

HANGARS 4 PLANES AIRPORT ROAD PROJECT

APPLICATION PACKAGE

Prepared for:

Hangars 4 Planes
127 Tell Street
Providence, RI 02909

Prepared by:



Proper & O'Leary Engineering dpc

Structural & Construction Consultants
1915 5th Avenue / PO Box 246
Troy, NY 12181

P&O #:21153.0

DATE:

November 21, 2022

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MEMORANDUM

Via Email

To: Conservation Commission
City of New Bedford, MA

From: Proper & O'Leary Engineering, dpc
Daniel B. Proper, P.E.

**Re: Hangars 4 Planes – Airport Road Project
Project Narrative
P&O #: 21153.0**

Date: November 15th, 2022

Overview

The proposed project involves the redevelopment of an existing airport tarmac area into a 124' x 60' airplane storage hangar. The building is divided into two individual bays, each available for separate plane storage. The building will be owned and operated by Hangars 4 Planes on a long-term ground lease from the New Bedford Regional Airport. The site is situated completely within the 96.5 +/- acre parcel owned by the City (Map 123, Lot 03). The project aims at converting the existing tarmac into the building and parking area, while also increasing the amount of green space in the area.

Existing Conditions

The proposed project is located completely within a 4,202,406 SF (96.5 +/- acre) parcel of land in the Mixed-Use-Business (MUB) zoning district. The site is bordered to the west by the existing Claremont Aviation Hangar and by Downey Street (Airport Road) to the south. To the east of the proposed hangar building is existing asphalt tarmac for plane and equipment parking and a plane taxiway borders the proposed hangar to the north.

The existing asphalt tarmac consists of gradual slopes of approximately 1%, with stormwater currently conveying into a series of catch basins and stormwater lines that flow east. Soils on site consist of loamy sand and loamy gravel with a hydrologic soil group of A. There is a deciduous wooded swamp "WS1" located across from Downey Street. The project is located within the 100' buffer but not within the 25' buffer.

Proposed Conditions

The proposed project involves the redevelopment of an existing airport tarmac area into a 124' x 60' airplane storage hangar. The building is divided into two individual bays, each available for separate plane storage. Access to the site is provided from Downey Street and parking consists of five standard stalls and one van accessible handicap stall. The Downey Street side of the hangar consists of two individual human entrances as well as two overhead garage doors.

Areas surrounding the parking area consist of green space containing biofilter swales and infiltration basins. All stormwater management practices have been designed to full comply with all standards of the Massachusetts Stormwater Handbook.

Compliance with Zoning Requirements

The proposed development is compliant with all zoning requirements of the MUB district. This includes but is not limited to parking requirements, dimensional lot requirements, use category, and dimensional building requirements.

Alignment with New Bedford's Master Plan

The proposed development aligns with the objectives of the New Bedford Master plan and the New Bedford Regional Airport Master Plan, Chapter 5. These master plans outline the demand for hangar space at the Airport with an increased volume of air traffic that is projected to continually increase over time. The proposed development is consistent with the Airport's plan to adjust and extend the runways and taxiways and increase storage to meet the needs of future airplane traffic in New Bedford.

Construction Cost/Duration Estimate

The project is estimated to cost approximately \$900,000 and is anticipated to take approximately 6-8 months for construction.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 3 – Notice of Intent

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

Provided by MassDEP:

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):

<u>Downey Street (Airport Road)</u>	<u>New Bedford</u>	<u>02746</u>
a. Street Address	b. City/Town	c. Zip Code
<u>Latitude and Longitude:</u>	<u>41.671667</u>	<u>70.953333</u>
	d. Latitude	e. Longitude
<u>123</u>	<u>03</u>	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

2. Applicant:

<u>Lukas</u>	<u>Scheurer</u>	
a. First Name	b. Last Name	
<u>Hangars 4 Planes, Inc.</u>		
c. Organization		
<u>127 Tell Street</u>		
d. Street Address		
<u>Providence</u>	<u>RI</u>	<u>02909</u>
e. City/Town	f. State	g. Zip Code
<u>802-309-8707</u>	<u>connect@hangars4planes.com</u>	
h. Phone Number	i. Fax Number	j. Email Address

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

<u></u>	<u></u>	
a. First Name	b. Last Name	
<u>New Bedford Airport Commission</u>		
c. Organization		
<u>131 William Street</u>		
d. Street Address		
<u>New Bedford</u>	<u>MA</u>	<u>02740</u>
e. City/Town	f. State	g. Zip Code
<u>508-991-6160</u>	<u></u>	<u></u>
h. Phone Number	i. Fax Number	j. Email address

4. Representative (if any):

<u>Daniel</u>	<u>Proper</u>	
a. First Name	b. Last Name	
<u>Proper & O'Leary Engineering, dpc</u>		
c. Company		
<u>1915 5th Avenue / PO Box 246</u>		
d. Street Address		
<u>Troy</u>	<u>NY</u>	<u>12181</u>
e. City/Town	f. State	g. Zip Code
<u>518-610-8331</u>	<u>dproper@po-eng.com</u>	
h. Phone Number	i. Fax Number	j. Email address

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

<u>\$1050.00</u>	<u>\$512.50</u>	<u>\$537.50</u>
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:

Redevelopment of an existing airport tarmac area into a 124' x 60' airplane storage hangar. The site will increase green space and achieve storm attenuation, recharge, and water quality through two infiltration basins.

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

- 1. Single Family Home
- 2. Residential Subdivision
- 3. Commercial/Industrial
- 4. Dock/Pier
- 5. Utilities
- 6. Coastal engineering Structure
- 7. Agriculture (e.g., cranberries, forestry)
- 8. Transportation
- 9. 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	
a. County	b. Certificate # (if registered land)
930	214
c. Book	d. Page Number

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

- 1. 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.
- 2. 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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Bureau of Resource Protection - Wetlands

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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.

<u>Resource Area</u>	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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
	<u>Size of Proposed Alteration</u>	<u>Proposed Replacement (if any)</u>
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. <input type="checkbox"/> 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 BVW	b. square feet of Salt Marsh
5. <input type="checkbox"/> 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.

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**

08/01/2021
b. 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

2. 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/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

Division of Marine Fisheries -
North Shore Office
Attn: Environmental Reviewer
30 Emerson Avenue
Gloucester, MA 01930
Email: 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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Online Users:
Include your document transaction number (provided on your receipt page) with all supplementary information you submit to the Department.

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

- 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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New Bedford

City/Town

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.

Hangars 4 Planes Airport Road Project

a. Plan Title

Proper & O'Leary Engineering, dpc

Daniel B. Proper, PE

b. Prepared By

c. Signed and Stamped by

November 09, 2022

Varies

d. Final Revision Date

e. Scale

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

0008

3. Check date

11/21/2022

4. State Check Number

Pa. d Through EFS

5. Check date

6. Payor name on check: First Name

Lukas

7. Payor name on check: Last Name

Scheurer



Massachusetts Department of Environmental Protection
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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.

<p><i>[Signature]</i></p> <hr/> <p>1. Signature of Applicant</p>	<p><i>11/12/22</i></p> <hr/> <p>2. Date</p>
<p><i>[Signature]</i></p> <hr/> <p>3. Signature of Property Owner (if different)</p>	<p><i>11-14-2022</i></p> <hr/> <p>4. Date</p>
<p><i>[Signature]</i></p> <hr/> <p>5. Signature of Representative (if any)</p>	<p><i>11-21-22</i></p> <hr/> <p>6. Date</p>

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:

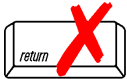
If the applicant has checked the "yes" box in any part of Section C, Item 3, above, refer to that section and the Instructions for additional submittal requirements.

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.



Massachusetts Department of Environmental Protection
 Bureau of Resource Protection - Wetlands
NOI Wetland Fee Transmittal Form
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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



A. Applicant Information

1. Location of Project:

1569 Airport Road New Bedford
 a. Street Address b. City/Town
 _____ \$1050
 _____ d. Fee amount
 c. Check number

2. Applicant Mailing Address:

Lukas Scheurer
 a. First Name b. Last Name
 Hangars 4 Planes. Inc.
 c. Organization
 127 Tell Street
 d. Mailing Address
 Providence RI 02909
 e. City/Town f. State g. Zip Code
 802-309-8707 connect@hangars4planes.com
 h. Phone Number i. Fax Number j. Email Address

3. Property Owner (if different):

_____ _____
 a. First Name b. Last Name
 New Bedford Airport Commission
 c. Organization
 131 William Street
 d. Mailing Address
 New Bedford MA 02740
 e. City/Town f. State g. Zip Code
 508-991-6160 _____
 h. Phone Number i. Fax Number j. Email Address

B. Fees

Fee should be calculated using the following process & worksheet. **Please see Instructions before filling out worksheet.**

Step 1/Type of Activity: Describe each type of activity that will occur in wetland resource area and buffer zone.

Step 2/Number of Activities: Identify the number of each type of activity.

Step 3/Individual Activity Fee: Identify each activity fee from the six project categories listed in the instructions.

Step 4/Subtotal Activity Fee: Multiply the number of activities (identified in Step 2) times the fee per category (identified in Step 3) to reach a subtotal fee amount. Note: If any of these activities are in a Riverfront Area in addition to another Resource Area or the Buffer Zone, the fee per activity should be multiplied by 1.5 and then added to the subtotal amount.

Step 5/Total Project Fee: Determine the total project fee by adding the subtotal amounts from Step 4.

Step 6/Fee Payments: To calculate the state share of the fee, divide the total fee in half and subtract \$12.50. To calculate the city/town share of the fee, divide the total fee in half and add \$12.50.

To calculate filing fees, refer to the category fee list and examples in the instructions for filling out WPA Form 3 (Notice of Intent).



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

B. Fees (continued)

Step 1/Type of Activity	Step 2/Number of Activities	Step 3/Individual Activity Fee	Step 4/Subtotal Activity Fee
Each building (for development) including site	1.0	\$1050.00	\$1050.00
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
Step 5/Total Project Fee:			\$1050.00
Step 6/Fee Payments:			
Total Project Fee:			\$1050.00
State share of filing Fee:			\$512.50
City/Town share of filing Fee:			\$537.50
			a. Total Fee from Step 5
			b. 1/2 Total Fee less \$12.50
			c. 1/2 Total Fee plus \$12.50

C. Submittal Requirements

- a.) Complete pages 1 and 2 and send with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts.

Department of Environmental Protection
 Box 4062
 Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and the city/town fee payment.

To MassDEP Regional Office (see Instructions): Send a copy of the Notice of Intent or Abbreviated Notice of Intent; a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)



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: _____

MAP(S) _____ **LOT(S)** _____

APPLICANT: _____

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 _____ SF of Buffer Zone altered \$ _____
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: \$ _____

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.



HANGARS 4 PLANES – AIRPORT ROAD PROJECT

OWNER'S VERIFICATION

5803

Brahim
to
Ramo et ux.

KNOW ALL MEN BY THESE PRESENTS That I,

Muharem Brahim, of New London, Connecticut being married, for consideration paid, grant to Shykri Ramo and Alma Ramo, husband and wife, as joint tenants and not as tenants by the entirety of 41-02 10th. Street Long Island City, N. Y. with Warranty covenants the land in Acushnet, Mass., being lots No. 54, 55, 56, 57 and 126 as described on plan of Westgate Park made by F. T. Westcott, C. E. and on file with Bristol County S. D. Registry of Deeds which description as therein appearing is incorporated herein and made a part hereof by reference. Being the same premises conveyed to me by Kalo Sade by deed dated August 29, 1929 and recorded in said Registry in book 684, page 42.

The said premises are conveyed subject to town taxes for the year 1947.

I, Afiza Brahim, wife of said grantor, release to said grantee all rights of dower and homestead and other interests therein.

Witness our hands and seal, this eighth day of July 1947

No revenue stamps required

Mrs. Marianna Leckey

Mary S. Perrone

Muharem Brahim

her

Afiza X Brahim

cross

State of Connecticut

State of Connecticut

County of New London ss. New London July 9, 1947 Then personally appeared the above-named Muharem Brahim and acknowledged the foregoing instrument to be his free act and deed, before me Joseph Perrone Notary Public My commission expires April 1 1951

JOSEPH PERRONE NOTARY PUBLIC
NEW LONDON, CONN.

Facsimile of
Notarial Seal
as in original.

Attest:

*Lawrence W. Caton
Register*

Received and recorded July 31, 1947 at 12 hrs. and 10 min. P.M.

Attest:

*Lawrence W. Caton
Register*

7867

United States
of America (War
Assets Admr.)

to

City of New Bedford

*agreement 6/15/49
See B962 P452*

*permit
11-12-10*

9895-203

KNOW ALL MEN BY THESE PRESENTS: That,

THE UNITED STATES OF AMERICA, acting by and through the WAR ASSETS ADMINISTRATOR, under and pursuant to Executive Order 9689, dated January 31, 1946, and the powers and authority contained in the provisions of the Surplus Property Act of 1944, as amended, and applicable rules, regulations and orders, party of the first part, in consideration of the assumption by the CITY OF NEW BEDFORD, a municipal corporation in the State of Massachusetts, party of the second part, of all the obligations and its taking subject to certain reservations, restrictions and conditions and its covenant to abide by and agree to certain other reservations, restrictions and conditions, all as set out hereinafter, grants to the said CITY OF NEW BEDFORD, its successors and assigns, without any covenants whatsoever, either express or implied, all right, title, interest and claim in and to the following described real, personal or mixed property situated in the County of Bristol, State of Massachusetts, to wit:

PARCEL A

Beginning at a point on the southerly side line of Plainville Road, said point being the northwesterly corner of land formerly of Annie E. Hatch; thence easterly along said southerly side line of Plainville Road 1251.1 feet, more or less to a point; thence South 11 degrees, 40 minutes East 400 feet, more or less to a point; thence North 79 degrees, 23 minutes East 200 feet, more or less to a point; thence North 11 degrees, 40 minutes East 325 feet, more or less to a point; thence South 50 degrees, East 780 feet, more or less to a point thence South 80 degrees, 43 minutes West 175.1 feet, more or less to a point; thence North 81 degrees, 31 minutes West 391.1 feet, more or less to a point; thence South 06 degrees, 39 minutes West 1432 feet, more or less

to the northeasterly side line of Shawmut Avenue; thence southeasterly along said side line 1260 feet, more or less to a point; thence south 56 degrees, 30 minutes West 156 feet, more or less to a point; thence South 62 degrees, 30 minutes West 70 feet, more or less to a point; thence South 39 degrees, 59 minutes West 1005 feet, more or less to a point; thence South 33 degrees, 11 minutes West, 20 feet, more or less to a point; thence North 06 degrees, 45 minutes West, 1380 feet, more or less to a point; thence North 31 degrees, 05 minutes East, 160 feet, more or less, to a point; thence South 84 degrees, 30 minutes West, 145 feet, more or less, to a point; thence South 37 degrees, 30 minutes West, 296 feet, more or less, to a point; thence South 05 degrees, 20 minutes East, 1350 feet, more or less to a point; thence North 50 degrees, 01 minutes West, 870 feet, more or less to a point; thence South 59 degrees, 20 minutes West, 251 feet, more or less to a point; thence South 08 degrees, East 1080 feet, more or less to a point; thence South 64 degrees 19 minutes West 250 feet more or less to a point; thence North 06 degrees West 1080 feet more or less to a point; thence North 32 degrees, 40 minutes West 214 feet, more or less to a point; thence North 23 degrees, 20 minutes West 143 feet, more or less to a point; thence South 68 degrees, 30 minutes West 160 feet, more or less to a point; thence North 46 degrees, 47 minutes East 705 feet, more or less to a point; thence North 39 degrees, 59 minutes East 1440 feet, more or less to the southwesterly side line of Shawmut Avenue, thence North 40 degrees, 33 minutes East 80 feet, more or less to the northeasterly side line of Shawmut Avenue; thence northwesterly along said side line 560 feet, more or less to a point; thence North 02 degrees, 35 minutes East 665 feet, more or less, to a point; thence North 50 degrees West 90 feet, more or less to a point; thence North 56 degrees, 48 minutes West 515 feet, more or less to a point; thence South 7 degrees, 15 minutes West 229 feet, more or less to a point; thence North 87 degrees, 30 minutes West 132.3 feet more or less to a point; thence North 06 degrees, 50 minutes East, 300.3 feet, more or less to the point of beginning. Containing 94.2 acres, more or less.

PARCEL B

Beginning at a point on the southerly side line of Plainville Road, said point being the northeasterly corner of land formerly belonging to Mary E. Rainville and the Northwesterly corner of land of the City of New Bedford; thence South 11 degrees, 41 minutes East 155.7 feet, more or less, to a point; thence South 83 degrees, 26 minutes West, 200 feet, more or less, to a point; thence South 05 degrees, 02 minutes West 256 feet, more or less to a point; thence South 79 degrees, 49 minutes West 192 feet, more or less to a point; thence South 14 degrees, 52 minutes West 282.5 feet, more or less to a point; thence South 79 degrees, 13 minutes West 165 feet, more or less to a point; thence South 74 degrees, 46 minutes West 250 feet, more or less to a point; thence North 39 degrees, 59 minutes East 755 feet, more or less to a point; thence North 00 degrees, 10 minutes East 180.7 feet, more or less to said southerly side line of Plainville Road; thence easterly along said line 378.86 feet, more or less to the point of beginning. Containing 4.76 acres, more or less.

PARCEL C

Beginning at a point on the southerly side line of Plainville Road, said point being the northwesterly corner of land formerly of Mary E. Rainville and the northeasterly corner of land of the City of New Bedford; thence easterly along said southerly side line of Plainville Road 441.08 feet, more or less to a point; thence South 46 degrees, 47 minutes West 310 feet, more or less to a point; thence South 63 degrees 05 minutes West 50 feet, more or less to a point; thence North 06 degrees 15 minutes East 110 feet, more or less to a point; thence north 81 degrees 45 minutes West 181.14

feet, more or less to a point; thence North 05 degrees, 53 minutes East, 182.96 feet, more or less to the point of beginning. Containing 1.77 acres, more or less.

PARCEL D

Beginning at a point on the southerly side line of Downey Street said point being the northwesterly corner of land of Edward Herbert, Trustee; thence North 83 degrees East along said southerly side line of Downey Street 144.33 feet, more or less to a point; thence South 07 degrees 45 minutes East, 108.46 feet, more or less to a point; thence North 87 degrees 50 minutes East 40.14 feet, more or less to a point; thence North 07 degrees 45 minutes West 112.73 feet, more or less to said southerly side line of Downey Street; thence North 83 degrees East along said side line 120 feet, more or less to a point; thence South 07 degrees 45 minutes East 122.51 feet, more or less to a point; thence South 49 degrees 35 minutes West 1191 feet, more or less to a point; thence North 50 degrees West 677 feet, more or less to a point; thence North 08 degrees 40 minutes West 120 feet, more or less to a point; thence South 81 degrees 20 minutes West 105 feet, more or less to a point; thence North 50 degrees West 335 feet, more or less to a point; thence North 81 degrees 20 minutes East 380 feet, more or less to a point; thence South 08 degrees, 40 minutes East 400 feet, more or less to a point; thence North 83 degrees, 55 minutes East 570.25 feet, more or less to a point; thence North 07 degrees 10 minutes West 1181.82 feet, more or less to a point; thence South 50 degrees East 595 feet, more or less to a point; thence North 55 degrees, 35 minutes East 130 feet, more or less to a point; thence South 08 degrees, 20 minutes East 422 feet, to the point of beginning. Containing 20.73 acres more or less.

Appurtenant drainage, avigation, right of way, and other easements, together with the following Government-owned buildings, structures, improvements, utilities and betterments; runways, taxiways, aprons, field lighting system and field markers, drainage system, water system, sewerage system, electric power distribution system, buildings and structures, together with heating systems installed therein; numbered as follows: Building Nos. T1100, T1106, T1107, T1080, T1073, T1098, T1040, T1083, T1097, T1104, T1103, T1099, T1094, T1084, T1101, T1102, T1082, T1081.

→ Necessary Operating Equipment:

<u>Item No.</u>	<u>Description</u>	<u>Unit</u>
3	Meters, Water	Two (2)
13	Range, coal burning #742-7364	One (1)
17	Racks, Dishes, new 14" X 18"	Three (3)
28	Filing cabinet, 4 drawer, wood 52" X 19" X 27"	Three (3)
30	Chair, wood, Executive Type Stationary	Six (6)
29	Chair, Swivel, Executive Type, Leather Upholstery	Three (3)
31	Table, Walnut 3 drawer, 20" x 42" x 36 1/2"	One (1)
33	Locker, Masonite, Double	One (1)
55	Scale, Weight, "Fairbanks", 4 Wheel	One (1)
79	Protector fire extinguishers Model P-909	Fifty-six (56)
80	Peacemaker Knapsack Fire Tanks	Four (4)
81	Stoves, coal type	Seven (7)
82	Stoves, Coal	Four (4)
85	Pans, for steam cabinets 13" X 10" x 22"	Eleven (11)
<u>Automotive and Maintenance Equipment</u>		
1	Fire Crash Truck 9NX149294 with pump, Chevrolet	One (1)

2	Bean Fog Fire Truck, 1/2 ton, International M314-3670	One (1)
3	Floodlight 1½ ton, International M3H-4-269-3218	One (1)
4	Dump Truck, 2½ ton, International 14784	One (1)
5	Dump Truck 1½ ton, Chevrolet 14 MRO-4-9986	One (1)
6	Fire Pump Trailer Chrysler 101-5110	One (1)
7	Five gang mower blitzer, Worthington	One (1)
8	Case tractor with mowing machine, cutter VAI-4700850	One (1)
10	Adams Grader-697	One (1)
11	Shop, Motorized, Welding House Type "E" (A) A-274	One (1)
12	Sterling Crash Truck Crane	One (1)
13	Pump, Brake Fluid	Two (2)
14	Brake, Wheels	Eighteen (18)
19	Hard Truck Steel, Small	One (1)
20	Hard Truck, 2 Wheel, Small	One (1)
22	Extinguisher, pump tank, Class IA	Fifteen (15)
23	Fire Extinguisher	One (1)
24	Bucket, Iron 8 quarts	One (1)
25	Forks, Pitch, 12 Prongs	Two (2)
26	Extinguisher, Fire Driener 5 gallon hand pump	One (1)
27	Vaporizing Liquid Anti-freeze type fire extinguishers carbon	Eleven (11)
28	Extinguishers, foam type	Ten (10)
29	CO2 Extinguishers	One (1)
30	Extinguishers, Pyrene Type	Twelve (12)
31	Fire Extinguishers, Fast Foam	Three (3)
32	Can, GI, with cover	Two (2)
33	Screens, Window	Nineteen (19)
34	Doors, Screen	Twenty-seven (27)
35	Doors, Screen 48" x 83"	One (1)
36	Desk, 1 drawer, 40" x 22" top 30" ht.	One (1)
37	Cabinet, 2 drawers, 2 sections 40x24x36	One (1)
38	Machine, Dishwasher, electric 1/2 HP	One (1)
44	Desk, Exec. Type wood 60" x 34"	Five (5)
45	Desk, typist, wood, 55" x 32"	Three (3)
46	Chairs, typist, wood	Three (3)
47	Chair, swivel, exec. type, wood	Three (3)
48	Chairs, straight back, wood, w/o arms	Four (4)
49	Table, office, 1 drawer, wood, 22"x39½"x31½"	One (1)
50	Table, Wood, 22" x 40" X 30"	One (1)
52	Ceiling Light Shades, Tin, Zinc, Coated 1' 4" Dia.	Seven (7)
53	Ceiling Light Shades, Tin, Zinc Coated 1' 4" dia.	Seven (7)
55	Card File, wood, 1' 4" x 7-3/8" x 5-3/8"	One (1)
58	Cabinet file, 4 drawers, keylock	One (1)
61	Cabinet, file for charts and maps, 5 drawers	Six (6)
65	Lockers, Steel, 5 shelves, lock and key	One (1)
67	Table, Chart & Map with drawers, steel	One (1)
69	Table, map and chart, wood	One (1)
70	Desk Trays, wooden	Thirty-one (31)
74	Sink, for Dishwashing	One (1)

The above-described premises are subject to existing easements for roads, highways, public utilities, railways and pipe lines.

EXCEPTING, HOWEVER, from this conveyance all right, title and interest in and to all property in the nature of equipment, furnishings and other personal property located on Parcels A, B, C, and D or the land leased from the City of New Bedford as hereinafter set out, which can be removed from the land without material injury to the land or structures located thereon, other than property of such nature located on such premises which is required for the efficient operation for airport purposes of the structures and improvements specifically listed hereinabove as being transferred hereby; and further excepting from this conveyance all structures on such premises other than structures specifically described or enumerated above as being conveyed hereunder, and reserving to the party of the first part the right of removal from the premises of the property and structures excepted hereby within a reasonable period of time after the date hereof, which shall not be construed to mean any period less than one (1) year after the date of this instrument. The party of the second part hereby agrees to furnish, without any cost or charge to the party of the first part, the same security and protection for the property and structures excepted from this conveyance as it will provide for its own property at this airport.

Further, the party of the first part, for the considerations hereinabove expressed, does hereby surrender, subject to the terms and conditions of this instrument, to the party of the second part the former's leasehold interest in and to the premises set forth and described in a lease from the City of New Bedford to the United States of America, dated November 12, 1942, including 231 acres of land more or less situated south of Plainville Road and northeast of Shawmut Avenue, New Bedford, County of Bristol, Commonwealth of Massachusetts and more particularly shown on a "Map of Naval Auxiliary Air Facility, New Bedford, Massachusetts showing conditions on September 30, 1945, H. W. Johnson, Engineer, U. S. N."

The party of the second part does hereby release the part of the first part from any and all claims which exist or may arise under the provisions of the aforesaid lease, except claims which may be submitted under Section 17 of the Federal Airport Act.

Said property transferred hereby was duly declared surplus and was assigned to the War Assets Administrator for disposal, acting pursuant to the provisions of the above mentioned Act, as amended, Executive Order 9689, and applicable rules, regulations and orders.

That by the acceptance of this instrument or any rights hereunder, the said party of the second part, for itself, its successors and assigns, agrees that the aforesaid surrender of leasehold interest and transfer of other property shall be subject to the following restrictions, set forth in subparagraphs (1) and (2) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of America, the Surplus Property Act of 1944, as amended, Executive Order 9689, and applicable rules, regulations and orders:

(1) That the aforesaid leased premises and all property described in Parcels A, B, C, and D above which together shall hereinafter be called the "airport", shall be used for public airport purposes, and only for such purposes; on reasonable terms and without unjust discrimination and without grant or exercise of any exclusive right for use of the airport within the meaning of Section 303 of the Civil Aeronautics Act of 1938. As used herein, "public airport purposes" shall be deemed to exclude use of the structures conveyed hereby, or any portion thereof, for manufacturing or industrial

purposes. However, until in the opinion of the Civil Aeronautics Administration or its successor Government agency, it is needed for public airport purposes, any particular structure transferred hereby may be utilized for non-manufacturing or non-industrial purposes in such manner as the party of the second part deems advisable, provided that such use does not interfere with operation of the remainder of the airport as a public airport.

(2) That the entire landing area, as defined in WAA Regulation 16, dated June 26, 1946, and all structures, improvements, facilities and equipment of the airport shall be maintained at all times in good and serviceable condition to assure its efficient operation; provided, however, that such maintenance shall be required as to structures, improvements, facilities and equipment only during the remainder of their estimated life as determined by the Civil Aeronautics Administration or its successor Government agency. In the event materials are required to rehabilitate or repair certain of the aforementioned structures, improvements, facilities or equipment, they may be procured by demolition of other structures, improvements, facilities or equipment transferred hereby and located on the above described premises, which have outlived their use as airport property in the opinion of the Civil Aeronautics Administration or its successor Government agency.

That by the acceptance of this instrument, or any rights hereunder, the party of the second part, for itself, its successors and assigns, also assumes the obligations of, covenants to abide by and agrees to, and this surrender and transfer is made subject to, the following reservations and restrictions set forth in subparagraphs (1) to (6) of this paragraph, which shall run with the land, imposed pursuant to the authority of Article 4, Section 3, Clause 2 of the Constitution of the United States of America, the Surplus Property Act of 1944, as amended, Executive Order 9639, and applicable rules, regulations and orders.

(1) That insofar as is within its powers and reasonably possible, the party of the second part, and all subsequent transferees, shall prevent any use of land either within or outside the boundaries of the airport, including the construction, erection, alteration, or growth of any structure or other object thereon, which use would be a hazard to the landing, taking-off, or maneuvering of the airport, or otherwise limit its usefulness as an airport.

(2) That the building areas and non-aviation facilities, as such terms are defined in WAA Regulation 16, dated June 26, 1946, of or on the airport shall be used, altered, modified, or improved only in a manner which does not interfere with the efficient operation of the landing area and of the airport facilities, as defined in WAA Regulation 16, dated June 26, 1946.

(3) That itinerant aircraft owned by the United States of America (hereinafter sometimes referred to as the "Government"), or operated by any of its employees or agents on Government business, shall at all times have the right to use the airport in common with others; provided, however that such use may be limited as may be determined at any time by the Civil Aeronautics Administration or the successor Government agency to be necessary to prevent interference with use by other authorized aircraft, so long as such limitation does not restrict the Government's use to less than fifteen (15) per centum of capacity of the landing area of the airport.

Government use of the airport by virtue of the provisions of this subparagraph shall be without charge of any nature other than payment for damage caused by such itinerant aircraft.

(4) That during the existence of any emergency declared by the President of the United States of America, or the Congress thereof, the Government

shall have the right without charge, except as indicated below, to the full, unrestricted possession, control and use of the landing area, building areas, and airport facilities, as such terms are defined in WAA Regulation 16, as above referred to, or any part thereof, including any additions or improvements thereto made subsequent to the declaration of any part of the airport as surplus; provided, however, that the Government shall be responsible during the period of such use for the entire cost of maintaining all such areas, facilities and improvements, or the portions used, and shall pay a fair rental for the use of any installations or structures which have been added thereto without Federal aid.

(5) That no exclusive right for the use of any landing area, as such term is defined in WAA Regulation 16, dated June 26, 1946, or air navigation facilities, included in or on the airport, shall be granted or exercised.

(6) That the airport may be successively transferred only with the approval of the Civil Aeronautics Administration or the successor Government agency, and with the proviso that such subsequent transferee assumes all the obligations imposed upon the party of the second part by the provisions of this instrument.

By acceptance of this instrument, or any right hereunder, the party of the second part further agrees with the party of the first part as follows:

(1) That upon a breach of any of the aforesaid reservations or restrictions by the party of the second part or any subsequent transferee, whether caused by the legal inability of said party of the second part or subsequent transferee to perform any of the obligations herein set out or otherwise, the title, right of possession and all other rights transferred to the party of the second part, or any portion thereof, shall at the option of the party of the first part revert to the party of the first part upon demand made in writing by the War Assets Administration or its successor Government agency at least sixty (60) days prior to the date fixed for the reversion of such title, right of possession and other rights transferred or any portion thereof; Provided, that, as to installations or structures which may have been added to the premises without Federal aid, the Government shall have the option to acquire title to or use of the same at the then fair market value of the rights therein to be acquired by the Government.

(2) That if the construction as covenants of any of the foregoing reservations and restrictions recited herein as covenants, or the application of the same as covenants in any particular instance is held invalid, the particular reservations or restrictions in question shall be construed instead merely as conditions upon the breach of which the Government may exercise its option to cause the title, right of possession and all other rights transferred to the party of the second part, or any portion thereof, to revert to it, and the application of such reservations or restrictions as covenants in any other instance and the construction of the remainder of such reservations and restrictions as covenants shall not be affected thereby.

TO HAVE AND TO HOLD the property transferred hereby, under and subject to the aforesaid reservations, restrictions and conditions, unto the said party of the second part, its successors and assigns forever.

IN WITNESS WHEREOF, the United States of America, acting by and through the War Assets Administrator, has caused these presents to be executed in its name and in its behalf by Harry Milnes, Associate Deputy Zone Administrator for Real Property Disposal, New York, New York, War Assets Administration, and the City of New Bedford, to evidence its complete acknowledgment of, accord with, acceptance of, and agreement to be bound by the terms, conditions, reservations and restrictions set forth in this instrument has caused these presents to be executed in its name and in its behalf by Arthur N. Harriman,

its Mayor, and attested by Charles W. Deasy its City Clerk, and its seal to be heretunto affixed, all on the 23rd day of September, 1947.

WITNESSES:
William J. Kelly
John F. Kenny

UNITED STATES OF AMERICA
Acting by and through
WAR ASSETS ADMINISTRATOR
By Harry Milnes
Associate Deputy Zone Administrator
for Real Property Disposal
New York, New York
War Assets Administration
CITY OF NEW BEDFORD (A municipal corporation)
By Arthur N. Harriman

WITNESSES:
Thomas M. Quinn
Albert J. Moquin

NOVA BEDFORDIA CONDITA A.D. 1787
LUCEM DIFFUNDO CIVITATIS REGIMINE
DONATA A.D. 1847

ATTEST:
Mayor
By Charles W. Deasy
City Clerk

Facsimile of Corporate Seal as in original.
Attest:

Lawrence W. Eaton
Registrar

State of New York) ss
County of New York)

On this 23rd day of September, 1947, before me appeared Harry Milnes, to me personally known, who, being by me duly sworn, did say that he is the Associate Deputy Zone Administrator for Real Property Disposal, New York, New York, War Assets Administration, and that the foregoing instrument was signed in behalf of War Assets Administration, the War Assets Administrator, and the United States of America by authority of law, and the said Harry Milnes, acknowledged said instrument to be the free act and deed of said War Assets Administration, War Assets Administrator, and United States of America. William J. Kelly Notary Public WILLIAM J. KELLY Attorney and Counsellor-at-law Residing in Queens Co. Queens Co. Clk's No. 209, Reg. No. A-377-K-8 Kings Co. Clk's No. 66, Reg. No. A-562-K-8 N.Y. Co. Clk's No. 88 Reg. No. A-855-K-8 Commission Expires March 30, 1950

(Notarial seal)
William J. Kelly Attorney and Counsellor-at-law Residing in Queens Co. Queens Co. Clk's No. 209, Reg. No. A-377-K-8 Kings Co. Clk's No. 66, Reg. No. A-562-K-8 N. Y. Co. Clk's No. 88 Reg. No. A-855-K-8 Commission Expires March 30, 1948

State of New York,) ss.: No. 6747
County of New York,)

I, ARCHIBALD R. WATSON, County Clerk and Clerk of the Supreme Court, New York County, a Court of Record having by law a seal, DO HEREBY CERTIFY That William J. Kelly whose name is subscribed to the annexed affidavit, deposition, certificate of acknowledgment or proof, was at the time of taking the same an ATTORNEY AND COUNSELLOR at law, duly commissioned and sworn and qualified to exercise the powers of a Notary Public throughout the State of New York; that pursuant to law a commission, or a certificate of his appointment and qualifications, and his autograph signature, have been filed in my office; that as such officer he was duly authorized by the laws of the State of New York to administer oaths and affirmations, to receive and certify the acknowledgment or proof of deeds, mortgages, powers of attorney and other written instruments for lands, tenements and hereditaments to be read in evidence or recorded in this State, to protest notes and to take and certify affidavits and depositions; and that I am well acquainted with the handwriting of such Attorney and Counsellor at Law, or have compared the signature on the annexed instrument with his autograph signature deposited in my office, and believe that the signature is genuine.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 7th day of Oct. 1947

FEE PAID 25¢

Archibald R. Watson

County Clerk and Clerk of the Supreme Court,
New York County.

Facsimile of Court Seal as in original.

NEW YORK SEAL

Attest:

Lawrence W. Eaton
Registrar

Commonwealth of Massachusetts) ss
County of Bristol)

On this 10th day of October, 1947, before me appeared Arthur N. Harriman to me personally known, who, being by me duly sworn, did say that he is the Mayor of the City of New Bedford, Massachusetts, and that the foregoing instrument was signed in behalf of the City of New Bedford by authority of law, and the said Arthur N. Harriman acknowledged said instrument to be the free act and deed of the City of New Bedford. Thomas M. Quinn Notary Public My commission expires April 6, 1950

I, the undersigned L. S. Wright Secretary, Real Property Review Board, War Assets Administration, in my official capacity as such Secretary, Real Property Review Board, and duly authorized in the DELEGATION OF AUTHORITY INCIDENT TO THE CARE, HANDLING AND CONVEYANCING dated June 6, 1947, to make the following certification, do hereby certify:

1. That Harry Milnes is the Associate Deputy Zone Administrator for Real Property Disposal, Zone 1, War Assets Administration, New York, New York, War Assets Administration, duly appointed, authorized and acting in such capacity at the time of the execution of the attached instrument.
2. That the attached DELEGATION OF AUTHORITY INCIDENT TO THE CARE, HANDLING AND CONVEYANCING is a true and correct copy of the original of said DELEGATION OF AUTHORITY, dated June 6, 1947.

Given under my hand this 23rd day of September, 1947.

L. S. Wright
Secretary
Real Property Review Board
War Assets Administration

WAR ASSETS ADMINISTRATION
(NOTICE)

DELEGATION OF AUTHORITY NO. 46.

DELEGATION OF AUTHORITY INCIDENT TO THE CARE, HANDLING, AND CONVEYANCING
The Deputy Administrator, Office of Real Property Disposal, each Assistant Deputy Administrator, Office of Real Property Disposal, War Assets Administration, the Zone Administrator and Zone Director, Office of Real Property Disposal, in each and every War Assets Administration Zone Office, and the Regional Director and Deputy Regional Director for Real Property Disposal, in each and every War Assets Administration Regional Office, excepting the Fort Worth Regional Office, are hereby authorized, individually (1) to execute, acknowledge and deliver any deed, lease, permit, contract, receipt, bill of sale, or other instruments in writing in connection with the care, handling and disposal of surplus real property, or personal property assigned for disposition with real property, located within the United States, its territories and possessions, (2) to accept any notes, bonds, mortgages, deeds of trust or other security instruments taken as consideration in whole or in part for the disposition of such surplus real or personal property, and to do all acts necessary or proper to release and discharge any such instrument or any lien created by such instrument or otherwise created, and (3) to do or perform any other act necessary to effect the transfer of title to any such surplus real or personal property located as above provided; all pursuant to the provisions of the Surplus Property

Act of 1944, 58 Stat. 765 (50 U. S. C. App. Supp. 1611), as amended by Public Law 181, 79th Congress; Executive Order 9689 (11 F. R. 1265); Surplus Property Administration Regulation No. 1, as amended (10 F.R. 14064; 11 F.R. 2602; 11 F.R. 3035); and Surplus Property Administration General Amendment of January 5, 1946 (11 F.R. 408).

R. G. Rhett, the Secretary, and J. G. Ford, the Assistant Secretary, of the Real Property Review Board, War Assets Administration, are hereby authorized, individually, to certify true copies of this Delegation and provide such further certification as may be necessary to effectuate the intent of this Delegation in form for recording in any jurisdiction, as may be required.

This Delegation shall be effective as of the opening of business on November 23, 1946.

This authority confirms such authorities previously granted under dates of May 17, 1946; May 29, 1946; July 30, 1946; September 16, 1946 and October 31, 1946, as do not conflict with the provisions of this delegation.

November 22, 1946

Robert M. Littlejohn
Administrator

Received and recorded October 10, 1947 at 11 hrs. and 37 min. A.M.

Attest:

Lawrence W. Caton
Register

Know all men by these presents that I, John Lemos the holder of a mortgage from Antone C. Viera and Abbie G. Viera to me dated November 7, 1946, and recorded with Bristol County Registry of Deeds S. D. Book 920, Page 19, acknowledge satisfaction of the same

4707
Lemos
to
Viera et al.

Witness my hand and seal this twenty-first day of June 1947.

Witness: Geo. H. Potter

John Lemos

The Commonwealth of Massachusetts

Bristol, ss. New Bedford, June 21, 1947. Then personally appeared the above named John Lemos and acknowledged the foregoing instrument to be his free act and deed before me Geo. H. Potter Notary Public My commission expires June 3, 1949

Received and recorded June 23, 1947 at 9 hrs. and 16 min. A.M.

Attest:

Lawrence W. Caton
Register

Know all men by these presents that we, Antone C. Viera and Abbie G. Viera, husband and wife, both of Acushnet in the County of Bristol, and Commonwealth of Massachusetts, for consideration paid, grant to Joseph F. Pequita and Mabel L. Pequita, husband and wife both of New Bedford in said County of Bristol with warranty covenants the land in Acushnet in said County which is bounded and described as follows, viz:-

4708
Viera et ux.
to
Pequita et ux.

Beginning at a point in the north line of Westland Street, as shown on plan of land hereinafter referred to and distant 281.91 feet westerly from the intersection of said north line of Westland Street with the west line of Conduit Street as shown on said plan; thence northerly in line of lots No. 30 and 16 on said plan 170 feet to the southerly line of Norwood Street as shown on said plan; thence westerly in the southerly line of said Norwood street 50 feet to lot No. 18 on said plan; thence southerly in line of last named lot and lot No. 32 on said plan 170 feet to said northerly line of Westland Street, and thence easterly in said northerly line of Westland Street 50 feet to the place of beginning.

Containing 31.22 square rods more or less and being the same premises conveyed to us by John Lemos by deed dated Nov. 7, 1946, and recorded in the Land Records of said County, Southern District, in book 920 page 18.

HANGARS 4 PLANES – AIRPORT ROAD PROJECT

DOCUMENTED RIGHT TO USE SITE

New Bedford Conservation Commission
ATTN: Denis Audette, Chairman
Honorable Members of the Commission
133 Williams Ave. Room 304
New Bedford, MA 02740

August 17th, 2022

Please accept this letter on behalf of the Airport Commission and the Airport Management in support of the proposed development, construction, and operation by HANGARS 4 PLANES LLC, represented by Leon Shabott and Lukas Scheurer, of T-Hangars on the west side of the airfield.

During our January 20, 2021 Commissioners' meeting a motion of support of this project was offered and accepted by a unanimous vote of the Commission Members.


Approved Motion: "The New Bedford Airport Commission, after consideration, endorses the plans of HANGARS 4 PLANES LLC to be submitted to the New Bedford Conservation Commission relative to its proposed development of T-Hangars at the New Bedford Regional Airport."

Later, at the June 16th 2021 meeting, the Commissioners voted their support in a unanimous vote.

Approved Motion: "To give exclusive rights to HANGARS 4 PLANES LLC to develop new T-Hangars, south of existing Mass Air, Hanger 7 and Hangar 11 T-Hangars"

These are important projects for the Airport and as such, both the Airport Commission and Airport Management are fully supportive of them and of the Sponsor, HANGARS 4 PLANES LLC.

Sincerely yours,



Carlos A. DaCunha
Airport Commission, Chairperson

HANGARS 4 PLANES – AIRPORT ROAD PROJECT

CERTIFIED ABUTTER'S LIST



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	123	LOT(S)#	3
ADDRESS: New Bedford Municipal Airport			
OWNER INFORMATION			
NAME: City of New Bedford Airport Commission			
MAILING ADDRESS: 131 William Street New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Alison Cesar for Civil & Environmental Consultants, Inc.			
MAILING ADDRESS (IF DIFFERENT): 31 Bellows Road Raynham, MA 02767			
TELEPHONE #	774-501-2176		
EMAIL ADDRESS:	acesar@cecinc.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION		
<input checked="" type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (Please explain):		

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Department of City Planning, Room 303 in City Hall, 133 William Street, or Email to Angela.Goncalves@newbedford-ma.gov. The applicant is responsible for picking up and paying for the certified abutters list from the Assessor's Office (city hall, room #109).

Official Use Only:

As Assistant City Assessor to the City of New Bedford's Board of Assessors, I 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.

Judith M. Serdahl

Printed Name

Judith M Serdahl

Signature

8/25/2022

Date

Amount Due	\$9.00
Date Paid	8/19/2022
Confirmation Number	4048668

August 18, 2022

Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as New Bedford Municipal Airport (Map: 123, Lot: 3). 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.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
122-27	WS SHAWMUT AVE	A & L ENTERPRISES LLC, P O BOX 50540 NEW BEDFORD, MA 02745
122-25	WS SHAWMUT AVE	CUNNINGHAM GLENN G, CUNNINGHAM DORIS I 13 QUANAPOAG ROAD E FREETOWN, MA 02717
123-15	559 607MT PLEASANT ST	ROMAN CATHOLIC BISHOP OF, FALL RIVER SACRED HEART NEW BEDFORD, MA 02740
122-26	WS SHAWMUT AVE	A & L ENTERPRISES LLC, P O BOX 50540 NEW BEDFORD, MA 02745
123C-225	WS BERKLEY ST	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123-14	735 MT PLEASANT ST	ROMAN CATHOLIC BISHOP OF, FALL RIVER SACRED HEART NEW BEDFORD, MA 02740
122-39	ES SHAWMUT AVE	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123A-119	NS HASKELL ST	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123A-41	SS HASKELL ST	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123-3	1513 AIRPORT RD	SANDPIPER AIR, INC., 1529 AIRPORT ROAD NEW BEDFORD, MA 02746
123-8	284 ENGLAND ST	VIOLET TIMOTHY J, 284 ENGLAND STREET NEW BEDFORD, MA 02745
122-3	WS SHAWMUT AVE	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123-139	SS JONES ST	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740

August 18, 2022

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<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
123B-582	WS AVIATION WAY	DECOSTA LLOYD, DECOSTA HELEN 3932 ELROVIA AVE EL MONTE, CA 91731
123B-583	AVIATION WAY	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
124-28	SS OLD PLAINVILLE RD	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
125-22	SS NEW PLAINVILLE RD	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123A-122	NS HASKELL ST	POLK ANN M "TRUSTEE", ANN M POLK REVOCABLE TRUST 2007 (THE) 245 HASKELL ST NEW BEDFORD, MA 02745-4814
123A-16	234 DOWNEY ST	BOUTIN JANE, BARCELLOS JOHN, BARCELLOS JOAN 234 DOWNEY ST NEW BEDFORD, MA 02745
123A-192	SS COX ST	CITY OF NEW BEDFORD, HERBERT EDWARD 131 WILLIAM ST. NEW BEDFORD, MA 02740
123A-197	NS COX ST	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740
123A-201	NS COX ST	CITY OF NEW BEDFORD, 131 WILLIAM ST. NEW BEDFORD, MA 02740
123A-26	SS DOWNEY ST	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740
123A-270	SS HAMMOND ST	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740
123A-275	NS HAMMOND ST	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740
123C-117	NS CONNELLY ST	CITY OF NEW BEDFORD, WATKINS CHARLES S. 131 WILLIAM ST. NEW BEDFORD, MA 02740

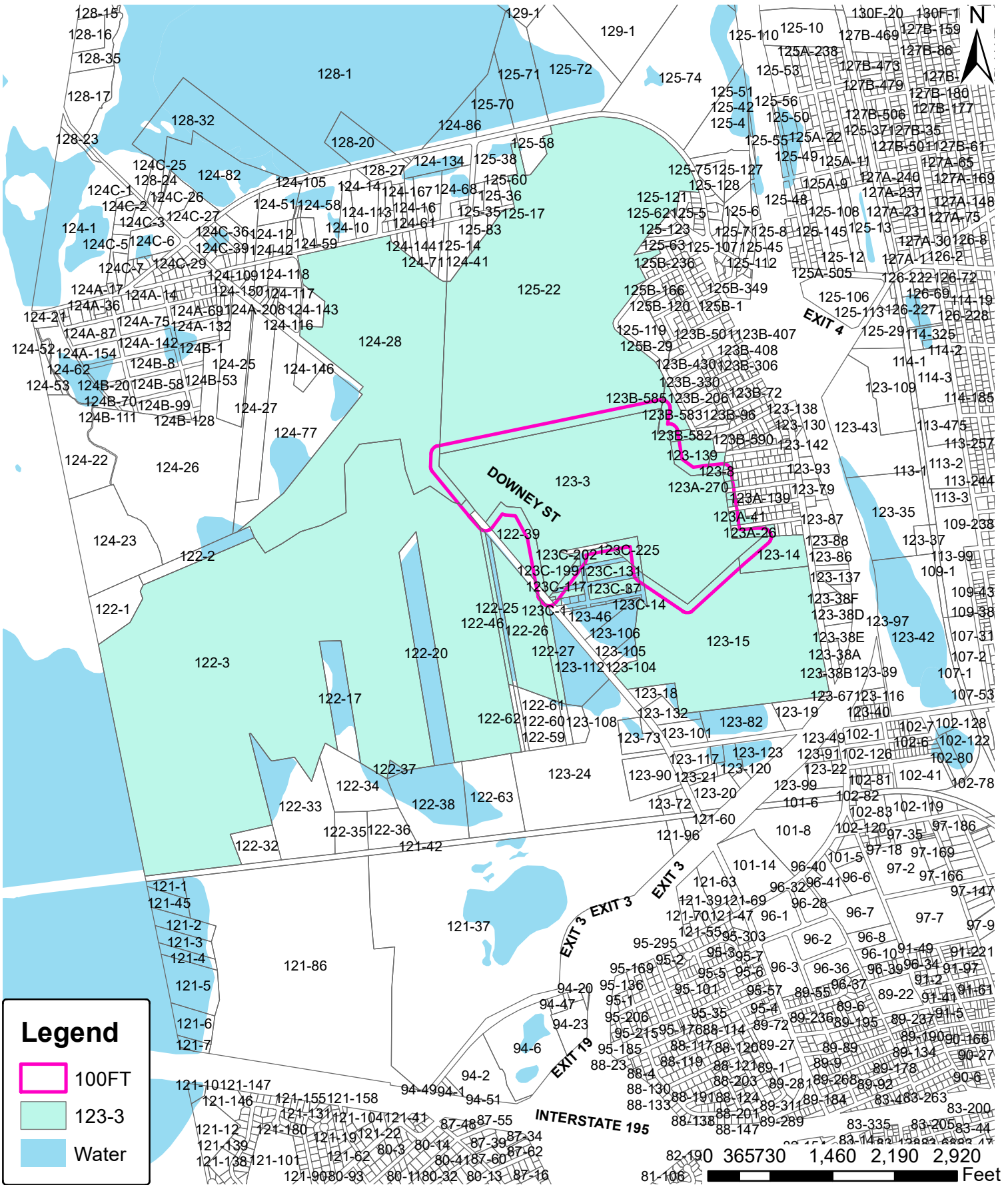
August 18, 2022

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<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
123C-131	NS CONNELLY ST	CITY OF NEW BEDFORD, WATKINS CHARLES S. 131 WILLIAM ST. NEW BEDFORD, MA 02740
123C-18	ES SHAWMUT AVE	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-199	NS MURPHY ST	CITY OF NEW BEDFORD, WATKINS CHARLES S. 131 WILLIAM ST. NEW BEDFORD, MA 02740
123C-202	NS MURPHY ST	CITY OF NEW BEDFORD, MURPHY FRANCES ANNA 131 WILLIAM ST. NEW BEDFORD, MA 02740
123C-37	ES MCNABOE ST	CITY OF NEW BEDFORD, WATKINS CHARLES S. 131 WILLIAM ST. NEW BEDFORD, MA 02740
123C-67	ES SHAWMUT AVE	CITY OF NEW BEDFORD, DEPARTMENT OF PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE NEW BEDFORD, MA 02745
123C-69	SS CONNELLY ST	CITY OF NEW BEDFORD, 131 WILLIAM ST. NEW BEDFORD, MA 02740



City of New Bedford, Massachusetts
Department of City Planning

Parcel within 100FT

