



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Eighteen & Union by: Franklin Hospitality dated: 11/1/2019

1. Application Information

Street Address: 13-19 & 25-35 Commercial St., 24 Union St., SW JFK Highway

Assessor's Map(s): 47 Lot(s) 189, 44, 41, 47

Registry of Deeds Book: 11953/12787 Page: 275/112

Zoning District: IA/MUB/Waterfront Historic

Applicant's Name (printed): Franklin Hospitality Corp.

Mailing Address: P.O. Box 248 Westport MA 02790
(Street) (City) (State) (Zip)

Contact Information: 508-294-7097 srlafrance@gmail.com
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

List all submitted materials (include document titles & volume numbers where applicable) below:

- G 0.0 - 0.1 Cover Sheet
- EC Existing Conditions Site Plan
- PC Proposed Conditions Site Plan
- EX 01 - EX 15 Floor Plans + Elevations
- A 1.0 - 1.5

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11/1/2019

Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- ☒ Residential
☒ Commercial
☐ Industrial
☐ Mixed (Check all categories that apply)

Construction

- ☐ New Construction
☒ Expansion of Existing
☒ Conversion
☐ Rehabilitation

Scale

- ☐ < 2,000 gross sq feet
☒ > 2,000 gross sq feet
☒ 3 or more new residential units
☐ 1 or more new units in existing res. multi-unit
☐ Drive Thru Proposed
☐ Ground Sign Proposed
☐ Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Marine Commercial/Retail/Restaurant Bar

Proposed Use of Premises: 28 Residential + 2 Retail / Restaurant Bar

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

N/A

4. Briefly Describe the Proposed Project:

A mixed-use restoration to the Secretary of Interiors Rehabilitation Standards of three historically significant structures in the Bedford Landing Waterfront Historic District to include 25 market-rate apartments, 3 affordable apartments, and two commercial spaces.

The estimated cost of construction is \$10,000,000 with a 24 month time table to complete once construction begins.

Impact Statement Attached

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	4860, 3470, 2320, 8498	0/A, 15,000 MUB	4860, 3470, 2320, 8498
Lot Width (ft)	204, 298, 44 +/-	0	204, 298, 44 +/-
Number of Dwelling Units	0	28	28
Total Gross Floor Area (sq ft)	43,878	43,878	43,878
Residential Gross Floor Area (sq ft)	0	30,500	30,500
Non-Residential Gross Floor Area (sq ft)	43,878	13,378	13,378
Building Height (ft)	44, 41, 28	100	44, 41, 28
Front Setback (ft)	0	0	0
Side Setback (ft)	0	0	0
Side Setback (ft)	0	0	0

Rear Setback (ft)	0	0	0
Lot Coverage by Buildings (% of Lot Area)	100%	50%	100%
Permeable Open Space (% of Lot Area)	0%	n/a	0%
Green Space (% of Lot Area)	0%	20%	0%
Off-Street Parking Spaces	0	70	19
Long-Term Bicycle Parking Spaces	0	0	12
Short-Term Bicycle Parking Spaces	0	0	1
Loading Bays	3	n/a	1

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>50</u>	<u>50-75</u>
b) Number of employees:	<u>6</u>	<u>10</u>
c) Hours of operation:	<u>830a-430p</u>	<u>8a-10p</u>
d) Days of operation:	<u>M-F</u>	<u>M-Sun</u>
e) Hours of deliveries:	<u>8a-430p</u>	<u>8a-5p</u>
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

7. Planning Board Special Permits:



The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.
5400- Site plan review, 5410- Purpose, 5420- Applicability, 5421-5422, 5430-5490 B

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.



The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

<u>2400</u>	<u>Non conforming uses & structures</u>
<u>2410</u>	<u>Applicability</u>



The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

<u>4500-4572</u>	<u>DBOD</u>
<u>2430/2421/2422</u>	<u>Change of use, less detrimental, 1st floor residential.</u>

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Franklin Hospitality Corp.

at the following address: P.O. Box 248 Westport, MA 02790

to apply for: Site Plan Approval

on premises located at: 13-19 & 21-35 Commercial St., 24 Union St., SW JFK Highway

in current ownership since: 1/6/2017 & 5/8/2019

whose address is: P.O. Box 248 Westport, MA 02790

for which the record title stands in the name of: Franklin Hospitality Corp. & National Downtown Club, LLC

whose address is: P.O. Box 248 Westport, MA 02790

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11953/12787 Page: 275/112

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11/1/19

Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate
Item Submitted.

For subparts of the required plans, please mark as follows:



= Shown on Plans



= Waiver Requested



= Not Applicable

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X

1. Completed Application Form (with all required signatures; 16 Copies)

X

2. Completed Site Plan Review Application Checklist (1 original & 15 copies)

X

3. Plans

- ☐ Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- ☐ One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- ☐ All plans oriented so that north arrow points to top of sheet
- ☐ Plans shall be drawn at a minimum scale of 1" = 40' or less
- ☐ All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- ☐ Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- ☐ All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

✕

3a. Cover Sheet, to include the following information:

- ☐ **Title Block**
 - ☐ Project name/title
 - ☐ Assessor's map and parcel number(s)
 - ☐ Registry Book and Page
 - ☐ Name and address of property owner
 - ☐ Name and address of Engineer / Architect / Landscape Architect
 - ☐ Name and address of developer
 - ☐ Revision Date Block
 - ☐ Street Number and/or Lot Number
- ☐ **Zoning Requirements Table (Indicate Required vs. Provided)**
 - ☐ Zoning District
 - ☐ Lot Area
 - ☐ Lot Frontage
 - ☐ Front, Side & Rear Setbacks of Buildings and Parking Areas
 - ☐ Building Height
 - ☐ Lot Coverage
 - ☐ Green Space
 - ☐ Off-Street Parking Spaces
 - ☐ Compact Parking Spaces
 - ☐ Accessible Parking Spaces
 - ☐ Van Accessible Parking Spaces
 - ☐ Screening Buffers
 - ☐ Percentage of Lot that is Upland
 - ☐ Total Square Footage of Upland
- ☐ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)
- ☐ **Plan Index** with latest revision date of each individual plan

✕

3b. Existing Conditions Plan

- ☐ Name of Surveyor or Surveyor Firm
- ☐ Date of survey
- ☐ Property lines with bearings and distances
- ☐ Monuments set/found at all lot corners
- ☐ Easements with bearings and distances suitable for registry filing
- ☐ Names of all abutters
- ☐ Street names
- ☐ Benchmark locations (Based on USGS NGVD – show year)
- ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- ☐ Existing 21E Contaminated Site Information
- ☐ Existing Buildings and Structures
 - ☐ Area of building
 - ☐ Number of stories
 - ☐ Principal use
 - ☐ Setbacks from property lines
 - ☐ Floor elevations
 - ☐ Door locations with sill elevations

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- ☐ Existing Topography:
 - ☐ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
 - ☐ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
 - ☐ Existing parking/paved areas including pavement type (parking, walkways, etc.)
 - ☐ All Existing Curbcuts
 - ☐ Listing of all existing utility owners and contact info located within the project limits
 - ☐ Adequate utility information outside the site to verify proposed utility connections
 - ☐ All utility pipe types, sizes, lengths, and slopes
 - ☐ All utility structure information including rim and invert elevations
 - ☐ All existing easements within 50 feet of property line-Identify any utility within the easement
 - ☐ All existing utility easements with bearings and distances
 - ☐ Existing pavement markings within site and on connecting roads
 - ☐ Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
 - ☐ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
 - ☐ Streams, water courses, swales and all flood hazard areas
 - ☐ Rock Outcroppings
 - ☐ Test pit locations including groundwater depths when encountered
 - ☐ Historic buildings within 250 feet of the subject property

— **X**

3c. Demolition Plan

- ☐ Existing Conditions Plan plus:
 - ☐ Existing Buildings and Structures to be removed/demolished
 - ☐ Existing parking/paved areas to be removed/demolished
 - ☐ Existing utilities to be removed/demolished
 - ☐ Existing hydrants to be removed
 - ☐ Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
- ☐ Dust Control Measures
- ☐ Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

— **X**

3d. Construction/Layout Plan

- ☐ Proposed Buildings and Structures

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- ☐ Area of building or additions
- ☐ Number of stories
- ☐ Principal use
- ☐ Floor elevations
- ☐ Door locations with sill elevations
- ☐ Setback dimensions from property lines
- ☐ Out-buildings, detached garages, temp. construction trailers, etc.
- ☐ Proposed Topography, including but not limited to:
 - ☐ Proposed contours at 2' intervals
 - ☐ Parking lot setbacks to property line
 - ☐ Parking lot grades (not to exceed 5% or be less than 0.5%)
 - ☐ Walls
 - ☐ Parking spaces (delineated and dimensioned)
 - ☐ Accessible parking spaces & aisles
 - ☐ Wheelchair ramps
 - ☐ Sidewalks
 - ☐ Pavement type(s)
 - ☐ Curb type(s) and limits
 - ☐ Lighting / Poles / Guys
 - ☐ Signs (include sign schedule)
 - ☐ Pavement markings
 - ☐ Loading areas / Loading Docks / Platforms
 - ☐ Fences
 - ☐ Landscape areas
 - ☐ Dumpster(s), Compactor(s) & Pads
 - ☐ Spot Grades at 4 Building Corners
 - ☐ Overall Plan Showing Areas of Cut & Fill
- ☐ Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.
- ☐ Grading at entrance-show spot grades if required
- ☐ Emergency Vehicle Access
- ☐ Truck Access (WB-50 unless otherwise approved by City Engineer)
- ☐ Snow Storage Areas, with limits of any fence protection (if applicable)
- ☐ Construction notes, including the following notes:
 - Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.
 - Any work and material within the City right-of-way shall conform to the City of New Bedford requirements
 - All handicap parking, ramps, and access shall conform to AAB & MAAB requirements
 - All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
 - All pavement markings and signs shall conform to MUTCD requirements

X 2e. Grading and Drainage Plan

- ☐ Existing Conditions Plan and Construction/ Layout Plan plus:
- ☐ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

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- ☐ Proposed parking lots, sidewalks, islands, etc.
 - Parking lot grades shall not exceed 5% or be less than 0.5 %
- ☐ Floor elevations & door locations
- ☐ Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- ☐ Adequate information off site to verify proposed drain connections
- ☐ Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- ☐ Utility easements with bearings and distances suitable for registry filing
- ☐ Delineation of all stockpile areas
- ☐ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- ☐ For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- ☐ A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- ☐ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - Any utility access vaults
 - All utility access handholes
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with dimensional bearings and distances
- ☐ Force main, if required, conforming to City of New Bedford requirements
- ☐ Water main loop
- ☐ Sewer profile showing all utility crossings
- ☐ Sections through detention basin(s)
- ☐ Include the following notes:
 - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
 - All water and sewer material and construction shall conform to the City of New Bedford requirements

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- | | |
|--|---|
| | <ul style="list-style-type: none">• All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled• The City shall be notified at least 24 hours prior to the required inspections <input type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed. |
|--|---|

X
N/A

	3g. <u>Landscape Plan</u>
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- | | |
|--|---|
| | <input type="checkbox"/> Location, species & size of all proposed plantings |
| | <input type="checkbox"/> All existing landscaping to be removed or retained |
| | <input type="checkbox"/> Plant and tree legend |
| | <input type="checkbox"/> Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments |
| | <input type="checkbox"/> Snow storage areas |
| | <input type="checkbox"/> Proposed irrigation methods (on-site wells to be used unless otherwise approved) |
| | <input type="checkbox"/> Verify sight distances at entrances |

X

	3h. <u>Erosion Control Plan</u> (show appropriate information from Existing Conditions and Construction/Layout Plans)
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- | | |
|--|---|
| | <input type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes |
| | <input type="checkbox"/> Anti-tracking BMP area at all construction entrances |
| | <input type="checkbox"/> Dust Control (Methods of) |
| | <input type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks |
| | <input type="checkbox"/> Delineation of all temporary stockpile areas |
| | <input type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access |
| | <input type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles |
| | <input type="checkbox"/> Include the following notes: <ul style="list-style-type: none">• All BMP erosion control measures shall be in place prior to demolition or any site work.• Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.• Maintenance specifications for all proposed erosion and sedimentation controls. |

X

	3i. <u>Floor Plan</u>
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- | | |
|--|---|
| | <input type="checkbox"/> Include complete floor plan of all floors (entire building), including existing & proposed work |
| | <input type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes |
| | <input type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls |
| | <input type="checkbox"/> For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project |

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- ☐ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

X

3j. Building Elevations

- ☐ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☐ For additions/alterations: label existing and new construction, as well as items to be removed
- ☐ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☐ Show any exterior mechanical, duct work, and/or utility boxes
- ☐ Include dimensions for building height, wall length and identify existing and proposed floor elevations

X

3k. Sign Plan

- ☐ Fully-dimensioned color elevations for all proposed signs
- ☐ Total square footage of existing signs and total square footage of proposed signs
- ☐ Existing and proposed sign locations on site plan
- ☐ Existing and proposed materials and methods of lighting for all signs

X

3l. Lighting Plan

- ☐ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- ☐ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☐ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☐ New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- ☐ Provide Cut Sheet for All Lighting Fixtures

X

3m. Detail Sheets (Typical Details)

- | | |
|--|--|
| <input type="checkbox"/> Pavement Section Detail | <input type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input type="checkbox"/> Sidewalk Detail | <input type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input type="checkbox"/> Curb Detail | <input type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input type="checkbox"/> Driveway Detail | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| <input type="checkbox"/> Wheel Chair Ramp Detail | <input type="checkbox"/> Infiltration Device Details |
| <input type="checkbox"/> Concrete Pad Detail | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input type="checkbox"/> Catch Basin Detail | <input type="checkbox"/> Bollards |
| <input type="checkbox"/> Drainage Manhole Detail | |
| <input type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

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- | | |
|--|--|
| <input type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail |
| <input type="checkbox"/> Anti-Seepage Collar Detail | <input type="checkbox"/> Fence Detail |
| <input type="checkbox"/> Flared End Detail | <input type="checkbox"/> Flowable Fill Trench |
| <input type="checkbox"/> Rip Rap Detail | <input type="checkbox"/> Pavement Marking Details |
| <input type="checkbox"/> Straw bales/Silt Fence Detail | <input type="checkbox"/> Handicap Parking/Compact Parking Signs |
| <input type="checkbox"/> Silt Sac Detail | <input type="checkbox"/> Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input type="checkbox"/> Compost Filter Tube Detail | <input type="checkbox"/> Thrust Block Detail |
| <input type="checkbox"/> Light Pole Foundation Detail | |
| <input type="checkbox"/> Retaining Wall Details | |
| <input type="checkbox"/> Tree/Shrub Planting Detail | |

- X 4. **Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:
- The number of dwelling units to be built and the acreage in residential use
 - Evidence of compliance with parking and off-street loading requirements
 - The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
 - Identification of all land that will become common or public land
 - Any other evidence necessary to indicate compliance with the zoning ordinance
 - A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
 - A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
 - Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

- X 5. **Certified Abutters List** (16 copies)

- X 6. **Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

- X 7. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

- N/A 8. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

- X 9. **Stormwater Management Report** (9 Copies), if required, comprised of the following:
- ☐ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
 - ☐ Overall Project Description
 - ☐ Existing Conditions

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- ☐ Proposed Improvements
- ☐ Proposed Conditions
- ☐ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☐ Stormwater Management Regulations
- ☐ Summary
- ☐ Appendix - Existing/Proposed Conditions Plans showing the following:
 - ☐ Overall Existing Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☐ Soil Classifications Table (Existing Soils)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
 - ☐ Overall Proposed Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☐ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☐ Appendix - Hydrologic Analyses
 - ☐ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☐ Appendix - Illicit Discharge Certification (signed & dated)

X

10. Electronic PDF and AutoCAD Files

- ☐ Shall consist of a CD with a printed CD Label in a CD case
- ☐ CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- ☐ All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)
- ☐ PDF files shall be created from within the AutoCAD environment and contain Layer information.
- ☐ It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
- ☐ **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

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File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_Generali.dwg

12-34_Generale.dwg

X **11. Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____



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).

OCT 17 2019

SUBJECT PROPERTY	
MAP #	47/189 - 47/41
LOT(S)#	47/127 47/44
ADDRESS: 19-Commercial ST, 21-35 Commercial ST 24 Union ST, SW John F. Kennedy Highway	
OWNER INFORMATION	
NAME: FRANKLIN Hospitality	
MAILING ADDRESS: P.O. Box 248 Westport, MA 02790	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	
MAILING ADDRESS (IF DIFFERENT):	
TELEPHONE #	508-294-7097
EMAIL ADDRESS:	se1afrance@gmail.com
REASON FOR THIS REQUEST: Check appropriate	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input checked="" type="checkbox"/>	OTHER (Please explain): Historic Commission

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

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant 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.

Michael J. Motta

Printed Name

Signature

10-8-2019

Date

October 7, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 13-19 Commercial Street 21-35 Commercial Street, 24 Union Street & SW John F. Kennedy Highway (Map: 47, Lot: 41,44,127,189). 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
47-37	4 S WATER ST 4418	MARDER MANAGEMENT CORP, 28 UNION STREET NEW BEDFORD, MA 02740
47-127	SW JOHN F KENNEDY HWY	BECKMAN CARL, 190 BEDFORD STREET NEW BEDFORD, MA 02740
47-240	46 UNION ST 4650	MARDER MANAGEMENT CORP, 28 UNION STREET NEW BEDFORD, MA 02740
47-38	40 UNION ST 40-44	FLYNN BARTHOLEMEAU "TRUSTEE", K & F REALTY TRUST 46 LAKESIDE AVENUE NORTH DARTMOUTH, MA 02747
47-39	34 UNION ST	FLYNN BARTHOLEMEAU "TRS", K & F REALTY TRUST 34 UNION STREET NEW BEDFORD, MA 02740
47-40	26 UNION ST	MARDER MANAGEMENT CORP, 28 UNION STREET NEW BEDFORD, MA 02740
53-197	37 UNION ST 37-41	MARDER MANAGEMENT CORP, 28 UNION STREET NEW BEDFORD, MA 02740
53-200	82 FRONT ST 82-86	DAWSON KEVIN P, DAWSON SANDRA M 14 WINNATUXETT BEACH ROAD MATTAPOISETT, MA 02739
53-198	31 UNION ST	FUJI REAL ESTATE LLC, 31 UNION STREET UNIT 1 NEW BEDFORD, MA 02740
53-288	UNION ST NS	NEW BEDFORD REDEVELOPMENT AUTHORITY, 133 WILLIAM STREET NEW BEDFORD, MA 02740
53-196	47 UNION ST 47-49	WHALERS CORNER LLC, 398 COUNTY STREET NEW BEDFORD, MA 02740
47-44	21 - 35 COMMERCIAL ST	BECKMAN CARL, 190 BEDFORD STREET NEW BEDFORD, MA 02740
47-189	13-19 COMMERCIAL ST	BECKMAN CARL, 190 BEDFORD STREET NEW BEDFORD, MA 02740

October 7, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 13-19 Commercial Street 21-35 Commercial Street, 24 Union Street & SW John F. Kennedy Highway (Map: 47, Lot: 41,44,127,189). 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
47-21	25 S WATER ST	N B YOUNG MENS CHRISTIAN, ASSOCIATION 25 SOUTH WATER ST NEW BEDFORD, MA 02744
47-69	26 S WATER ST	CHALETZKY STEPHEN E "TRUSTEE", 26 SOUTH WATER STREET REALTY TRUST P O BOX 590099 NEWTON CENTER, MA 02459
47-41	24 UNION ST	FRANKLIN HOSPITALITY CORPORATI P O BOX 248 WESTPORT, MA 02790



City of New Bedford, Massachusetts
Department of City Planning

Parcel within 300FT



October 2010

Southern Bristol Registry of Deeds
Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number	: 9517
Document Type	: DEED
Recorded Date	: May 09, 2019
Recorded Time	: 12:45:22 PM
Recorded Book and Page	: 12787 / 112
Number of Pages(Including cover sheet)	: 4
Receipt Number	: 73955
Recording Fee (including excise)	: \$6,965.00

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 05/09/2019 12:45 PM
Ctrl# 027782 14130 Doc# 00009517
Fee: \$6,840.00 Cons: \$1,500,000.00

Southern Bristol Registry of Deeds
Frederick M. Kalisz, Jr., Register
25 N. 6th Street
New Bedford, MA 02740
508-993-2603
www.NewBedfordDeeds.com

QUITCLAIM DEED

I, CARL BECKMAN of 190 Bedford Street, New Bedford, Massachusetts,
In consideration of \$1,500,000.00 grant to NATIONAL DOWNTOWN CLUB LLC, a
Massachusetts Limited Liability Company with a principal place of business at 66 State
Road, Westport, Bristol County, Massachusetts

WITH QUITCLAIM COVENANTS

the land with the buildings thereon, located in New Bedford, Bristol County,
Massachusetts, bounded and described as follows:

PARCEL ONE

BEGINNING at the southeast corner thereof at a point formed by the intersection of the
north line of Commercial Street and the west line of Front Street; thence

WESTERLY In said north line of Commercial Street, two hundred four and 93/100
(204.93) feet to land now or formerly of Charles G. Taber; thence

NORTHERLY In line of last-named land, forty-one and 19/100 (41.19) feet to land now
or formerly of James H. Sherman; thence

EASTERLY In line of last-named land and in line of land now or formerly of David L.
Parker and Oliver Prescott, Trustees u/w Ward M. Parker, and in line of land now or
formerly of William T. Caswell, and in line of land now or formerly of Jennie W. Gibbs,
and in line of land now or formerly of Louis and Solomon Shuster, two hundred four
and 85/100 (204.85) feet to said west line of Front Street; and thence

Property Address: 13-19 and 21-35 Commercial Street, New Bedford, MA

SOUTHERLY In said west line of Front Street, forty and 72/100 (40.72) feet to the place of beginning.

CONTAINING thirty and 82/100 (30.82) square rods, more or less.

PARCEL TWO

BEGINNING at a point in the southerly line of Commercial Street, said point being 110.00 feet easterly from the southeasterly intersection of Water Street and Commercial Street; thence

NORTH 81° 48' 30" East, 1.72 feet;

Thence in an arc whose radius is 10.00 feet a distance of 15.41 feet to a point;

Thence in an arc whose radius is 58.00 feet a distance of 89.44 feet to a point; thence

NORTH 81° 48' 30" East, 28.73 feet to a point in the westerly line of the John F. Kennedy Arterial Highway; thence

SOUTHWESTERLY in an arc whose radius is 320.00 feet a distance of 158.185 feet to a point; thence

NORTH 7° 53' 36" West, 187.039 feet to the point of beginning.

CONTAINING 8,477.25 square feet.

BEING Parcel 23A on a plan of land entitled, "The City of New Bedford, New Bedford Redevelopment Authority, Disposition Parcel No. 23A, 23B, South Terminal Urban Renewal Project, Goodkind & O'Dea, Inc., Springfield, Mass." dated January, 1970 and revised by NBRA on November, 1976.

This conveyance is subject to and together with the law, ordinances, resolutions, regulations and orders of all municipal, county, state, federal or other governmental bodies, boards, agencies, or other authority now or hereafter having jurisdiction, public easements, covenants and restrictions, as set forth in a deed from the New Bedford Redevelopment Authority to C.E. Beckman Company, dated May 12, 1977, recorded in the Bristol County (S.D.) Registry of Deeds in Book 1739, Page 232.

For my title see deed of Beckman Family Limited Partnership dated December 27, 2008, recorded in the Bristol County (S.D.) Registry of Deeds in Book 8915, Page 26.

WITNESS my hand and seal this 8th day of May, 2019.

Carl Beckman
Carl Beckman

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 8th day of May, 2019, before me, the undersigned notary public, personally appeared CARL BECKMAN, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☐ oath or affirmation of a credible witness who is personally known to me and who has stated to me that he/she is unaffected by the document or transaction and that he/she knows the person whose name is signed on the preceding document, ☒ personal knowledge of the undersigned, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily, for its stated purpose and that it was the free act of CARL BECKMAN.



SUSAN FORGUE WEINER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
July 18, 2021

Susan Forgue Weiner
Notary Public
My commission expires: 7/16/2021

Return to: Allison L. Fleet, Esq.
Partridge Snow & Hahn LLP
40 Westminister St.
Boston, MA 02103



2017 00000573

Bk: 11953 Pg: 275 Pg: 1 of 2 BS
Doc: DEED 01/09/2017 02:49 PM

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 01/09/2017 02:49 PM
Ctrl# 021174 27518 Doc# 00000573
Fee: \$3,408.32 Cons: \$747,000.00

QUITCLAIM DEED

24 UNION STREET, LLC, a Massachusetts limited liability company having an address of 43 Tower Drive, New Bedford, Massachusetts 02740, for consideration paid, and in full consideration of SEVEN HUNDRED FORTY-SEVEN THOUSAND DOLLARS (\$747,000) grants to FRANKLIN HOSPITALITY CORPORATION, a Massachusetts corporation having a mailing address of 66 State Road, Westport, Massachusetts 02790, with *quitclaim covenants*, that certain parcel of land, together with the buildings and improvements thereon, situated in New Bedford, Bristol County, Massachusetts, and more particularly bounded and described as follows:

Beginning at the northeast corner thereof, at the point of intersection of the south line of Union Street with the west line of Front Street; thence

SOUTHERLY in said west line of Front Street fifty-two (52') feet to land now or formerly of Sylvia Ann Howland; thence

WESTERLY by last named land forty-four and 25/100 (44.25') feet to land now or formerly of Jennie W. Gibbs; thence

NORTHERLY by last named land fifty-two (52') feet to the said south line of Union Street; thence

EASTERLY in the south line of Union Street forty-four and 25/100 (44.25') feet to the west line of Front Street, and the place of beginning.

Containing 12,375 square feet, more or less.

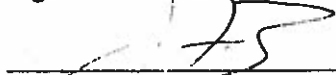
Grantor is not taxed as a corporation for federal income tax purposes in the current taxable year.

Being the same premises conveyed to grantor by deed of Rodman Realty Corp., dated July 31, 2009 and recorded with the Bristol County (S.D.) Registry of Deeds in Book 9466, Page 224.

WITNESS my hand and seal this 6th day of January, 2017.

Signed and sealed in presence of:

24 Union Street, LLC



Johnna F. Tierney, Esquire

By: 

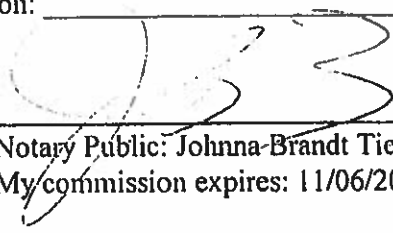
Kevin C. Santos, Manager

Attorney for
HALLORAN, LUKOFF & SMITH, P.C.
432 COUNTY STREET
NEW BEDFORD, MA 02740-6000

Commonwealth of Massachusetts;
County of Bristol, ss.

On this 6th day of January, 2017, before me, the undersigned notary public, personally appeared Kevin C. Santos, and proved to me through satisfactory evidence of identification, to be the person who signed the foregoing instrument, who, being by me duly sworn, did say that he is the Manager of 24 Union Street, LLC and that said instrument was signed and sealed on behalf of said limited liability company by authority of its Member(s), and said Kevin C. Santos acknowledged said instrument to be the free act and deed of said limited liability company. The satisfactory evidence of identification was:

- ☒ A current document issued by a federal or state government agency bearing the photographic image of the said signatory's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the said signatory; or
- ☐ Identification of the said signatory based on the notary public's personal knowledge of the identity of the said signatory; or
- ☐ The following evidence of identification: _____



Notary Public: Johnna Brandt Tierney
My commission expires: 11/06/2020