose of restoring or enhancing a wetland resource area in addition to the square footage that has been entered in Section B.2.b or B.3.h above, please enter the additional amount here.

a. square feet of BWV

b. square feet of Salt Marsh

5.  Project Involves Stream Crossings

a. number of new stream crossings

b. number of replacement stream crossings



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## C. Other Applicable Standards and Requirements

- This is a proposal for an Ecological Restoration Limited Project. Skip Section C and complete Appendix A: Ecological Restoration Limited Project Checklists – Required Actions (310 CMR 10.11).

### Streamlined Massachusetts Endangered Species Act/Wetlands Protection Act Review

- Is any portion of the proposed project located in **Estimated Habitat of Rare Wildlife** as indicated on the most recent Estimated Habitat Map of State-Listed Rare Wetland Wildlife published by the Natural Heritage and Endangered Species Program (NHESP)? To view habitat maps, see the *Massachusetts Natural Heritage Atlas* or go to [http://maps.massgis.state.ma.us/PRI\\_EST\\_HAB/viewer.htm](http://maps.massgis.state.ma.us/PRI_EST_HAB/viewer.htm).

- a.  Yes  No

If yes, include proof of mailing or hand delivery of NOI to:

Natural Heritage and Endangered Species Program  
 Division of Fisheries and Wildlife  
 1 Rabbit Hill Road  
 Westborough, MA 01581

- b. 2022 (On-line)  
 Date of map

If yes, the project is also subject to Massachusetts Endangered Species Act (MESA) review (321 CMR 10.18). To qualify for a streamlined, 30-day, MESA/Wetlands Protection Act review, please complete Section C.1.c, and include requested materials with this Notice of Intent (NOI); *OR* complete Section C.2.f, if applicable. *If MESA supplemental information is not included with the NOI, by completing Section 1 of this form, the NHESP will require a separate MESA filing which may take up to 90 days to review (unless noted exceptions in Section 2 apply, see below).*

#### c. Submit Supplemental Information for Endangered Species Review\*

- Percentage/acreage of property to be altered:

(a) within wetland Resource Area percentage/acreage

(b) outside Resource Area percentage/acreage

- Assessor's Map or right-of-way plan of site

- Project plans for entire project site, including wetland resource areas and areas outside of wetlands jurisdiction, showing existing and proposed conditions, existing and proposed tree/vegetation clearing line, and clearly demarcated limits of work \*\*

(a)  Project description (including description of impacts outside of wetland resource area & buffer zone)

(b)  Photographs representative of the site

\* Some projects not in Estimated Habitat may be located in Priority Habitat, and require NHESP review (see <https://www.mass.gov/mass-endangered-species-act-mesa-regulatory-review>).

Priority Habitat includes habitat for state-listed plants and strictly upland species not protected by the Wetlands Protection Act.

\*\* MESA projects may not be segmented (321 CMR 10.16). The applicant must disclose full development plans even if such plans are not required as part of the Notice of Intent process.



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### C. Other Applicable Standards and Requirements (cont'd)

- (c)  MESA filing fee (fee information available at <https://www.mass.gov/how-to/how-to-file-for-a-mesa-project-review>).

Make check payable to "Commonwealth of Massachusetts - NHESP" and **mail to NHESP** at above address

*Projects altering 10 or more acres of land, also submit:*

- (d)  Vegetation cover type map of site
- (e)  Project plans showing Priority & Estimated Habitat boundaries
- (f) OR Check One of the Following

1.  Project is exempt from MESA review.  
Attach applicant letter indicating which MESA exemption applies. (See 321 CMR 10.14, <https://www.mass.gov/service-details/exemptions-from-review-for-projectsactivities-in-priority-habitat>; the NOI must still be sent to NHESP if the project is within estimated habitat pursuant to 310 CMR 10.37 and 10.59.)

2.  Separate MESA review ongoing. \_\_\_\_\_ a. NHESP Tracking # \_\_\_\_\_ b. Date submitted to NHESP

3.  Separate MESA review completed.  
Include copy of NHESP "no Take" determination or valid Conservation & Management Permit with approved plan.

3. For coastal projects only, is any portion of the proposed project located below the mean high water line or in a fish run?

- a.  Not applicable – project is in inland resource area only      b.  Yes     No

If yes, include proof of mailing, hand delivery, or electronic delivery of NOI to either:

South Shore - Cohasset to Rhode Island border, and  
the Cape & Islands:

North Shore - Hull to New Hampshire border:

Division of Marine Fisheries -  
Southeast Marine Fisheries Station  
Attn: Environmental Reviewer  
836 South Rodney French Blvd.  
New Bedford, MA 02744  
Email: [dmf.envreview-south@mass.gov](mailto:dmf.envreview-south@mass.gov)

Division of Marine Fisheries -  
North Shore Office  
Attn: Environmental Reviewer  
30 Emerson Avenue  
Gloucester, MA 01930  
Email: [dmf.envreview-north@mass.gov](mailto:dmf.envreview-north@mass.gov)

Also if yes, the project may require a Chapter 91 license. For coastal towns in the Northeast Region, please contact MassDEP's Boston Office. For coastal towns in the Southeast Region, please contact MassDEP's Southeast Regional Office.

- c.  Is this an aquaculture project?      d.  Yes     No

If yes, include a copy of the Division of Marine Fisheries Certification Letter (M.G.L. c. 130, § 57).



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**C. Other Applicable Standards and Requirements (cont'd)**

**Online Users:**  
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

4. Is any portion of the proposed project within an Area of Critical Environmental Concern (ACEC)?
- a.  Yes  No      If yes, provide name of ACEC (see instructions to WPA Form 3 or MassDEP Website for ACEC locations). **Note:** electronic filers click on Website.
- b. ACEC
5. Is any portion of the proposed project within an area designated as an Outstanding Resource Water (ORW) as designated in the Massachusetts Surface Water Quality Standards, 314 CMR 4.00?
- a.  Yes  No
6. Is any portion of the site subject to a Wetlands Restriction Order under the Inland Wetlands Restriction Act (M.G.L. c. 131, § 40A) or the Coastal Wetlands Restriction Act (M.G.L. c. 130, § 105)?
- a.  Yes  No
7. Is this project subject to provisions of the MassDEP Stormwater Management Standards?
- a.  Yes. Attach a copy of the Stormwater Report as required by the Stormwater Management Standards per 310 CMR 10.05(6)(k)-(q) and check if:
1.  Applying for Low Impact Development (LID) site design credits (as described in Stormwater Management Handbook Vol. 2, Chapter 3)
  2.  A portion of the site constitutes redevelopment
  3.  Proprietary BMPs are included in the Stormwater Management System.
- b.  No. Check why the project is exempt:
1.  Single-family house
  2.  Emergency road repair
  3.  Small Residential Subdivision (less than or equal to 4 single-family houses or less than or equal to 4 units in multi-family housing project) with no discharge to Critical Areas.

**D. Additional Information**

- This is a proposal for an Ecological Restoration Limited Project. Skip Section D and complete Appendix A: Ecological Restoration Notice of Intent – Minimum Required Documents (310 CMR 10.12).

Applicants must include the following with this Notice of Intent (NOI). See instructions for details.

**Online Users:** Attach the document transaction number (provided on your receipt page) for any of the following information you submit to the Department.

1.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)
2.  Plans identifying the location of proposed activities (including activities proposed to serve as a Bordering Vegetated Wetland [BVW] replication area or other mitigating measure) relative to the boundaries of each affected resource area.



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**D. Additional Information (cont'd)**

3.  Identify the method for BVW and other resource area boundary delineations (MassDEP BVW Field Data Form(s), Determination of Applicability, Order of Resource Area Delineation, etc.), and attach documentation of the methodology.

4.  List the titles and dates for all plans and other materials submitted with this NOI.

Site Plans - Plan Set, 10 Sheets

a. Plan Title

SITEC/Civil & Environmental Consultants

Steven D. Gioiosa

b. Prepared By

c. Signed and Stamped by

Varies

d. Final Revision Date

e. Scale

Existing Conditions, Erosion Control Plan, Detail Sheet #1 & #2

March 26, 2021

f. Additional Plan or Document Title

g. Date

5.  If there is more than one property owner, please attach a list of these property owners not listed on this form.

6.  Attach proof of mailing for Natural Heritage and Endangered Species Program, if needed.

7.  Attach proof of mailing for Massachusetts Division of Marine Fisheries, if needed.

8.  Attach NOI Wetland Fee Transmittal Form

9.  Attach Stormwater Report, if needed.

**E. Fees**

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to pages 1 and 2 of the NOI Wetland Fee Transmittal Form) to confirm fee payment:

2. Municipal Check Number 207

3. Check date 7-27-2022

4. State Check Number 206

5. Check date 7-27-2022

6. Payor name on check: First Name CEE

7. Payor name on check: Last Name





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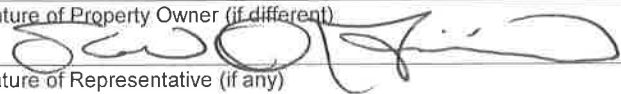
New Bedford

City/Town

**F. Signatures and Submittal Requirements**

I hereby certify under the penalties of perjury that the foregoing Notice of Intent and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made by Certificate of Mailing or in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

	<u>7-28-22</u>
1. Signature of Applicant	2. Date
<hr/>	
3. Signature of Property Owner (if different)	4. Date
	<u>7-28-22</u>
5. Signature of Representative (if any)	6. Date

**For Conservation Commission:**

Two copies of the completed Notice of Intent (Form 3), including supporting plans and documents, two copies of the NOI Wetland Fee Transmittal Form, and the city/town fee payment, to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

One copy of the completed Notice of Intent (Form 3), including supporting plans and documents, one copy of the NOI Wetland Fee Transmittal Form, and a **copy** of the state fee payment to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery.

**Other:**

If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.







MAYOR  
JON MITCHELL

**City of New Bedford Conservation Commission •**

**Department of Environmental Stewardship**

133 William Street • Room 304 • New Bedford, Massachusetts 02740

Telephone: (508) 991.6188

**Conservation • Environmental Stewardship • Resilience**

**CITY OF NEW BEDFORD, MASSACHUSETTS**

**CONSERVATION COMMISSION  
2022 FILING FEE CALCULATION WORKSHEET\***

**PROJECT LOCATION:** West Side of Phillips Road

**MAP(S)** 136 **LOT(S)** 468

**APPLICANT:** Panagakos Development

**CONSERVATION COMMISSION APPLICATION TYPE:**

- REQUEST FOR DETERMINATION OF APPLICABILITY
- NOTICE OF INTENT
- AMENDED ORDER OF CONDITIONS
- EXTENSION PERMIT
- CERTIFICATE OF COMPLIANCE

**(A) ALTERATION FEES:**

Application and field review of a project proposed in a Wetland Resource Area or its Buffer Zone is \$200.00 plus the applicable alteration fee as follows:

	AMOUNT DUE:
• Application and Field Review Fee (\$200.00)	\$ <u>200.00</u>
• \$0.50 X _____ SF Wetland Resource Area	\$ _____
Fee shall not exceed \$2000.00 per project	
• \$0.05 X _____ SF of Isolated Land Subject to Flooding, Bordering Land Subject to Flooding or Land Subject to Coastal Storm Flowage	\$ _____
Fee shall not exceed \$500.00	
• \$0.50 X _____ SF of altered 25' Riverfront Area	\$ _____
Fee shall not exceed \$1,500.00	
• \$1.00 X _____ SF of undeveloped 25' Riverfront Area	\$ _____
Fee shall not exceed \$2000.00	
• \$5.00 X _____ LF of Coastal or Inland Bank	\$ _____
Fee shall not exceed \$750.00	



- \$0.10 X 37000 \_\_\_\_\_ SF of Buffer Zone altered \$ 3,700.00  
Fee shall not exceed \$6,500.00
- \$10.00 X \_\_\_\_\_ LF of dock \$ \_\_\_\_\_
- \$10.00 X \_\_\_\_\_ acres of aquaculture \$ \_\_\_\_\_

**(B) EXTENSION OF AN ORDER OF CONDITIONS:**

- Single family dwelling, or minor project (house addition, in ground pool dock etc.) = \$200.00 \$ \_\_\_\_\_
- Subdivision, commercial or industrial project = \$400.00 \$ \_\_\_\_\_

**(C) AMENDING A PERMIT**

- Single family dwelling or minor project (house addition, in ground pool dock etc.) = \$200.00 + new alteration fee – refer to (A) above \$ \_\_\_\_\_
- Subdivision, commercial or industrial project = \$500.00 + new alteration fee – refer to (A) above \$ \_\_\_\_\_

**(D) WETLAND DELINEATION VERIFICATION (with or without proposed alteration)**

- ½ acre or less
- ½ acre to 2 acres = \$500.00 (\$100/acre thereafter) not to exceed \$3,500 \$ \_\_\_\_\_

**(E) LEGAL AD FEE** (fee set by local newspaper, subject to market price) \$ 250.00

**(F) CERTIFICATES OF COMPLIANCE**

- One new house = \$250.00 \$ \_\_\_\_\_
- One activity at an existing house = \$150.00 \$ \_\_\_\_\_
- Residential or Commercial docks = \$200.00 \$ \_\_\_\_\_
- Commercial & Industrial Facilities = \$1,500.00 \$ \_\_\_\_\_
- New Roadways & Associated Stormwater Mgt. Systems = \$1,500.00 \$ \_\_\_\_\_

Partial Certificates of Compliance have the same fee as a Certificate of Compliance, But you only pay the fee once (you do not pay double to obtain a full Certificate of Compliance).

**(G) AFTER THE FACT FILING FEE**

- Notice of Intent or Amended Order of Conditions = \$500.00 \$ \_\_\_\_\_
- Request for a Determination of Applicability = \$250.00 \$ \_\_\_\_\_

**TOTAL AMOUNT DUE:** \$ 4,150.00

**Notes:**

\*Please refer to the Conservation Commission fee schedule – dated 02/2020

Please make check or Money Order payable to the City of New Bedford  
Cash is not accepted.



**COMMERCIAL BUILDING – PHILLIPS ROAD**  
**ILLICIT DISCHARGE COMPLIANCE STATEMENT**

**Description of Illicit Discharges**

Illicit discharges are discharges to the stormwater management system that are not entirely composed of stormwater. Illicit discharges include (but are not limited to) wastewater discharges and discharges of stormwater contaminated by contact with process wastes, raw materials, toxic pollutants, hazardous substances, oil, or grease.

**Illicit Discharge Prevention**

The project, as designed, does not provide for any illicit connections to the proposed stormwater management system. As part of the long-term pollution prevention plan that will be on file at the City and with the Owners, illicit connections to the stormwater management system will be strictly prohibited. Any contractors performing work at the site will be notified of the prohibition of any illicit connections to the stormwater management system.

**Training for Staff**

The property owner/managers responsible for the maintenance of the stormwater management system will be properly trained as required to detect any unauthorized illicit discharges to the stormwater management system and eliminate them as soon as possible. It is anticipated that staff will be performing routine maintenance on the stormwater management system and at this time would be able to detect any unauthorized illicit discharges.

**Site Map**

Refer to Proposed Site Development Plans prepared for Panagakos Development by SITEC Engineering for locations and information on the proposed stormwater management system associated with this project.

**Certification**

As the design plans show, there are no provisions for illicit discharges to the stormwater management system being proposed. Additionally, there are no proposed connections between any stormwater and wastewater management systems. Illicit discharges will be prohibited to the new stormwater management system associated with the proposed project and the property owners have been notified to not allow any unauthorized illicit discharges.

**WATER QUALITY FLOWRATE CALCULATION**  
**PHILLIPS ROAD, NEW BEDFORD**  
**STORMCEPTOR IN Catch Basins #1&#2**

**Purpose:** Calculate the first flush runoff flowrate/Water Quality Flowrate (WQF) over the given site area entering the proposed water quality inlet. In this case, the Water Quality Volume (WQV) to be analyzed is the runoff produced by the first inch (1") of rainfall.

**Reference:** USDA NRCS TR-55 Manual

**Given:** A = Watershed Area = 0.59-acres [0.39-acres impervious] = 0.002 square miles  
I = Percentage of Impervious Cover = 0.39/0.59 = 66  
t<sub>c</sub> = 6 minutes = 0.10 hours  
P = Design Precipitation = 1.0"

**Procedure:** The WQF is calculated using the WQV. This WQV, converted to watershed inches, is substituted for the runoff depth (Q) in the NRCS TR-55 Graphical Peak Discharge Method.

1. Read the Unit Peak Discharge (q<sub>u</sub>) from Figure 4.

From Figure 2, q<sub>u</sub> = 774 csm/in (for a t<sub>c</sub>=0.10 hours and an I<sub>a</sub>/P =0.034)

2. Compute the WQF from the following equation:

$$\text{WQF} = q_u * A * \text{WQV}$$

Where: WQF = Water Quality Flowrate (cfs)  
q<sub>u</sub> = Unit Peak Discharge (cfs/mi<sup>2</sup>/inch)  
A = Drainage Area (mi<sup>2</sup>)  
WQV = Water Quality Volume (watershed inches)

$$\text{WQF} = 774 * 0.002 * 1 = 1.54 \text{ cfs}$$

Use a Stormceptor STC450i or approved equal

# SITEC

Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747  
Tel. (508) 998-2125 Fax (508) 998-7554

Unit C  
769 Plain Street  
Marshfield, MA 02050  
Tel. (781) 319-0100 Fax: (781) 834-4783

## **DRAINAGE REPORT** for **Panagakos Development** **Proposed Commercial Building** **Phillips Road**

March 26, 2021

Revised: June 15, 2021

The Phillips Road site is a 1.9-acre parcel of land situated in New Bedford, on the west side of Phillips Road. The project site will consist of a 3500 square foot commercial building, along with associated parking facilities, utilities and drainage improvements.

### **EXISTING CONDITIONS**

The project site currently is a wooded vacant lot. The topography of the site is fairly consistent, generally sloping from east to west. Stormwater runoff generated on site flows to the west to a bordering vegetated wetland system.

A review of the soils survey map of Bristol County prepared by the U.S.D.A. Natural Resources Conservation Service indicates that the following soil classifications exist within the area of the site being developed:

242A Hinckley Loamy Sand  
260A Sudbury fine Sandy Loam

The Hinckley soil series is a Hydrologic Group A soil that is found over eastern portion of the proposed site development. The Sudbury soil series is a Hydrologic Group B soil found on the western portion of the proposed site development.



For the purpose of these calculations a single design point will be analyzed for the existing conditions. Design Point No. 1 (DP-1) is the edge of the bordering vegetated wetland. Existing condition runoff hydrographs for the 2, 10, and 100-year storm events have been computed using the SCS TR20 methodology and the results as measured at each design point are summarized below:

Storm Frequency	Design Point No. 1 Peak Rate of Runoff
2 yr.	0.1 CFS
10 yr.	0.6 CFS
100 yr.	2.2 CFS

### **DEVELOPED CONDITIONS**

The applicant is proposing the construction of a 3500 commercial building with associated parking facility, utilities, and drainage improvements, There will be 31 parking spaces added to the property with three access points off of an existing access road.

The improvements being proposed as part of this development will add impervious surfaces to the project site. As a result of these improvements, without proper site design the development of this project would result in an increase in the rate of runoff from the project site. The flow of runoff through the watershed will follow the same general pattern as existing conditions. The majority of the site (PC-1) will drain to an onsite water treatment unit that will overflow into a subsurface detention/recharge system. The overflow from this system will be directed to the east side of the site, matching the existing conditions flow path. A small portion of the site (PC-2) will by-pass the drainage systems and the runoff will be directed to the bordering vegetated wetland that borders the site in the east.

The developed condition runoff hydrographs for the 2-, 10-, and 100-year storm events as measured at the design point have been computed using the SCS TR20 methodology and are summarized below:

Storm Frequency	Design Point No. 1 Peak Rate of Runoff
2 yr.	0.1 CFS
10 yr.	0.6 CFS
100 yr.	2.1 CFS

### **STORMWATER STANDARD NO. 2 – PEAK RATE MITIGATION**

The comparison of the pre- and post-development runoff rates summarized below illustrates the proper mitigation of post-development stormwater runoff.

**Design Point No. 1**

<u>Storm Frequency</u>	<u>Existing Conditions Peak Rate of Runoff</u>	<u>Developed Conditions Peak Rate of Runoff</u>
2 yr.	0.1 CFS	0.1 CFS
10 yr.	0.6 CFS	0.6 CFS
100 yr.	2.2 CFS	2.1 CFS

**STORMWATER STANDARD NO. 3 - GROUNDWATER RECHARGE**

Groundwater recharge will take place in the proposed infiltration system consisting of 35 Cultec 330XLHD units. Supporting calculations are included within the Hydrocad drainage report attached.

**STORMWATER STANDARD NO. 4 - WATER QUALITY VOLUME**

**Total Suspended Solid Removal:**

The proposed development will result in an increase of impervious area being added to the project site. Therefore, the TSS removal calculation for each watershed is as follows:

**Design Point No. 1 (TSS Removal = 89%)**

<u>BMP</u>	<u>TSS Removal Rate</u>	<u>Starting TSS Load</u>	<u>Amount Removed</u>	<u>Remaining Load</u>
Stormceptor	0.86	1.00	0.86	0.14

**Water Quality Volume:**

The required water quality volume has been converted to a water quality flow rate per the Massachusetts standard method for proprietary stormwater treatment practices. The calculations for the Stormceptor unit are attached to this report.

**STORMWATER STANDARD NO. 5 – Land with Higher Potential Pollutant Loads**

Does not apply to this project.

**STORMWATER STANDARD NO. 6 – CRITICAL AREAS**

Does not apply to this project.

**STORMWATER STANDARD NO. 7 – REDEVELOPMENT PROJECTS**

Standards have been met to the maximum extent practicable.

**STORMWATER STANDARD NO. 8 – Construction Impact Control Plan**

See the Erosion and Sediment Control Plan.

**STORMWATER STANDARD NO. 9 – OPERATION AND MAINTENACE PLAN**

Refer to the Operation and Maintenance Plan on Sheet 9 of 9 of the plan set.

**STORMWATER STANDARD NO. 10 – ILLICIT DISCHARGES**

There are no existing or proposed illicit discharges located on the site.



# Checklist for Stormwater Report

## A. Introduction

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



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

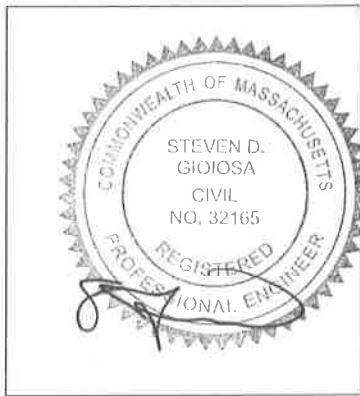
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



*Steven D. Gioiosa*  
Signature and Date

7.28.22

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- New development
- Redevelopment
- Mix of New Development and Redevelopment



# Checklist for Stormwater Report

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## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- No disturbance to any Wetland Resource Areas
- Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- Reduced Impervious Area (Redevelopment Only)
- Minimizing disturbance to existing trees and shrubs
- LID Site Design Credit Requested:
  - Credit 1
  - Credit 2
  - Credit 3
- Use of "country drainage" versus curb and gutter conveyance and pipe
- Bioretention Cells (includes Rain Gardens)
- Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- Treebox Filter
- Water Quality Swale
- Grass Channel
- Green Roof
- Other (describe): \_\_\_\_\_

### Standard 1: No New Untreated Discharges

- No new untreated discharges
- Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- Soil Analysis provided.
- Required Recharge Volume calculation provided.
- Required Recharge volume reduced through use of the LID site Design Credits.
- Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - Static
  - Simple Dynamic
  - Dynamic Field<sup>1</sup>
- Runoff from all impervious areas at the site discharging to the infiltration BMP.
- Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - Site is comprised solely of C and D soils and/or bedrock at the land surface
  - M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - Solid Waste Landfill pursuant to 310 CMR 19.000
  - Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
  - Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
    - is within the Zone II or Interim Wellhead Protection Area
    - is near or to other critical areas
    - is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
    - involves runoff from land uses with higher potential pollutant loads.
  - The Required Water Quality Volume is reduced through use of the LID site Design Credits.
  - Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.





# Checklist for Stormwater Report

## Checklist (continued)

### Standard 4: Water Quality (continued)

- The BMP is sized (and calculations provided) based on:
  - The ½" or 1" Water Quality Volume or
  - The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the proprietary BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted *prior to* the discharge of stormwater to the post-construction stormwater BMPs.
- The NPDES Multi-Sector General Permit does *not* cover the land use.
- LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- All exposure has been eliminated.
- All exposure has *not* been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
  - Limited Project
  - Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - Bike Path and/or Foot Path
  - Redevelopment Project
  - Redevelopment portion of mix of new and redevelopment.
- Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- The project is **not** covered by a NPDES Construction General Permit.
- The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - Name of the stormwater management system owners;
  - Party responsible for operation and maintenance;
  - Schedule for implementation of routine and non-routine maintenance tasks;
  - Plan showing the location of all stormwater BMPs maintenance access areas;
  - Description and delineation of public safety features;
  - Estimated operation and maintenance budget; and
  - Operation and Maintenance Log Form.
- The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- An Illicit Discharge Compliance Statement is attached;
- NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

## Notification to Abutters

In accordance with Massachusetts General Laws Chapter 131, Section 40, the Wetlands Protection Act, you are hereby notified of the following:

- A. The name of the Applicant is: Panagakos Development
- B. The Applicant has filed a request for an Order of Conditions for the construction of a 3,500 SF commercial building with associated parking and utilities.
- C. The address of the lot where the activity is proposed is Assessor's Map 136, Lots 468.
- D. Copies of the Notice of Intent may be examined at: Civil & Environmental Consultants, Inc. , Monday – Friday, between the hours of 9 AM and 4 PM. This is the Applicant's representative. Call (774) 501-3077 for more information.
- E. Copies of the Notice of Intent may be obtained from the Applicant's representative by calling (774) 501-3077 between the hours of 9 AM and 5 PM, Monday – Friday.
- F. Information regarding the date, time, and place of the Public Hearing may be obtained from the Conservation Commission by calling (508) 991-6188 between the hours of 9AM and 4PM, Monday – Friday.

Notice of this hearing will be posted in the Standard Times newspaper.

Note: You also may contact your local Conservation Commission or the nearest DEP Regional office for more information about this application or the Wetlands Protection Act.

DEP Southeast Regional Office: (508) 946-2800

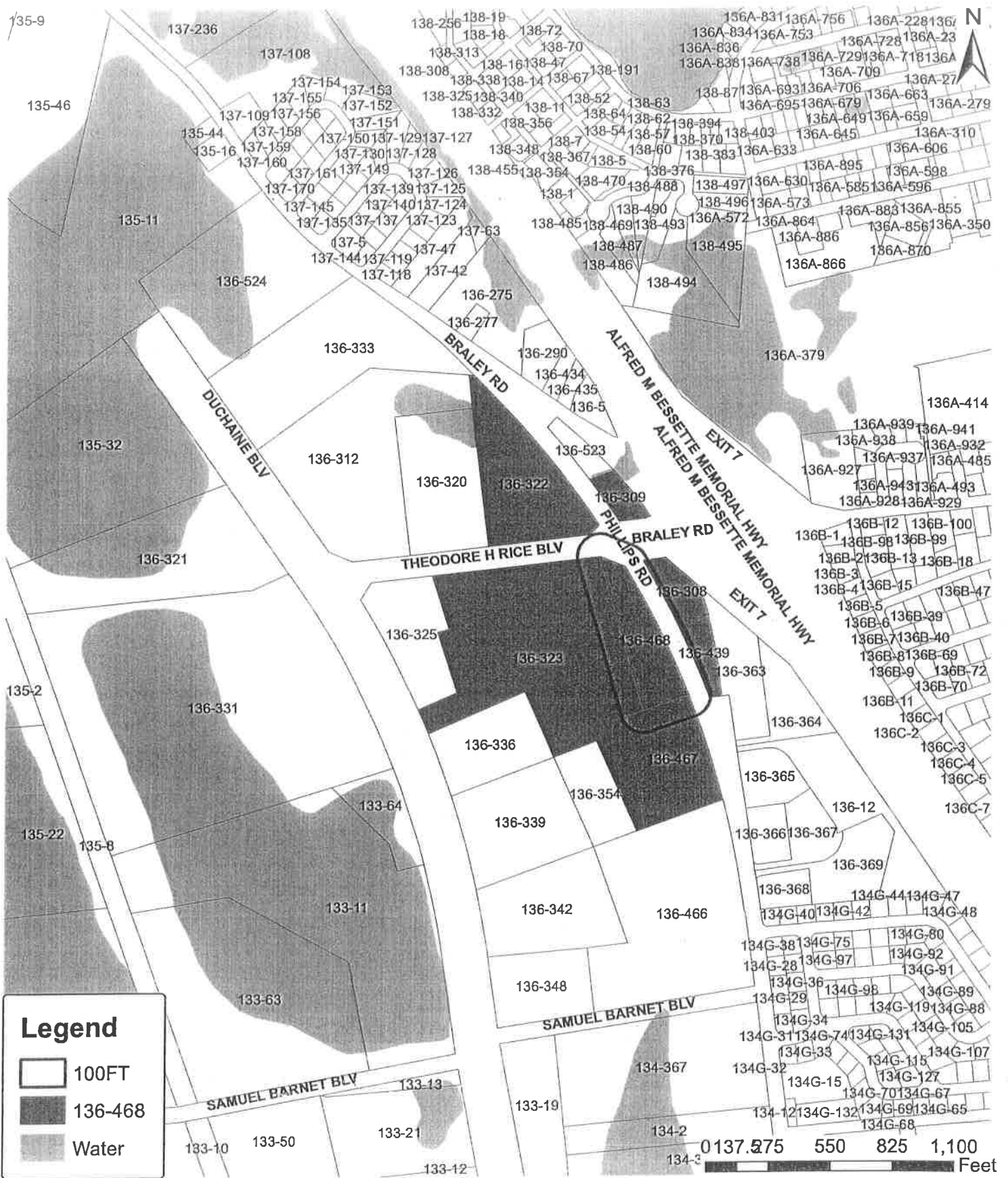
March 15, 2022

Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as WS Phillips Road (Map: 136, Lot: 468). 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
136-439	ES PHILLIPS RD	ADAMOWSKI MICHAEL F "TRUSTEE", BRALEY NORTH REALTY TRUST (THE) 70 LAMBETH STREET NEW BEDFORD, MA 02745
136-308	1230 BRALEY RD	COMPASS BANK FOR SAVINGS, C/O TRAMMELL CROW SOVEREIGN BANK P O BOX 14115 READING, PA 19612-4115
136-323	200/214 THEODORE RICE BLVD	HIGHLAND NEW BEDFORD ASSOCIATES LIMITED, PARTNERSHIP 333 ELM STREET STE 235 DEDHAM, MA 02026
136-468	WS PHILLIPS RD	PANAGAKOS MICHAEL, 133 FAUNCE CORNER ROAD DARTMOUTH, MA 02747
136-467	PHILLIPS RD	PHILLIPS RD. SOUTH LLC, 128 BRALEY ROAD E FREETOWN, MA 02717
136-309	BRALEY RD	ADAMOWSKI MICHAEL F "TRUSTEE", BRALEY NORTH REALTY TRUST (THE) 70 LAMBETH STREET NEW BEDFORD, MA 02745
136-322	NS THEODORE RICE BLVD	BETA REALTY LLC 280 AYER ROAD HARVARD, MA 01451



City of New Bedford, Massachusetts  
Department of City Planning

Parcel within 100FT



CIVIL & ENVIRONMENTAL CONSULTANTS  
31 BELLOWS RD  
RAYNHAM, MA 02767

206

8-9/430  
634

7-27-2022

Date

CHECK ARMOR  
TRADE PROTECTION

Pay to the Order of Commonwealth of Massachusetts \$ 512.50

Five Hundred Twelve 50/100 Dollars

Photo Safe Deposit  
Details on back

 **PNCBANK**

PNC Bank, N.A. 001

For 304-118

Benny Hardin MP

⑆043000096⑆ 1082389658⑈ 0206

CIVIL & ENVIRONMENTAL CONSULTANTS  
31 BELLOWS RD  
RAYNHAM, MA 02767

207

8-9/430  
634

7-27-2022

Date

CHECK ARMOR  
TRADE PROTECTION

Pay to the Order of City of New Bedford \$ 537.50

Five Hundred Thirty Seven 50/100 Dollars

Photo Safe Deposit  
Details on back

 **PNCBANK**

PNC Bank, N.A. 001

For 304-118

Benny Hardin MP

⑆043000096⑆ 1082389658⑈ 0207

CIVIL & ENVIRONMENTAL CONSULTANTS  
31 BELLOWS RD  
RAYNHAM, MA 02767

208

8-9/430  
634

7-27-2022

Date

CHECK ARMOR  
TRADE PROTECTION

Pay to the Order of City of New Bedford \$ 4,150.00

Four Thousand One Hundred Fifty 00/100 Dollars

Photo Safe Deposit  
Details on back

 **PNCBANK**

PNC Bank, N.A. 001

For 304-118

Benny Hardin MP

⑆043000096⑆ 1082389658⑈ 0208



2020 00018588

Bk: 13336 Pg: 226 Pg: 1 of 2 BS  
Doc: DEED 08/07/2020 01:52 PM

MASSACHUSETTS EXCISE TAX  
Bristol ROD South 001  
Date: 08/07/2020 01:52 PM  
Ctrl# 031288 06927 Doc# 00018588  
Fee: \$558.60 Cons: \$122,200.00

QUITCLAIM DEED

Phillips Rd. North LLC, a Massachusetts limited liability company, having a mailing address of 5 Vineyard Lane, Dartmouth, Massachusetts 02748, for consideration paid, and in full consideration of One Hundred Twenty-Two Thousand Two Hundred and 00/100 (\$122,200.00) Dollars paid, hereby grants to Michael Panagakos a Massachusetts resident, with a mailing address of 133 Faunce Corner Road, Dartmouth, Massachusetts 02747 with QUITCLAIM COVENANTS, that certain parcel of land situated on the west side of Phillips Road, New Bedford, Bristol County, Massachusetts, and being Lot 3 on a plan entitled "Plan of Land in New Bedford, Massachusetts", prepared for Regal-Beloit Corporation, dated December 15, 2005, scale: 1" = 100'; prepared by Hayward-Boynton and Williams, Inc., and recorded with the Bristol Southern District Registry in Plan Book 157, Page 75.

EXECUTED as a sealed instrument this 5<sup>th</sup> day of August, 2020.

This conveyance does not constitute a conveyance of all or substantially all of the assets of the Grantor in Massachusetts and Grantor has not elected to be taxed as a corporation.

Property address:  
Vacant Land, Phillips Rd. North, West Side, New Bedford, MA 02740

After recording please mail to:  
Michael A. Kehoe, Esq.  
128 Union Street, Suite 500  
New Bedford, MA 02740



GRANTOR:

PHILLIPS RD. NORTH LLC

PHILLIPS RD. NORTH LLC

  
Scott W. Costa, Manager

  
Andrew B. Tillett, Manager

Commonwealth of Massachusetts  
Bristol, ss.

August 5, 2020

Before me personally appeared Scott W. Costa, as an authorized signatory of Phillips Rd. North LLC, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.




  
\_\_\_\_\_  
Notary Public  
Commission Expires:

Commonwealth of Massachusetts  
Bristol, ss

August 5, 2020

Before me personally appeared Andrew B. Tillett, as an authorized signatory of Phillips Rd. North LLC, who proved to me through satisfactory evidence of identification, which was *personal knowledge* to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose.



  
\_\_\_\_\_  
Notary Public  
Commission Expires: *4-23-2021*