

SITEC

Civil and Environmental Engineering
Land Use Planning

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

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

SITE PLAN REVIEW

**CLEANSLATE NEW BEDFORD
52-54 BRIGHAM STREET
NEW BEDFORD, MA**

SEPTEMBER 4, 2019

PROJECT NARRATIVE

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PROJECT NARRATIVE

SEPTEMBER 4, 2019



Project: CleanSlate New Bedford
52-54 Brigham Street
New Bedford, MA
Assessors Map 39, Lot 18

Property Owner: PRL Realty LLC, et al
52-54 Brigham Street
New Bedford, MA 02740

Applicant: Total Wellness Center, LLC
d/b/a CleanSlate Centers, LLC
12 Cadillac Drive, Ste. 380
Brentwood, TN 37027

Zoning District: Mixed Use Business

EXISTING SITE CONDITIONS

The subject property is a 26,433 sf commercial development located on the east side of Brigham Street between Tabor Street and Elizabeth Street. The property is bordered by Brigham Street on the west, Tabor Street on the north, Elizabeth Street and residential properties on the south and residential properties on the east.

At the present time, an 8,800 sf single story brick office building is situated along the Brigham Street frontage. A paved parking lot is located on the east side of the property with curb cut access onto Elizabeth and Tabor Streets. The Elizabeth Street entrance is a one way north and serves diagonal parking. The two Tabor Street curb cuts are two way drives serving the main parking lot. There are 49 parking spaces onsite.

The property is served by municipal water and sewer. Two onsite catch basins collect surface water runoff from the parking facility.

PROPOSED REDEVELOPMENT

The Applicant is proposing to renovate the existing medical space and move their current operation from Grape Street to the Brigham Street location. CleanSlate is an outpatient medical center which provides medication assisted treatment to people in the New Bedford community suffering from opioid and other substance disorders.

There are anticipated to be 20-25 staff members in the building, and there are typically 100 patient visits daily, spread throughout the day, with an average of fewer than 15 patients in the building at any given time. Many patients are within walking distance, or take public transportation to the site. As a result the existing on-site parking spaces are more than adequate to service the number of vehicles used by staff and patients. The parking lot is adequately sized with sufficient access and parking spaces to serve this facility. Two ADA compliant spaces will be provided for patient use.

The current parking ordinance requires a minimum of 1 parking space per 200 sf of medical office space. For this facility 44 spaces are required and, with the elimination of one space for van accessible ADA parking, the site will provide 48 total spaces.

There are no planned changes to the utility infrastructure serving this building and there are no upgrades to the parking lot or adjacent landscaped areas at this time. Additionally, due to the limited operational hours for this location, no parking lot lighting is proposed which is in keeping with the historical nature of this medical office property.

It is anticipated that the project will take 8-10 months to complete at an estimated construction cost of \$1,200,000.

APPLICATION / REQUEST FOR WAIVER



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: CleanSlate New Bedford by: SITEC, Inc. dated: Aug. 30, 2019

1. Application Information

Street Address: 52-54 Brigham Street

Assessor's Map(s): 39 Lot(s) 18

Registry of Deeds Book: 1908 Page: 199

Zoning District: Mixed Use Business

Applicant's Name (printed): Total Wellness Center, LLC d/b/a Clean Slate Centers, Inc

Mailing Address: 12 Cadillac Drive, Suite 380 Brentwood TN 37027
 (Street) (City) (State) (Zip)

Contact Information: (615) 975-6954 mkeleher@cleanslatecenters.com
 Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other Buyer

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

Cover Sheet, Locus Plan, Existing/Proposed Conditions - August 30, 2019
 Demolition & Construction Plan - May 31, 2019
 Project Narrative

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.

9/5/2019
 Date

DocuSigned by:
Michael Keleher Senior Director - Project Management
 7D0BEE41D88D3412
 Signature of Applicant

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: Medical Office (currently vacant)

Proposed Use of Premises: Medical Office

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

4. Briefly Describe the Proposed Project:

The Applicant is proposing to renovate the existing office building to include offices, waiting room, meeting rooms, for the purpose of providing outpatient medical services. The existing parking facility will be maintained to support the medical use. No site modifications are proposed at this time with the exception of basic pavement repair/sealing.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	26,433 SF	0	26,433
Lot Width (ft)	189'	0	189'
Number of Dwelling Units	0	n/a	0
Total Gross Floor Area (sq ft)	8,800 SF	n/a	8,800 SF
Residential Gross Floor Area (sq ft)	0	n/a	0
Non-Residential Gross Floor Area (sq ft)	8,800 SF	n/a	8,800 SF
Building Height (ft)	18'	100'	18'
Front Setback (ft)	0	0	0
Side Setback (ft)	0	0	0
Side Setback (ft)	0	0	0

Rear Setback (ft)	37'	10'	37'
Lot Coverage by Buildings (% of Lot Area)	33%	n/a	33%
Permeable Open Space (% of Lot Area)	5%	0%	5%
Green Space (% of Lot Area)	5%	0%	5%
Off-Street Parking Spaces	49	44	48
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	0	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>100</u>	<u>100-150</u>
b) Number of employees:	<u>20</u>	<u>25</u>
c) Hours of operation:	<u>8:30AM-8PM</u>	<u>8:30AM-8PM</u>
d) Days of operation:	<u>M-F</u>	<u>M-F</u>
e) Hours of deliveries:	<u>9AM-5PM</u>	<u>9AM-5PM</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.

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

2230 Table of Use Regulations-Appendix A

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Total Wellness Center, LLC d/b/a Clean Slate Centers, Inc.

at the following address: 12 Cadillac Drive, Suite 380

to apply for: Site Plan Review

on premises located at: 52-54 Brigham Street

in current ownership since: November 15, 1984

whose address is: 52-54 Brigham St. New Bedford, MA 02740

for which the record title stands in the name of: PRL Realty, LLC, et al

whose address is: 52-54 Brigham St, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 1908 Page: 199

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.

9/5/2019

DocuSigned by:
Michael Keleher
7D08EE41D08D401...

Date

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

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.



City of New Bedford
REQUEST FOR WAIVER

CASE #:

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	39	LOT(S)#	18
REGISTRY OF DEEDS BOOK:	1908	PAGE #	199
PROPERTY ADDRESS: 52-54 Brigham Street			
ZONING DISTRICT: Mixed Use Business			
OWNER INFORMATION			
NAME: PRL Realty, LLC, et al			
MAILING ADDRESS: 52-54 Brigham Street, New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: <i>Check one:</i>	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER <i>Describe</i> <input checked="" type="checkbox"/> <u>Buyer</u>
MAILING ADDRESS (IF DIFFERENT): 12 Cadillac Drive, Suite 380, Brentwood, TN 37027			
TELEPHONE #			
EMAIL ADDRESS:			

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

DocuSigned by:
Michael Belcher
7D0BEE41D86D401...

Signature of Applicant/s

9/5/2019

Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Refer to Attached Forms

Signature of Owner/s

Date

DESCRIPTION	Ordinance Section	CLEARLY Describe why this request is being made.	
	1	<p>***Example***</p> <p>5451. b. Topography and Drainage Plan</p>	<p>***Example***</p> <p>There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.</p>
	2	<p>5450 Plan Contents 5451.b Drainage 5451.c Utilities 5451.e Landscaping 5451.f Lighting</p>	<p>The Applicant is not proposing any alteration to these existing site features for this project</p>
	3	<p>Site Plan Review Checklist 3. North Orientation 3.c Demolition Plan 3.d Construction Layout 3.e Grading & Drainage 3.f Utility & Grading 3.g Landscaping</p>	<p>The applicant is not proposing any site grading, utility line changes or ground alteration as part of this project. No site lighting, landscaping or signage is proposed at this time.</p>
	4	<p>3.h Erosion Control 3.j Building Elevations 3.k Sign Plan 3.l Lighting Plan 3.m Detail sheets</p>	

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:

OWNER AUTHORIZATION

To whom it may concern:

I, Pedro Falla, am the owner of the real property identified as Unit(s) 1, 80/110 at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

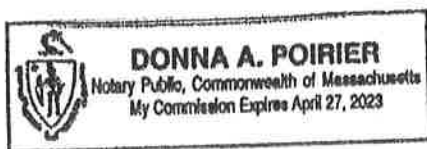
Signed:



COMMONWEALTH OF MASSACHUSETTS

Bristol

On this 2nd day of July, 2019, before me, the undersigned notary public, appeared the above-named Pedro Falla, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.



Notary Public:

My commission expires: April 27, 2023

To whom it may concern:

Suite # 2
273

I, PATRICIA ANDRADE, am the owner of the real property identified as Unit(s) 273 at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

Signed:

Patricia Andrade

COMMONWEALTH OF MASSACHUSETTS

Bristol

On this 5th day of July, 2019, before me, the undersigned notary public, appeared the above-named Patricia Andrade, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.



Alan Benjamin

Notary Public: Alan Benjamin

My commission expires: Aug. 15, 2019

To whom it may concern:

suite # 3

I, Patricia Andrade, am the owner of the real property identified as Unit(s) 2+3 at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

Signed: [Signature]

COMMONWEALTH OF MASSACHUSETTS

Bristol

On this 5th day of July, 2019, before me, the undersigned notary public, appeared the above-named Patricia Andrade, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.



[Signature]

Notary Public: Alan Benjamin

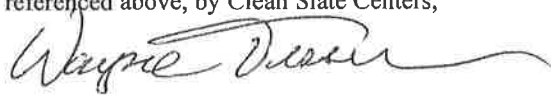
My commission expires: Aug. 15, 2019

To whom it may concern:

I, WAYNE TESSIER am the owner of the real property identified as Unit(s) 415 at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

Signed:



COMMONWEALTH OF MASSACHUSETTS

Bristol

On this 26th day of June, 2019, before me, the undersigned notary public, appeared the above-named WAYNE TESSIER, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.

Notary Public:



My commission expires:

Aug 8th, 2025



To whom it may concern:

I, Paulino Massed, am the owner of the real property identified as Unit(s) _____ at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

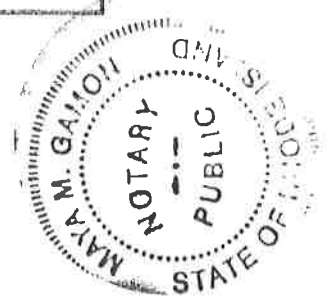
Signed: Paulino Massed

State of Rhode Island
COMMONWEALTH OF MASSACHUSETTS

On this 30th day of June, 2019, before me, the undersigned notary public, appeared the above-named Paulino Massed, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.

Notary Public: Maya M. Gamon
My commission expires:

MAYA M. GAMON
Notary Public, State of Rhode Island
My Commission Expires July 03, 2022
Commission # 51142



To whom it may concern:

I, Elizabeth Silva, am the owner of the real property identified as Unit(s) 6 at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

Signed:

Elizabeth Silva

COMMONWEALTH OF MASSACHUSETTS

On this 8 day of July, 2019, before me, the undersigned notary public, appeared the above-named Elizabeth Silva, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.



Clayton J. Timas

Notary Public:

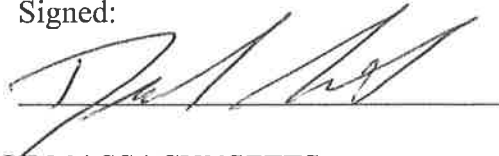
My commission expires: 01-27-23

To whom it may concern:

I, Duval J. Silva, am the owner of the real property identified as Unit(s) 6 at 52-54 Brigham Street, New Bedford, MA.

I hereby authorize Total Wellness Center, LLC, d/b/a Clean Slate Centers, Inc., and its employees, agents and attorneys, to apply to the Department of Inspectional Services, the Zoning Board of Appeals, the Planning Board, and any other board or officer of the City of New Bedford, for the issuance of any and all permits, special permits, variances, waivers, licenses, certifications or other form of approval or relief required for the use of the property referenced above, by Clean Slate Centers, Inc., or any of its subsidiaries, affiliates or successor entities.

Signed:



COMMONWEALTH OF MASSACHUSETTS

On this 8 day of July, 2019, before me, the undersigned notary public, appeared the above-named Duval J. Silva, proved to me through satisfactory evidence of identification, which was photographic identification, which was photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person whose name is signed on the preceding page, and acknowledged to me that he signed it voluntarily for its stated purpose and was his free act and deed.



Clayton J. Timas

Notary Public:

My commission expires: 01-27-23

SITE PLAN REVIEW CHECKLIST



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:

X = Shown on Plans W = Waiver Requested NA = Not Applicable

Staff Applicant

JA
JA
JA

1. **Completed Application Form** (with all required signatures; 16 Copies)
2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

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).

MA

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
- N/A* 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

MA

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)
- N/A* NHESP mapped areas (Areas of Estimated and Priority Habitats)
- N/A* 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

Staff | **Applicant**

- 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...
- N/A* Wetlands, floodplain, water protection district delineation including offsets and buffer zones
- N/A* Streams, water courses, swales and all flood hazard areas
 - Rock Outcroppings
- N/A* Test pit locations including groundwater depths when encountered
- N/A* Historic buildings within 250 feet of the subject property

W

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.

W

3d. Construction/Layout Plan

- Proposed Buildings and Structures

Staff Applicant

- 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

W 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)

Staff Applicant

- 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.

W **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

Staff Applicant

- 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
- Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

W 3g. Landscape Plan

- Location, species & size of all proposed plantings
- All existing landscaping to be removed or retained
- Plant and tree legend
- Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- Snow storage areas
- Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- Verify sight distances at entrances

W 3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)

- Straw bales or straw bale/silt fence combination and compost filter tubes
- Anti-tracking BMP area at all construction entrances
- Dust Control (Methods of)
- Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- Delineation of all temporary stockpile areas
- Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- Straw bales or straw bale/silt fence combination around all stockpiles
- Include the following notes:
 - 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.

A 3i. Floor Plan

- Include complete floor plan of all floors (entire building), including existing & proposed work
- Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- Show the location of all existing and proposed doors, windows, and walls
- 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

Staff Applicant

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

W 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

W 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

W 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

W 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) | |

Staff Applicant

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

NA

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

NA

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

NA

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

N/A

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

H/A

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

W

9. **Stormwater Management Report** (9 Copies), if required, comprised of the following:

- MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- Overall Project Description
- Existing Conditions

Staff Applicant

- 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)



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.

Staff | Applicant

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_General1.dwg
- 12-34_Generale.dwg

A

ii. 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: _____

CERTIFIED ABUTTERS 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).

SEP 04 2019

SUBJECT PROPERTY			
MAP #	39	LOT(S)#	18A-18F, 18H, & 18K
ADDRESS: 52-54 Brigham Street			
OWNER INFORMATION			
NAME: Please see attached			
MAILING ADDRESS: Please see attached			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Alison Cesar			
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road, North Dartmouth, MA 02747			
TELEPHONE #	508-998-2125		
EMAIL ADDRESS:	ACesar@Sitec-Engineering.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<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 type="checkbox"/>	OTHER (<i>Please explain</i>):		

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

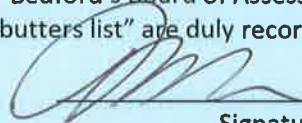
Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

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

9-4-2019

Date

Location: 52 54 BRIGHAM ST Unit: 1

Parcel ID: 39 18A

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

10/27/2005

Sale Price:

\$94,900.00

Card No. 1 of 1

Legal Reference:

7839-2

Grantor:

TECHBENCH PROPERTIES LLC,

Current Owner Information:

PRL REALTY,LLC

52 BRIGHAM STREET UNIT 1

NEW BEDFORD , MA 02740

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 711 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

105200

Land Value:

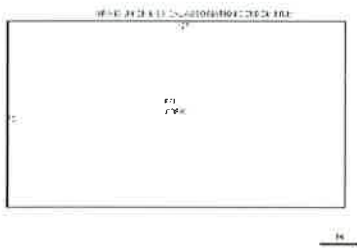
0

Yard Items Value:

0

Total Value:

105200



Fiscal Year 2019

Fiscal Year 2018

Fiscal Year 2017

Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	105200	Total Bldg Value:	105800	Total Bldg Value:	105800
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	105200	Total Value:	105800	Total Value:	105800
Tax:	\$3,665.17	Tax:	\$3,771.77	Tax:	\$3,811.97

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 2

Parcel ID: 39 18B

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

06/05/2003

Sale Price:

\$56,000.00

Card No. 1 of 1

Legal Reference:

6264-210

Grantor:

HIGGINS,ROBERT B "TRUSTEE"

Current Owner Information:

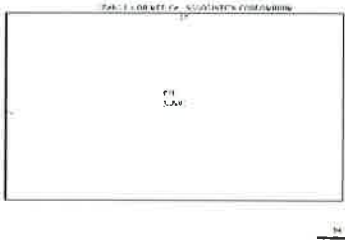
ANDRADE PATRICIA L

585 ELM STREET

S DARTMOUTH , MA 02748

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
95500	0	0	95500



Fiscal Year 2019		Fiscal Year 2018		Fiscal Year 2017	
Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	95500	Total Bldg Value:	96000	Total Bldg Value:	96000
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	95500	Total Value:	96000	Total Value:	96000
Tax:	\$3,327.22	Tax:	\$3,422.40	Tax:	\$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 3

Parcel ID: 39 18C

Zoning: MUB

Fiscal Year: 2019

Current Owner Information:

ANDRADE PATRICIA L

585 ELM STREET

S DARTMOUTH , MA 02748

Current Sales Information:

Sale Date:

05/01/2000

Sale Price:

\$100.00

Legal Reference:

4672-24

Grantor:

TIERNEY,MOIRA E

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Fiscal Year 2018

Fiscal Year 2017

Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	95500	Total Bldg Value:	96000	Total Bldg Value:	96000
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	95500	Total Value:	96000	Total Value:	96000
Tax:	\$3,327.22	Tax:	\$3,422.40	Tax:	\$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 4

Parcel ID: 39 18D

Zoning: MUB

Fiscal Year: 2019

Current Owner Information:

TESSIER WAYNE G "TRUSTEE"
MASSE PAULINE "TRUSTEE"
52 BRIGHAM STREET UNIT #5

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

12/19/2007

Sale Price:

\$113,500.00

Legal Reference:

8892-333

Grantor:

FITZGERALD,KATHLEEN

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Fiscal Year 2018

Fiscal Year 2017

Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	95500	Total Bldg Value:	96000	Total Bldg Value:	96000
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	95500	Total Value:	96000	Total Value:	96000
Tax:	\$3,327.22	Tax:	\$3,422.40	Tax:	\$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 5

Parcel ID: 39 18E

Zoning: MUB

Fiscal Year: 2019

Current Owner Information:

TESSIER WAYNE G "TRUSTEE"
MASSED PAULINE "TRUSTEE"
258 WALNUT STREET

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

07/16/2002

Sale Price:

\$92,000.00

Legal Reference:

5604-76

Grantor:

HOSLEY ,MARK A

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 978 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
126800	0	0	126800



Fiscal Year 2019		Fiscal Year 2018		Fiscal Year 2017	
Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	126800	Total Bldg Value:	127500	Total Bldg Value:	127500
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	126800	Total Value:	127500	Total Value:	127500
Tax:	\$4,417.71	Tax:	\$4,545.38	Tax:	\$4,593.83

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 6

Parcel ID: 39 18F

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

09/26/2014

Sale Price:

\$23,000.00

Card No. 1 of 1

Legal Reference:

11183-1

Grantor:

SOUTH COAST REAL ESTATE ,HOLDINGS,LLC

Current Owner Information:

SILVA ELIZABETH "TRUSTEE"

SILVA DURVAL "TRUSTEE"

P O BOX 70279

NORTH DARTMOUTH , MA 02747

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Fiscal Year 2018

Fiscal Year 2017

Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	95500	Total Bldg Value:	96000	Total Bldg Value:	96000
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	95500	Total Value:	96000	Total Value:	96000
Tax:	\$3,327.22	Tax:	\$3,422.40	Tax:	\$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 8

Parcel ID: 39 18H

Zoning: MUB

Fiscal Year: 2019

Current Owner Information:

PRL REALTY LLC
C/O FALLA MEDICAL CLINIC
54 BRIGHAM STREET UNIT 8

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

01/22/2004

Sale Price:

\$220,000.00

Legal Reference:

6754-99

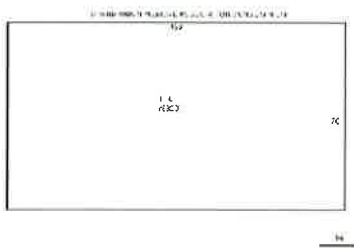
Grantor:

FANOUS RAFAAT S,

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Asphalt Shingles roof cover and 1764 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
177000	0	0	177000



Fiscal Year 2019		Fiscal Year 2018		Fiscal Year 2017	
Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	177000	Total Bldg Value:	178100	Total Bldg Value:	178100
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	177000	Total Value:	178100	Total Value:	178100
Tax:	\$6,166.68	Tax:	\$6,349.27	Tax:	\$6,416.94

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 10

Parcel ID: 39 18K

Zoning: MUB

Fiscal Year: 2019

Current Owner Information:

PRL REALTY LLC

54 BRIGHAM STREET UNIT 10

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

01/31/2008

Sale Price:

\$135,000.00

Legal Reference:

8933-42

Grantor:

MATELSKI,HARRY W

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 1156 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
135900	0	0	135900



Fiscal Year 2019		Fiscal Year 2018		Fiscal Year 2017	
Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	135900	Total Bldg Value:	136700	Total Bldg Value:	136700
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	135900	Total Value:	136700	Total Value:	136700
Tax:	\$4,734.76	Tax:	\$4,873.36	Tax:	\$4,925.30

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

September 4, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 52-54 Brigham Street (Map: 39, Lot: 18). 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
39-255	67 BRIGHAM ST 67-69	PEREIRA ARMENIA M "TRUSTEE", ARMENIA M PEREIRA LIVING TRUST 29430 S CHRISMAN ROAD TRACY, CA 95304-8138
39-473	60 BRIGHAM ST	NEW BEDFORD OB/GYN REALTY LLC, C/O HAWTHORN MEDICAL ASSOCIATE 535 FAUNCE CORNER ROAD DARTMOUTH, MA 02747
39-440	71 WEST ST	PARKER KATHERINE S, 71 WEST STREET NEW BEDFORD, MA 02740
39-31	23 ELIZABETH ST	LAWRENCE DENIS, LAWRENCE DEBORAH A 23 ELIZABETH STREET NEW BEDFORD, MA 02740
39-42	63 WEST ST	CUNHA MELISSA ANN, MORIN CRAIG ANTHONY 63 WEST STREET NEW BEDFORD, MA 02740
39-33	19 ELIZABETH ST	MEDEIROS VIRGINIA M, C/O JOSEPH F MEDEIROS 4122 ACUSHNET AVENUE NEW BEDFORD, MA 02745
39-35	13 ELIZABETH ST	ST GERMAIN OLIVE M, 17 ELIZABETH ST NEW BEDFORD, MA 02740
39-40	75 WEST ST	BRYANT DAVID P "TRUSTEE", BRYANT ELIZABETH C "TRUSTEE" 75 WEST ST NEW BEDFORD, MA 02740
39-84	72 BRIGHAM ST	ILSLEY EDWARD J, ILSLEY PAMELA C 79 BROWNELL STREET NEW BEDFORD, MA 02740
39-44	57 WEST ST	KOLODZIEJ DANIEL P, LAWSON LAUREN 57 WEST STREET NEW BEDFORD, MA 02740
39-66	28 ELIZABETH ST	SPENCE JOYCE C "TRUSTEE", THE JOYCE C SPENCE REVOCABLE TRUST - 2009 314 SNIPATUIT ROAD ROCHESTER, MA 02770
39-67	26 ELIZABETH ST	BRUM BRIAN M, 26 ELIZABETH ST NEW BEDFORD, MA 02740
39-313	BRIGHAM ST 47	ANTUNES ANTONIO, ANTUNES SUSAN 760 POTOMSKA ROAD S DARTMOUTH, MA 02748

September 4, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 52-54 Brigham Street (Map: 39, Lot: 18). 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
39-68	20 ELIZABETH ST	SOUSA PAUL J, SOUSA PAMELA J 20 ELIZABETH STREET NEW BEDFORD, MA 02740
39-85	77 TABER ST	VENTURA MANUELA C, 77 TABER STREET NEW BEDFORD, MA 02740
39-312	49 BRIGHAM ST	VAZ PAULO A, CAIANO JENNIFER 51 BRIGHAM ST NEW BEDFORD, MA 02740
39-37	11 ELIZABETH ST	BURGESS PAUL S, BURGESS KATHLEEN J 11 ELIZABETH ST NEW BEDFORD, MA 02740
39-18	52 BRIGHAM ST	PRL REALTY,LLC, 52 BRIGHAM STREET UNIT 1 NEW BEDFORD, MA 02740
39-88	67 TABER ST	SOUZA CHRISTOPHER J, 475 ROUNSEVILLE ROAD ROCHESTER, MA 02770
39-89	61 TABER ST	DEMELLO HOLLY L, 61 TABER ST NEW BEDFORD, MA 02740
39-471	40 BRIGHAM ST	COSTA WILLIAM L, COSTA LUDUINA 60 TABER ST NEW BEDFORD, MA 02740
39-69	16 ELIZABETH ST	STARR NANCY A, STARR BARRY 16 ELIZABETH ST NEW BEDFORD, MA 02740
39-86	75 TABER ST	CORMIER RICHARD F, CORMIER ANNE B 3200 NO PALM AIRE DR APT 708 POMPANO BEACH, FL 33069-3834
39-90	57 TABER ST	SILVEIRA MANUEL G "TRUSTEE", MANUEL G SILVEIRA IRREVOCABLE TRUST 57 TABER STREET NEW BEDFORD, MA 02740
39-254	71 BRIGHAM ST	SYLVIA PAUL G, SYLVIA DONNA M 22 ELMVIEW AVENUE NO. DARTMOUTH, MA 02747
39-87	69 TABER ST	PERRY TRACEY L, 71 TABER STREET NEW BEDFORD, MA 02740

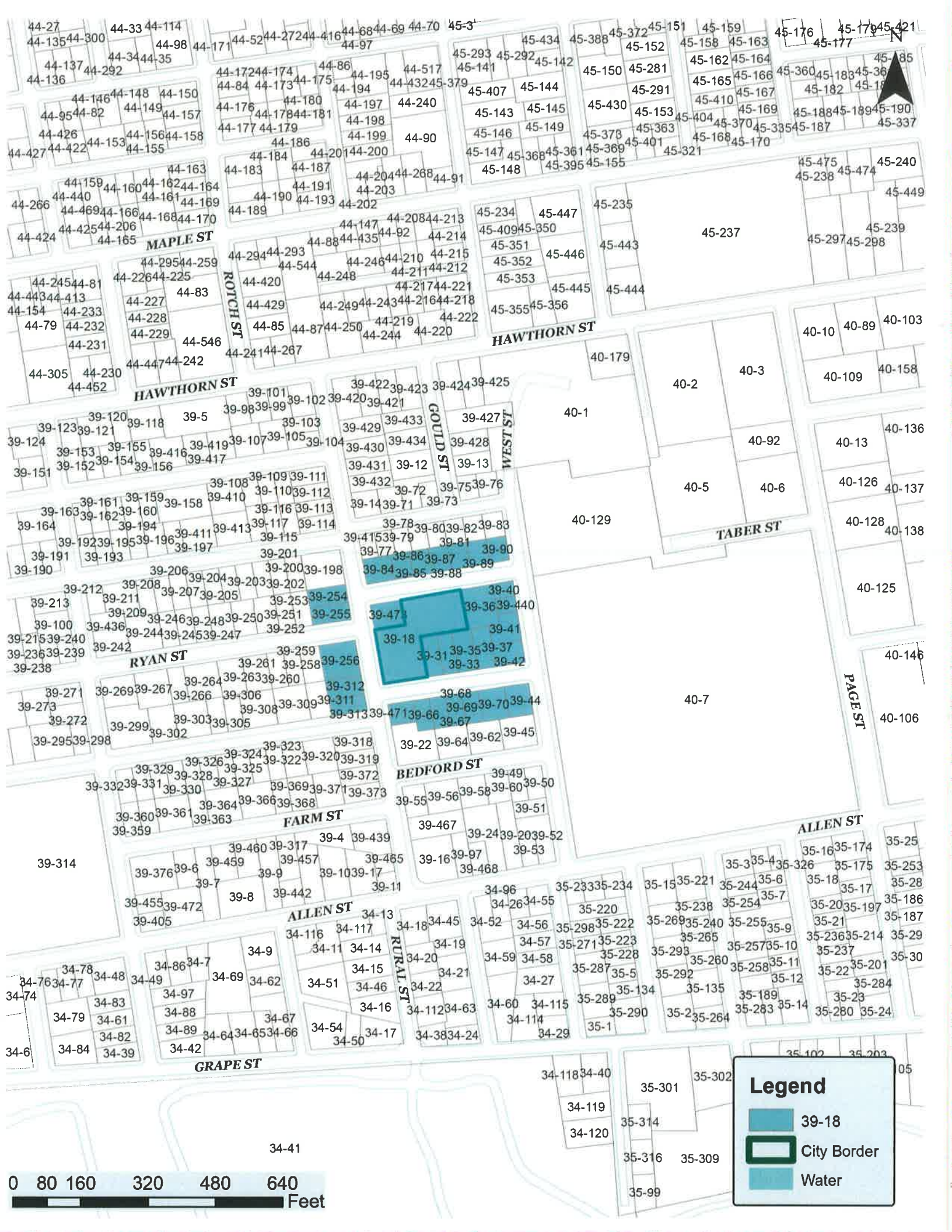
September 4, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 52-54 Brigham Street (Map: 39, Lot: 18). 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
39-256	59 BRIGHAM ST	MELLO AARON J, 59 BRIGHAM STREET NEW BEDFORD, MA 02740
39-36	60 TABER ST	COSTA WILLIAM L, COSTA LUDUINA 60 TABER ST NEW BEDFORD, MA 02740
39-41	69 WEST ST	CIMBRON ARTHUR J, 69 WEST STREET NEW BEDFORD, MA 02740
39-70	12 ELIZABETH ST	HUMASON PAUL F "TRUSTEE", HUMASON JOAN F "TRUSTEE" 12 ELIZABETH ST NEW BEDFORD, MA 02740
39 18B, 18C	52 54 BRIGHAM ST Unit: 2,3	ANDRADE PATRICIA L 585 ELM STREET S DARTMOUTH, MA 02748
39 18D, 18E	52 54 BRIGHAM ST Unit: 4,5	TESSIER WAYNE G "TRUSTEE" MASSE PAULINE "TRUSTEE" 52 BRIGHAM STREET UNIT #5 NEW BEDFORD, MA 02740
39 18F	52 54 BRIGHAM ST Unit: 6	SILVA ELIZABETH "TRUSTEE" SILVA DURVAL "TRUSTEE" P O BOX 70279 NORTH DARTMOUTH, MA 02747
39 18H	52 54 BRIGHAM ST Unit: 8	PRL REALTY LLC C/O FALLA MEDICAL CLINIC 54 BRIGHAM STREET UNIT 8 NEW BEDFORD, MA 02740
39 18K	52 54 BRIGHAM ST Unit: 10	PRL REALTY LLC 54 BRIGHAM STREET UNIT 10 NEW BEDFORD, MA 02740



Legend

-  39-18
-  City Border
-  Water

0 80 160 320 480 640 Feet

DEED

Amendment
2-25-85
1915-286

Amendment
7/5/88
2165-96

16013

Mawer
12/7/99
4576-161

MASTER DEED

GRAND UNION MEDICAL ASSOCIATES CONDOMINIUM

WITNESS that JOHN F. DIAS, A. WILLI deMELLO, DAVID BLUMEN, AUBREY J. POTNIER, J. GREER McBRATNEY, ROBERT B. HIGGINS, and JOHN U. GARDNER, hereinafter referred to as "Sponsors", being the owners in fee simple of the land in New Bedford, Bristol County, Commonwealth of Massachusetts, hereinafter described in Section 2, do hereby, by duly executing and recording this Master Deed, submit said land, together with the buildings, improvements and structures thereon, together with all easements, rights and appurtenances thereto, hereinafter referred to as the "Property", to the provisions of Chapter 183A of the General Laws of Massachusetts as amended and propose to create and do hereby create with respect to said property, a Condominium to be governed by and subject to the provisions of said Chapter 183A, including any amendments thereto or amendments hereinafter enacted, and to that end the said "Sponsors" hereby declare and provide as follows:

I. NAME OF CONDOMINIUM

The name of the condominium shall be the Grand Union Medical Associates Condominium, hereinafter referred to as the "Condominium".

II. DESCRIPTION OF LAND

The premises is comprised of land situated on Brigham Street in New Bedford, Bristol County, Commonwealth of Massachusetts, and shown on plan entitled "Grand Union Medical Associates Building", dated June 28, 1984, prepared by Olde Boston Land Survey Co., Inc., hereinafter referred to as the "Master Plan", and which is duly recorded with Bristol County S. D. Registry of Deeds on Nov 16, 1984, 1984 in Plan Book 110, Page 138, said parcel being more particularly described in Exhibit A attached hereto and incorporated herein.

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III. NAME OF ORGANIZATION OF UNIT OWNERS

The entity through which the Unit Owners shall manage and regulate the Condominium is the Grand Union Medical Associates Condominium Trust under Declaration of Trust of even date to be recorded herewith. Said Declaration of Trust establishes an organization of which all Unit Owners shall be members and in which such owners shall have a beneficial interest in proportion to the percentage of undivided interest in the common elements to which they are entitled hereunder. The names and addresses of the original and present trustees thereof are as follows:

Robert B. Higgins	52 Brigham Street New Bedford, Massachusetts
J. Greer McBratney	52 Brigham Street New Bedford, Massachusetts
John U. Gardner	52 Brigham Street New Bedford, Massachusetts

The said trustees have enacted By-laws which are set forth in said Declaration of Trust, pursuant to and in accordance with the provisions of Chapter 183A.

IV. DESCRIPTION OF THE BUILDING

The condominium consists of one one-story building located at 52 Brigham Street, New Bedford, Massachusetts, and is shown on the Master Plan hereinbefore mentioned. The building contains 9 units, numbered 1 through 9. The building, for the most part, has been constructed on a concrete slab with a wood-frame floor; however, a

portion of the building has been constructed on a concrete foundation and that portion of the building has a cellar and a crawl space all as shown on the Master Plan. The portion of the floor over the cellar and crawl space is of wood-frame construction. Exterior walls are concrete blocks with a brick facing. Interior walls are sheetrock with wood paneling. Interior partition walls are, in some cases, sheetrock with wood paneling and, in other cases, the wood paneling has been attached directly to the studding. The roof is metal and is supported by steel beams and is covered with a composition of stone and asphalt. The exterior cellar walls, cellar partition walls and cellar floor are concrete.

V. DESCRIPTION OF THE UNITS AND THEIR BOUNDARIES

The condominium units and the designations, locations, approximate areas, numbers of rooms, immediately accessible common areas, and other descriptive specifications thereof are set forth in Exhibit B hereto annexed and on the floor plans. The boundaries of each unit with respect to floors, ceilings, walls, doors and windows thereof are as follows:

1. Floors: The upper surface of the sub-flooring.
2. Ceilings: Upper surface of the tiles of the suspended ceiling, including the light fixtures in the ceiling.
3. Interior Building Walls between Units: The plane of the interior surface of the studs of the wall facing the unit.
4. Exterior Building Walls: The plane of the interior surface of the studs of the wall facing the unit.
5. Doors and Windows: As to doors, the exterior surface thereof, and as to windows, storm windows and screens, the exterior surface of the glass, screens and window frames.

BK1908FG0201

BK 1908PC0202

VI. DESCRIPTION OF COMMON AREAS AND FACILITIES
(hereinafter "Common Elements")

The owner of each unit shall be entitled to an undivided interest in the common elements in the percentages set forth in Exhibit C. The common elements of the Condominium shall consist of the entire property shown on the Master Plan, including the building and improvements other than the units as hereinbefore described. The common elements will include, without limitations, the following:

a. Exterior stairways and stoops together with any steps and sidewalks leading thereto.

b. Those portions of the building not included within the boundaries of the units contained therein (except windows, doors, storm windows and screens, and certain portions of window frames) including the foundations, columns, girders, beams, supports, exterior walls, party and common walls, chimneys, roof and gutters, drainage downspouts and other elements attached to said building, but not included within the units.

c. All conduits, ducts, plumbing, wiring, flues, air-conditioning equipment, furnace and other facilities for the furnishing of power, light, air, gas and all sewer and drainage pipes, septic tanks and sewer disposal systems owned by the Sponsors located without the units or located within the units and serving parts of the condominium other than the unit within which such facilities are contained; as to sewerage and utility conduits, lines, pipes and wires situated on the premises but not owned by the Sponsors, the right and easement to use the same shall be included as part of the common elements.

d. All other items, other than the units, listed as

common areas and facilities in Massachusetts General Laws Chapter 183A and located on the property.

VII. EASEMENTS TO CERTAIN COMMON ELEMENTS

Each unit owner shall have an easement in common with other unit owners to use all hallways, conduits, ducts, pipes, plumbing, wiring, flues, cables, utility lines, sewer and drainage pipes and all other common elements located in any of the other units to use the conduits, ducts, pipes, plumbing, wiring, flues, cables, utility lines, sewer and drainage pipes and all other common elements serving any of such other units located in such unit.

The Trustees shall have the right of access to each unit to inspect the same, to eliminate violations of this Master Deed, the by-Laws, and any other applicable laws or regulations, and to maintain, repair or replace the common elements contained therein for service therefrom.

VIII. ENCROACHMENTS

If any unit now or hereinafter encroaches upon any other unit or upon a portion of the common elements or if any portion of the common elements now or hereafter encroaches upon any unit as a result of settling or construction of a building or a unit therein or the alteration or repair of the common elements or a building or unit therein, a valid easement shall exist for such encroachment and for the maintenance of same so long as the building and/or the unit exists.

IX. DETERMINATION OF PERCENTAGES IN COMMON ELEMENTS

The percentages of interest of the respective units in the common elements, as set forth in Exhibit C, have been determined upon the basis of the approximate relationship which the

8K1908P0203

fair value of each unit on the date hereof bears to the aggregate fair value of all units on this date.

X. FLOOR PLANS

The floor plans of the Building showing the layout, location, Unit numbers, and dimensions of Units, stating the name of the Building, and bearing the verified statements of a registered architect required by Chapter 183A, Section 9, certifying that the plans fully and, accurately depict the same, are recorded herewith and captioned "Grand Union Medical Associates Building, drawn by Olde Boston Land Survey Co., Inc., dated June 28, 1984".

The dimensions of the Units shown on the floor plans extend in some instances to the surfaces of walls, ceilings and floors facing the Unit, but the unit boundaries are nevertheless as defined in Section 5 hereof.

XI. RESTRICTIONS ON USE

a) The premises may be used for any lawful purpose. However, in order to promote harmony, to protect the beneficial use of the premises by Unit Owners, and to maintain property values, no unit may be sold or leased without the approval of the Trustees who may in their discretion withhold said approval and purchase or lease said unit as provided in Section b (1) herein and Section 5.7 of the Trust.

b) No unit owner shall sell, lease, rent or convey his/her unit without first obtaining the written approval of the Trustees in the manner hereinafter provided.

1) A Unit Owner intending to make a sale, lease or rental of this Unit or any interest therein shall give written notice

to the Trustees of such intention together with the name and address of the intended purchaser or lessee together with such other information concerning the terms of the transaction as the Trustees may require. The Trustees shall then notify all owners of such intention seven (7) days prior to approval. Within thirty (30) days receipt of such notice of intent, the Trustees shall either approve of the intended sale or lease of the Unit, or the Trustees or their nominee shall have the right to purchase or lease the unit on terms as favorable to the seller/lessor. The Trustees or their nominee shall have an additional thirty (30) days from the date that approval or denial was to be given to complete the transaction.

c) No unit shall be used or maintained in a manner contrary to or inconsistent with the By-Laws of the Trust and any and all rules and regulations promulgated pursuant to the foregoing.

Said restrictions shall be for the benefit of the owners of all the units and the Trust and shall be enforceable by the unit owners, Trustees or Board of Directors and shall, insofar as permitted by law, be perpetual; and to that end, may be extended at such time or times and in such matters permitted or required by law for the continued enforceability thereof. No unit owner shall be liable for any breach of the provisions of this paragraph, except such as occurred during his ownership thereof.

XII. UNITS SUBJECT TO MASTER DEED, UNIT DEED, AND BY-LAWS OF GRAND UNION MEDICAL ASSOCIATES CONDOMINIUM TRUST

All of the units of the condominium shall be subject to the provisions of this Master Deed, the Unit Deed and By-Laws of the Trust and the Rules and Regulations, as they may be adopted from time to time. The acceptance of a deed or a mortgage deed of a unit shall constitute an Agreement that the provisions of this

SK1908 PG 0205

BK 1908 PG 0206

Master Deed, the Unit Deed, the By-Laws of the Trust and the Rules and Regulations, as they may be adopted from time to time, are accepted and ratified by such owner, and that all of such provisions shall be deemed to be taken to be covenants running with the land and shall bind any persons having at any time an interest or an estate in such unit, as though such provisions were recited and stipulated at length in each and every deed and shall be binding upon any mortgage or lien holder, tenant, visitor, servant, guest, licensee or occupant of such unit.

XIII. AMENDMENT OF MASTER DEED

This Master Deed may be amended by the vote of at least five (5) unit owners holding sixty-six per cent (66%) in common interest of all Unit Owners, cast in person or by proxy at a meeting duly held in accordance with the provisions of the By Laws, or in lieu of a meeting, any amendment may be adopted by a writing signed by at least five (5) unit owners holding sixty-six per cent (66%) in common interest of all Unit Owners, unless a larger percentage is required by law.

No amendment to this Master Deed shall be effective until it is recorded with the Bristol County S. D. Registry of Deeds.

XIV. DEFINITIONS

All terms and expressions herein used which are defined in Section 1 of Chapter 183A shall have the same meanings herein unless the context otherwise requires.

WITNESS our hands and seals this 15th day of Nov., 1984.

Executed in the Presence of

John W. Janich
Witness

John F. Dias
A. Willi deMelo
David Blumen
Aubrey J. Pothier
J. Greer McBratney
Robert B. Higgins
John U. Gardner

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

New Bedford

Nov 15, 1984

Then personally appeared the above-named Robert B. Higgins and acknowledged the foregoing instrument to be his free act and deed, before me,

John W. Janich
Notary Public

My commission expires: 2-25-86

EX190C:0207

EXHIBIT A

PARCEL ONE:

BEGINNING at the southwest corner of the land herein described at a point formed by the intersection of the easterly line of Brigham Street with the northerly line of Elizabeth Street;
 thence NORTH 06°24'45" WEST in line of said Brigham Street, one hundred twenty-six and 23/100 (126.23) feet to a point for a corner;
 thence NORTH 84°09'20" EAST a distance of eighty (80) feet to a point for a corner;
 thence NORTH 06°24'45" WEST a distance of sixty-three (63) feet to the southerly line of Taber Street;
 thence NORTH 84°09'20" EAST in line of said Taber Street, one hundred forty-two (142) feet to a point for a corner;
 thence SOUTH 06°24'45" EAST a distance of ninety-six and 45/100 (96.45) feet to a point for a corner;
 thence SOUTH 84°37'19" WEST a distance of one hundred fourteen and 03/100 (114.03) feet to a point for a corner;
 thence SOUTH 06°24'45" EAST a distance of ninety-five and 50/100 (95.50) feet to the said northerly line of Elizabeth Street; and
 thence SOUTH 85°06'21" WEST in line of said Elizabeth Street, one hundred eight and 02/100 (108.02) feet to the said line of Brigham Street and the point of beginning.
 CONTAINING 26,433 square feet, more or less.
 BEING SHOWN as LOT #1 on plan of land entitled "Grand Union Medical Associates Building", As-Built Condominium Floor Plan in New Bedford, Mass., Olde Boston Land Survey Co., Inc., dated June 28, 1984 and filed in Bristol County S. D. Registry of Deeds in Plan Book 110, Page 125.

PARCEL TWO: (1/4 interest)

BEGINNING at the northeast corner of the land herein described at a point in the southerly line of Farm Street, distant easterly therein eighty-four and 5/10 (84.5) feet, more or less, from its intersection with the westerly line of Brigham Street;
 thence SOUTHERLY a distance of sixty-two and 69/100 (62.69) feet to a point for a corner;
 thence NORTHWESTERLY a distance of one hundred forty-two and 16/100 (142.16) feet to a point for a corner;
 thence NORTHERLY a distance of twenty-two and 05/100 (22.05) feet to the said southerly line of Farm Street; and
 thence EASTERLY in line of said Farm Street, one hundred thirty-three and 97/100 (133.97) feet to the point of beginning.
 CONTAINING 5,712 square feet, more or less.
 BEING SHOWN as LOT #2 on plan of land entitled "Grand Union Medical Associates Building" hereinbefore described.

EXHIBIT B

UNIT DESIGNATION, AREA, ROOMS and PERCENTAGE
in COMMON ELEMENTS

Each Unit in the Condominium has direct access to the common areas of the Condominium through unit doors to the common hallway shown on the Master Plan. The designation of each Unit, its approximate areas, number of rooms and percentage interest in the Common Elements as set forth in the following table:

<u>UNIT NO.</u>	<u>AREA (sq. ft.)</u>	<u>NO. of ROOMS</u>	<u>PERCENTAGE INTEREST</u>
1	724	3-EX, 1-OF, 1-LAV, 1-LAB, 1-R, 1-W	10.2347%
2	642	1-OF, 1-EX, 1-R, 1-W, 1-LAV, 1-ST	9.0755%
3	619	2-EX, 1-OF, 1-ST, 1-LAV, 1-R, 1-W	8.7504%
4	649	2-EX, 1-ST, 1-LAV, 1-R, 1-W	9.1744%
5	946	2-EX, 1-OF, 1-W, 1-LAB, 1-LAV, 1-R	13.3730%
6	589	1-EX, 1-OF, 1-W, 1-R, 1-LAV, 1-LAB & ST	8.3262%
7	719	2-EX, 1-OF, 1-LAV, 1-W, 1-R	10.1640%
8	1,731	1 - OPEN SPACE	24.4698%
9	455	1 - OPEN SPACE	6.4320%

LEGEND

LAV = LAVATORY

LAB = LABORATORY

W = WAITING ROOM

R = RECEPTION AREA

EX = EXAMINATION ROOM

OF = OFFICE

ST = STORAGE ROOM

sk 1908pc0209

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EXHIBIT C

PERCENTAGE INTEREST IN COMMON ELEMENTS

UNIT NO. 1	-	10.2347%
UNIT NO. 2	-	9.0755%
UNIT NO. 3	-	8.7504%
UNIT NO. 4	-	9.1744%
UNIT NO. 5	-	13.3730%
UNIT NO. 6	-	8.3262%
UNIT NO. 7	-	10.1640%
UNIT NO. 8	-	24.4698%
UNIT NO. 9	-	6.4320%

EXHIBIT D

VOTING SCHEDULE

	<u>% Beneficial Interest</u>		<u>No. of Unit Owners</u>
A.	51%	plus	5/8, 63% ---- (5/9)
B.	66%	plus	5/8, 63% ---- (5/9)
C.	75%	plus	6/8, 75% ---- (6/9)
D.	80%	plus	7/8, 85% ---- (7/9)

BK1908 PG0211

Received & Recorded *Nov. 16, 1984* at 9 hrs. 43 min. P.M.

Attest: *John Jones* Register

A true copy of instrument as recorded in

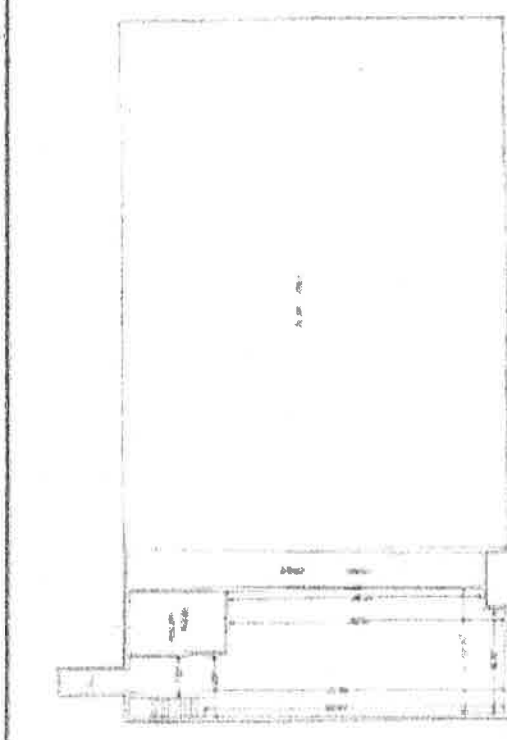
Bristol County (S.D.) Registry of Deeds

in Book 1908 Page 199

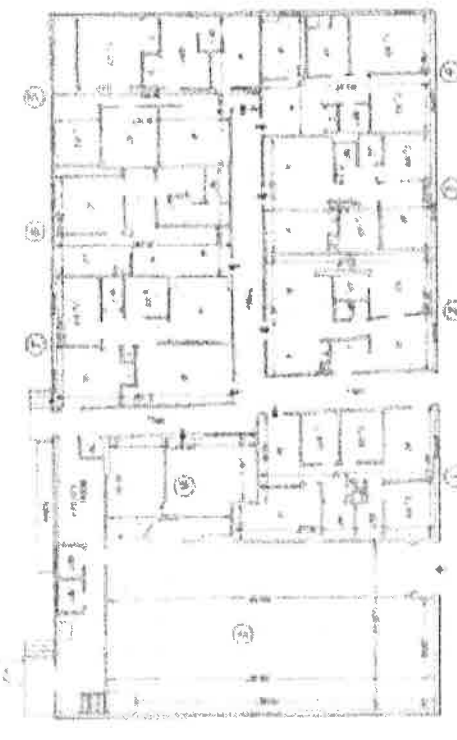
ATTEST:

[Signature]
REGISTER

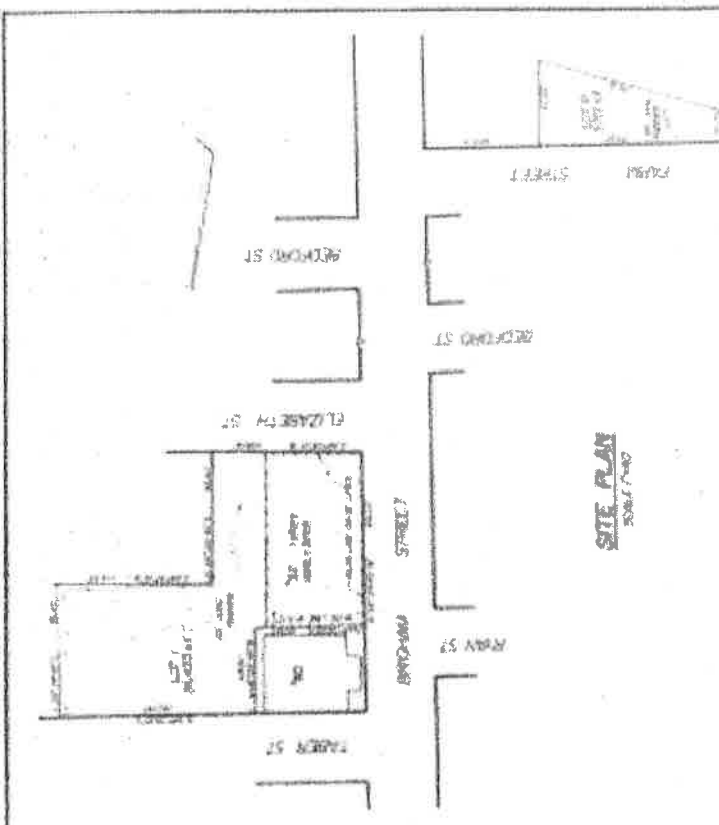
ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS OF THE CITY OF NEW BEDFORD, MASS.



BASEMENT FLOOR



FIRST FLOOR
BRIGHAM STREET



SITE PLAN



"GRAND UNION MEDICAL ASSOCIATES BUILDING"

45-BUILT CONDOMINIUM FLOOR PLAN

NEW BEDFORD, MASS.

JAMES J. O'CONNELL
 PROFESSIONAL ENGINEER
 No. 10107
 State of Massachusetts

GRAND UNION MEDICAL ASSOCIATES BUILDING
 261 BRIGHAM ST.
 NEW BEDFORD, MASS.

BUILDING REJECTION PACKAGE

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: _____
(Location of Facility)

Signature of Permit Applicant _____ Date _____

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: Medical Office Space "Clean slate" Est. Cost \$1,171,150

Address of Work: 52-54 Brigham Street

Owner Name: _____ Date of Permit Application: _____

I hereby certify that: Registration is not required for the following reason(s):

_____ Work excluded by law _____ Job under \$1,000 _____ Building not owner-occupied _____ Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date _____ Contractor Signature _____ Registration No. _____

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____ Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected <input checked="" type="checkbox"/> <u>SPECIAL PERMIT - ZBA</u> Reason For Rejection: <u>SITE PLAN REVIEW - PLANNING BOARD</u> <u>" See Attachments "</u>	Fee
	Permit #

Comments and Conditions:

Signed Danny M. Romanowicz Date: 7/22 / 2019
Title Building Commissioner
Not valid unless signed (not stamped) by Building Commissioner



**DEPARTMENT OF INSPECTIONAL SERVICE
133 WILLIAM STREET – ROOM 308
NEW BEDFORD, MA 02740**

**CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR**

***New Bedford Comprehensive Zoning Code Review
Code of Ordinances – Chapter-9***

52-54 Brigham Street – PLOT: 39 – LOT: 18 – ZONED DISTRICT: RB

Special Permit is required from the Planning Board

Site Plan Review Required from the Planning Board

Special Permit

Zoning Board of Appeals

❖ SECTIONS

- 2200 – USE REGULATIONS
- 2210 – General
- 2230 – Table of Use Regulations – Appendix-A
 - Commercial: #25 – Medical offices, center, or clinic
- 5300-5330 & 5360-5390 – Special Permit

Site Plan Review

Planning Board

❖ SECTIONS

- 5400 – Site Plan Review
- 5410 – Purpose
- 5420 – Applicability
 - 5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces
- 5430-5490B

2200. - USE REGULATIONS.

2210. General. No structure shall be erected or used or land used except as set forth in Section 2230, "**Table of Use Regulations**", unless otherwise provided by this Ordinance or by statute. Uses not expressly provided for herein are prohibited. Not more than one principal structure shall be placed on a lot, except in accordance with Section 2330.

Symbols employed below shall mean the following:

Y - A permitted use.

N - An excluded or prohibited use.

BA - A use authorized under special permit from the Board of Appeals as provided under Section 5300.

CC - A use authorized under special permit from the City Council as provided under Section 5300.

PB - A use authorized under special permit from the Planning Board as provided under Section 5300.

2220. Applicability. When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

2230. Table of Use Regulations. See Appendix A.

(Ord. of 12-23-03, § 1)

14. Big Box Retail (60,000 Sq. ft. or greater)	N	N	N	N	N	BA	BA	N	N	N	N	N	N	Y
15. Health clubs	N	N	N	N	N	Y	Y	Y	Y	Y	Y	Y	N	Y
16. Mixed use	N	N	N	N	N	Y	Y	N	N	N	N	N	N	Y
17. Live /work	N	N	N	N	N	BA	BA	N	N	N	N	N	N	Y
18. Motor vehicle sales and rental	N	N	N	N	N	CC	CC	CC	CC	N	N	N	N	N
19. Motor vehicle general repairs	N	N	N	N	N	CC	CC	N	CC	N	N	Y	N	N
20. Motor Vehicle body repairs	N	N	N	N	N	N	N	N	CC	N	N	N	N	N
21. Motor vehicle light service	N	N	N	N	N	CC	CC	CC	CC	N	CC	CC	CC	N
22. Restaurant	N	N	N	N	N	Y	Y	Y	N	SP	Y	Y	Y	Y
23. Restaurant, fast-food	N	N	N	N	N	BA	BA	BA	N	N	BA	BA	BA	BA
24. Business or professional office	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y
25. Medical offices, center, or clinic	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	BA	Y
26. Bank, financial agency	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y
27. Indoor commercial recreation	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y

5300. - SPECIAL PERMITS.

5310. Special Permit Granting Authority. The Zoning Board of Appeals, the Planning Board or the City Council shall act as the Special Permit Granting Authority under this Chapter as specifically designated in a particular Section or in accordance with the Specific Designations in the Table of Principal Use Regulations under Appendix A of this Chapter.

(Ord. of 12-23-03, § 1; Ord. of 12-8-05, § 1)

5320. Criteria. Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the benefit to the City and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:

5321. Social, economic, or community needs which are served by the proposal;

5322. Traffic flow and safety, including parking and loading;

5323. Adequacy of utilities and other public services;

5324. Neighborhood character and social structures;

5325. Impacts on the natural environment; and

5326. Potential fiscal impact, including impact on City services, tax base, and employment.

(Ord. of 12-23-03, § 1)

5330. Procedures. Applications for special permits shall be filed in accordance with the rules and regulations of the various special permit granting authorities, as may be applicable.

(Ord. of 12-23-03, § 1)

5340. Plans. An applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 5400, herein.

(Ord. of 12-23-03, § 1)

5350. Development Impact Statement (DIS). At the discretion of the special permit granting authority, the submittal of a development impact statement (DIS) may be required. The DIS shall be prepared by an interdisciplinary team including a Registered Landscape Architect or Architect, a Registered Professional or Civil Engineer, and a Registered Surveyor.

5351. Physical Environment.

(a)

Describe the general physical conditions of the site, including amounts and varieties of vegetation, general topography, unusual geologic, archeological, scenic and historical features or structures, location of significant viewpoints, stone walls, trees over sixteen (16) inches in diameter, trails and open space links, and indigenous wildlife.

- (b) Describe how the project will affect these conditions, providing a complete physical description of the project and its relationship to the immediate surrounding area.

5352. Surface Water and Subsurface Conditions.

- (a) Describe location, extent, and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the site.
- (b) Describe any proposed alterations of shore lines, marshes, or seasonal wet areas.
- (c) Describe any limitations imposed on the project by the site's soil and water conditions.
- (d) Describe the impact upon ground and surface water quality and recharge, including estimated phosphate and nitrate loading on groundwater and surface water from septic tanks, lawn fertilizer, and other activities within the site.

5353. Circulation Systems.

Project the number of motor vehicles to enter depart the site per average day and peak hour. Also state the number of motor vehicles to use streets adjacent to the site per average day and peak hour. Such data shall be sufficient to enable the special permit granting authority to evaluate (i) existing traffic on streets adjacent to or approaching the site, (ii) traffic generated or resulting from the site, and (iii) the impact of such additional traffic on all ways within and providing access to the site. Actual study results, a description of the study methodology, and the name, address, and telephone number of the person responsible for implementing the study, shall be attached to the DIS.

5354. Support Systems.

- (a) Water Distribution: Discuss the types of wells or water system proposed for the site, means of providing water for firefighting, and any problems unique to the site.
- (b) Sewage Disposal: Discuss the type of on-site or sewer system to be used, suitability of soils, procedures and results of percolation tests, and evaluate impact of disposal methods on surface and groundwater.
- (c) Refuse Disposal: Discuss the location and type of facilities, the impact on existing City refuse disposal capacity, hazardous materials requiring special precautions.
- (d) Fire Protection: Discuss the type, location, and capacity of fuel storage facilities or other flammables, distance to fire station, and adequacy of existing firefighting equipment to confront potential fires on the proposed site.
- (e)

Recreation: Discuss the distance to and type of public facilities to be used by residents of the proposed site, and the type of private recreation facilities to be provided on the site.

- (f) Schools: Project the increase to the student population for nursery, elementary, junior high school, and high school levels, also indicating present enrollment in the nearest public schools serving these categories of students.

5355. Phasing. Where development of the site will be phased over more than one year, indicate the following:

- (a) Describe the methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles. Describe the approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure.
- (b) Describe the phased construction, if any, of any required public improvements, and how such improvements are to be integrated into site development.

(Ord. of 12-23-03, § 1)

5360. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Ordinance.

(Ord. of 12-23-03, § 1)

5370. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve (12) months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L.A. c. 40A, § 17, from the grant thereof) with the City Clerk.

(Ord. of 12-23-03, § 1)

5380. Regulations. The special permit granting authority may adopt rules and regulations for the administration of this Section.

(Ord. of 12-23-03, § 1)

5390. Fees. The special permit granting authority may adopt reasonable administrative fees and technical review fees for applications for special permits.

(Ord. of 12-23-03, § 1)

State Law reference— Special permits, M.G.L.A. c. 40A, § 9.

5400. - SITE PLAN REVIEW.

5410. Purpose. The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

(Ord. of 12-23-03, § 1)

5420. Applicability. The following types of activities and uses require site plan review by the Planning Board:

5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

5423. Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

5424. Any residential subdivision which is submitted under the subdivision control process;

5425. New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

5426. Driveways in residential areas which require more than one new curb cut.

5427. Commercial or industrial ground signs.

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)

5430. Procedures. Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board

shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

5431. Application for Building Permit. An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

5432. Application for Special Permit or Variance. An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

5433. Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

5440. Preparation of Plans. Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

5450. Contents of Plan. The contents of the site plan are as follows:

5451. Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

5451.a. Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

5451.b. Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

5451.c. Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

5451.d. Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

5451.e. Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

5451.f. Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

5452. The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

5453. A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the 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, and any other evidence necessary to indicate compliance with this Ordinance.

5454. The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

5455. The Planning Board may require a DIS as set forth in Section 5300, above.

5456. Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

5460. Waivers. The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

5470. Approval. Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;

5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

5480. Lapse. Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

5490. Regulations. The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

5490A. Fee. The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.

(Ord. of 12-23-03, § 1)

5490B. Appeal. Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)



City of New Bedford, Massachusetts
 Building Department
 Application for Plan Examination
 and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED _____
 RECEIVED BY: _____
 ISSUED BY: _____

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

Permit No. _____
 Completion Date _____

(AT LOCATION) 52-54 Brigham ST
(NO) (STREET)
 BETWEEN Tabor St AND Elizabeth St
(CROSS STREET) (CROSS STREET)
 PLOT 39 LOT 18A DISTRICT _____ ACCEPTED STREET _____
 PLANS FILED YES NO

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

<p>A TYPE OF IMPROVEMENT</p> <p>1 <input type="checkbox"/> New Building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of new housing units added, if any, in Part D, 14)</p> <p>3 <input type="checkbox"/> Alteration (If residential, enter number of new housing units added, if any, in Part D, 14)</p> <p>4 <input type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Demolition (If multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p>D.1 PROPOSED USE — For demolition most recent use</p> <table border="0"> <tr> <td><i>Residential</i></td> <td><i>Nonresidential</i></td> </tr> <tr> <td>13 <input type="checkbox"/> One family</td> <td>19 <input type="checkbox"/> Amusement, recreational</td> </tr> <tr> <td>14 <input type="checkbox"/> Two or more family — Enter number of units _____</td> <td>20 <input type="checkbox"/> Church, other religious</td> </tr> <tr> <td>15 <input type="checkbox"/> Transient hotel, motel, or dormitory — Enter number of units _____</td> <td>21 <input type="checkbox"/> Industrial</td> </tr> <tr> <td>16 <input type="checkbox"/> Garage</td> <td>22 <input type="checkbox"/> Parking garage</td> </tr> <tr> <td>17 <input type="checkbox"/> Carport</td> <td>23 <input type="checkbox"/> Service station, repair garage</td> </tr> <tr> <td>18 <input type="checkbox"/> Other — Specify _____</td> <td>24 <input type="checkbox"/> Hospital, institutional</td> </tr> <tr> <td></td> <td>25 <input checked="" type="checkbox"/> Office, bank, professional</td> </tr> <tr> <td></td> <td>26 <input type="checkbox"/> Public utility</td> </tr> <tr> <td></td> <td>27 <input type="checkbox"/> School, library, other educational</td> </tr> <tr> <td></td> <td>28 <input type="checkbox"/> Stores, mercantile</td> </tr> <tr> <td></td> <td>29 <input type="checkbox"/> Tanks, towers</td> </tr> <tr> <td></td> <td>30 <input type="checkbox"/> Funeral homes</td> </tr> <tr> <td></td> <td>31 <input type="checkbox"/> Food establishments</td> </tr> <tr> <td></td> <td>32 <input type="checkbox"/> Other — Specify _____</td> </tr> </table>	<i>Residential</i>	<i>Nonresidential</i>	13 <input type="checkbox"/> One family	19 <input type="checkbox"/> Amusement, recreational	14 <input type="checkbox"/> Two or more family — Enter number of units _____	20 <input type="checkbox"/> Church, other religious	15 <input type="checkbox"/> Transient hotel, motel, or dormitory — Enter number of units _____	21 <input type="checkbox"/> Industrial	16 <input type="checkbox"/> Garage	22 <input type="checkbox"/> Parking garage	17 <input type="checkbox"/> Carport	23 <input type="checkbox"/> Service station, repair garage	18 <input type="checkbox"/> Other — Specify _____	24 <input type="checkbox"/> Hospital, institutional		25 <input checked="" type="checkbox"/> Office, bank, professional		26 <input type="checkbox"/> Public utility		27 <input type="checkbox"/> School, library, other educational		28 <input type="checkbox"/> Stores, mercantile		29 <input type="checkbox"/> Tanks, towers		30 <input type="checkbox"/> Funeral homes		31 <input type="checkbox"/> Food establishments		32 <input type="checkbox"/> Other — Specify _____
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	32 <input type="checkbox"/> Other — Specify _____																														
<p>B OWNERSHIP</p> <p>8 <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State, or local government)</p>	<p>D.2 Does this building contain asbestos?</p> <p><input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If yes complete the following:</p> <p>Name & Address of Asbestos Removal Firm _____</p>																														
<p>C COST</p> <p>10 Cost of construction <small>(Omit cents)</small> \$ <u>721,550</u> <small>To be installed but not included in the above cost</small></p> <p>a Electrical <u>176,000</u></p> <p>b Plumbing <u>80,000</u></p> <p>c Heating, air conditioning <u>193,600</u></p> <p>d Other (elevator, etc.) <u>1,171,150</u></p> <p>11 TOTAL VALUE OF CONSTRUCTION <u>1,171,150</u></p> <p>12 TOTAL ASSESSED BLDG VALUE _____</p>	<p>D.3 Non residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.</p> <p><u>Medical Office space for outpatient treatment of opiod and alcohol addiction</u></p>																														

III. SELECTED CHARACTERISTICS OF BUILDING — For new buildings complete part E through L. For demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through L.

<p>E PRINCIPAL TYPE OF FRAME</p> <p>33 <input checked="" type="checkbox"/> Masonry (wall bearing)</p> <p>34 <input checked="" type="checkbox"/> Wood frame</p> <p>35 <input type="checkbox"/> Structural steel</p> <p>36 <input type="checkbox"/> Reinforced concrete</p> <p>37 <input type="checkbox"/> Other — Specify _____</p>	<p>G. TYPE OF SEWAGE DISPOSAL</p> <p>43 <input checked="" type="checkbox"/> Public or private company</p> <p>44 <input type="checkbox"/> Private (septic tank, etc.)</p> <p>H. TYPE OF WATER SUPPLY</p> <p>45 <input checked="" type="checkbox"/> Public or private company</p> <p>46 <input type="checkbox"/> Private (well, cistern)</p>	<p>J DIMENSIONS</p> <p>53 Number of stories <u>1</u></p> <p>54 Height <u>14'</u></p> <p>55 Total square feet of floor area, all floors based on exterior dimensions <u>8,680'</u></p> <p>56 Building length <u>124'</u></p> <p>57 Building width <u>70'</u></p> <p>58 Total sq. ft. of bldg. footprint <u>8,680'</u></p> <p>59 Front lot line width <u>128'</u></p> <p>60 Rear lot line width <u>118'</u></p> <p>61 Depth of lot <u>220'</u></p> <p>62 Total sq. ft. of lot size <u>26,433'</u></p> <p>63 % of lot occupied by bldg. (56-62) <u>13,373'</u></p> <p>64 Distance from lot line (front) <u>0'</u></p> <p>65 Distance from lot line (rear) <u>142'</u></p> <p>66 Distance from lot line (left) <u>0'</u></p> <p>67 Distance from lot line (right) <u>0'</u></p>
<p>F PRINCIPAL TYPE OF HEATING FUEL</p> <p>38 <input checked="" type="checkbox"/> Gas</p> <p>39 <input type="checkbox"/> Oil</p> <p>40 <input type="checkbox"/> Electricity</p> <p>41 <input type="checkbox"/> Coal</p> <p>42 <input type="checkbox"/> Other — Specify _____</p>	<p>I. TYPE OF MECHANICAL</p> <p>Is there a fire sprinkler system?</p> <p>47 <input type="checkbox"/> YES 48 <input checked="" type="checkbox"/> NO</p> <p>Will there be central air conditioning?</p> <p>49 <input checked="" type="checkbox"/> Yes 50 <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>51 <input type="checkbox"/> Yes 52 <input checked="" type="checkbox"/> No</p>	

OTHER APPLICABLE REVIEWS

K. FLOODPLAIN

Is location within flood hazard area? yes no
 If yes, zone : _____ and base elevation _____

L. WETLANDS PROTECTION

Is location subject to flooding? N/A
 Is location part of a known wetland? N/A
 Has local conservation commission reviewed this site? N/A

IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
		HOME IMP #	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122 0 of State Building Code or local code of ordinances.

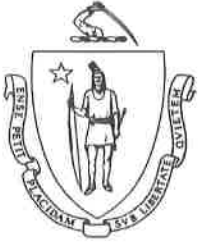
I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.



Applicant's Signature

Address

City



Initial Construction Control Document

To be submitted with the building permit application by a
Registered Design Professional
for work per the 9th edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: Cleanslate - New Bedford Date: May 30, 2019

Property Address: 52-54 Brigham Street, New Bedford, MA

Project: Check one or both as applicable: New construction Existing Construction

Project description: Renovation to an existing office space to include offices, waiting room, meeting rooms, and support spaces.

I Miika Ebbrell MA Registration Number: 31658 Expiration date: 8/31/19, am a registered design professional, and I have prepared or directly supervised the preparation of all design plans, computations and specifications concerning:

- Architectural
- Fire Protection
- Structural
- Electrical
- Mechanical
- Other _____

for the above named project and that to the best of my knowledge, information, and belief such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code, (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review, for conformance to this code and the design concept, shop drawings, samples and other submittals by the contractor in accordance with the requirements of the construction documents.
2. Perform the duties for registered design professionals in 780 CMR Chapter 17, as applicable.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the progress and quality of the work and to determine if the work is being performed in a manner consistent with the approved construction documents and this code.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

When required by the building official, I shall submit field/progress reports (see item 3.) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a 'Final Construction Control Document'.

Enter in the space to the right a "wet" or electronic signature and seal:



Phone number: (617)959-4322

Email: miika.ebbrell@outlook.com

Building Official Use Only

Building Official Name: _____ Permit No.: _____ Date: _____

Brigham Street

Medical - Professional Building

54 Brigham Street
NEW BEDFORD, MASSACHUSETTS

Property Information

Location:	54 Brigham Street New Bedford, Massachusetts 02740
Building Type:	Medical and Professional Office
Building Size:	8,890 square feet
Year Built:	1967
Ownership:	Fee Simple
Parking:	40 +/- spaces
HVAC:	Central A/C, gas heat
Utilities:	Electricity, Natural Gas, Municipal water, and sewer



Brigham Street

Medical - Professional Building

54 Brigham Street
NEW BEDFORD, MASSACHUSETTS

Aerial Photo



Scale: 1" = 30'-0"

Plot: 39

Lot: 18



Address: 52-54 Brigham Street, New Bedford MA 02740

Property Owner: _____

Zoning: MUB

Signature of Applicant: _____

Date: _____



William Francis Galvin
Secretary of the Commonwealth of Massachusetts



Corporations Division

Business Entity

Name: TOTAL WELLNESS CENTERS, LLC

Order certified copies <input type="checkbox"/> check all	Name of filing	Year filed	Date filed	Filing No.	View PDF
<input type="checkbox"/>	Statement of Change of Resident Agent/Resident Office		03/26/2019 03:51 PM	201986168450	201986168450_1.pdf, 2 pgs
<input type="checkbox"/>	Certificate of Amendment		03/15/2019 02:43 PM	201982515050	201982515050_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2018	09/21/2018 02:48 PM	201834379980	201834379980_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2017	09/21/2018 02:46 PM	201834381000	201834381000_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2015	04/11/2017 04:55 PM	201732603420	201732603420_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2016	04/11/2017 04:52 PM	201732603240	201732603240_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2014	12/26/2014 04:00 PM	201407362630	201407362630_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2013	03/17/2014 02:42 PM	201477534360	201477534360_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2012	10/16/2012 05:18 PM	201205082000	201205082000_1.pdf, 3 pgs
<input type="checkbox"/>	Certificate of Amendment		05/23/2012 11:00 AM	201287224350	201287224350_1.pdf, 3 pgs
<input type="checkbox"/>	Statement of Change of Resident Office Address by Resident Agent		08/17/2011 02:07 PM	201151762100	201151762100_1.pdf, 2 pgs
<input type="checkbox"/>	Annual Report	2011	08/17/2011 01:58 PM	201151761590	201151761590_1.pdf, 3 pgs
<input type="checkbox"/>	Annual Report	2010	09/02/2010 10:09 AM	201011820470	201011820470_1.pdf, 3 pgs
<input type="checkbox"/>	Restated Certificate of Organization		09/02/2010 09:23 AM	201011479830	201011479830_1.pdf, 3 pgs
<input type="checkbox"/>	Statement of		08/13/2010	201010605780	201010605780_1.pdf,

	Resignation of Resident Agent	03:51 PM	2 pgs
<input type="checkbox"/>	Certificate of Organization	10/08/2009 200976843560 03:00 PM	200976843560_1.pdf 10 pgs

[Return to entity summary](#)

[Order filings](#)

DF The Commonwealth of Massachusetts

William Francis Galvin
Secretary of the Commonwealth
One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

Limited Liability Company Statement of Change of Resident Agent/Resident Office (General Laws Chapter 156C Section 5A and Section 51)

(1) Exact name of limited liability company:

TOTAL WELLNESS CENTERS, LLC

(2) Current resident agent office address:

244 MAIN STREET ANNEX NORTHAMPTON, MA 01060 USA

(3) New resident agent office address:

155 Federal Street, Suite 700, Boston, Massachusetts 02110

Current resident agent: AMANDA WILSON, MD

Resident agent will (check appropriate box):

change to C T Corporation System

(name of new resident agent)

remain the same.

This certificate is effective at the time and on the date approved by the Division.

Signed by (signature of authorized person):

on this

26

day of

March

2019

Consent of resident agent:

I, C T Corporation System

By:

Denise Bell, Assistant Secretary

resident agent of the above limited liability company, consent to my appointment as resident agent pursuant to G.L. Chapter 156C Section 5A and Section 51.

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

March 26, 2019 03:51 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$500.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Special Filing Instructions

Annual Report
 (General Laws, Chapter)

Identification Number: 270705150

Annual Report Filing Year: 2018

1.a. Exact name of the limited liability company: TOTAL WELLNESS CENTERS, LLC

1.b. The exact name of the limited liability company as amended, is: TOTAL WELLNESS CENTERS, LLC

2a. Location of its principal office:

No. and Street: 244 MAIN STREET
ANNEX TO ROUNDHOUSE BUILDING
 City or Town: NORTHAMPTON State: MA Zip: 01060 Country: USA

2b. Street address of the office in the Commonwealth at which the records will be maintained:

No. and Street: 244 MAIN STREET ANNEX
 City or Town: NORTHAMPTON State: MA Zip: 01060 Country: USA

3. The general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

PROVISION OF PHYSICIAN SUPERVISED ADDICTION MEDICINE SERVICES IN SEVERAL MEDICAL CLINIC SETTINGS ACROSS MA. THE ONLY MANAGER/MEMBER PROVIDING THESE SERVICES WILL BE AMANDA WILSON 244 MAIN STREET NORTHAMPTON, MA 01060

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: AMANDA WILSON, MD
 No. and Street: 244 MAIN STREET ANNEX
 City or Town: NORTHAMPTON State: MA Zip: 01060 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	AMANDA WILSON MD	244 MAIN STREET ANNEX NORTHAMPTON, MA 01060 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	ROBERT HUTCHISON	12 CADILLAC DRIVE BRENTWOOD, TN 37027 USA
SOC SIGNATORY	GREGORY MAROTTA	12 CADILLAC DRIVE, SUITE 380 BRENTWOOD, TN 37027 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	AMANDA WILSON MD	244 MAIN STREET ANNEX NORTHAMPTON, MA 01060 USA

9. Additional matters:

THE LIMITED LIABILITY COMPANY WILL ABIDE BY AND BE SUBJECT TO THE PROVISIONS OF LIABILITY INSURANCE REQUIRED BY M.G.L. CHAPTER 156C, §65.

**SIGNED UNDER THE PENALTIES OF PERJURY, this 21 Day of September, 2018,
JESSICA RIGSBY , Signature of Authorized Signatory.**

THE COMMONWEALTH OF MASSACHUSETTS

I hereby certify that, upon examination of this document, duly submitted to me, it appears that the provisions of the General Laws relative to corporations have been complied with, and I hereby approve said articles; and the filing fee having been paid, said articles are

deemed to have been filed with me on:

September 21, 2018 02:48 PM

A handwritten signature in cursive script that reads "William Francis Galvin". The signature is written in black ink and is centered on the page.

WILLIAM FRANCIS GALVIN

Secretary of the Commonwealth



The Commonwealth of Massachusetts
William Francis Galvin

Minimum Fee: \$100.00

Secretary of the Commonwealth, Corporations Division
 One Ashburton Place, 17th floor
 Boston, MA 02108-1512
 Telephone: (617) 727-9640

Certificate of Amendment

(General Laws, Chapter)

Identification Number: 270705150

The date of filing of the original certificate of organization: 10/8/2009

1.a. Exact name of the limited liability company: TOTAL WELLNESS CENTERS, LLC

1.b. The exact name of the limited liability company as amended, is: TOTAL WELLNESS CENTERS, LLC

2a. Location of its principal office:

No. and Street: 244 MAIN STREET
ANNEX TO ROUNDHOUSE BUILDING
 City or Town: NORTHAMPTON State: MA Zip: 01060 Country: USA

3. As amended, the general character of business, and if the limited liability company is organized to render professional service, the service to be rendered:

MEDICINE

4. The latest date of dissolution, if specified:

5. Name and address of the Resident Agent:

Name: AMANDA WILSON, MD
 No. and Street: 244 MAIN STREET ANNEX
 City or Town: NORTHAMPTON State: MA Zip: 01060 Country: USA

6. The name and business address of each manager, if any:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
MANAGER	MARIA RUSSO-APPEL M.D.	244 MAIN STREET NORTHAMPTON, MA 01060 USA

7. The name and business address of the person(s) in addition to the manager(s), authorized to execute documents to be filed with the Corporations Division, and at least one person shall be named if there are no managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
SOC SIGNATORY	ROBERT HUTCHISON	12 CADILLAC DRIVE BRENTWOOD, TN 37027 USA
SOC SIGNATORY	GREGORY MAROTTA	12 CADILLAC DRIVE, SUITE 380 BRENTWOOD, TN 37027 USA

8. The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property:

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code
REAL PROPERTY	MARIA RUSSO-APPEL M.D.	244 MAIN STREET NORTHAMPTON, MA 01060 USA

9. Additional matters:

10. State the amendments to the certificate:

3, 6, 8

11. The amendment certificate shall be effective when filed unless a later effective date is specified:

**SIGNED UNDER THE PENALTIES OF PERJURY, this 15 Day of March, 2019,
JESSICA RIGSBY , Signature of Authorized Signatory.**

Location: 52 54 BRIGHAM ST Unit: 1

Parcel ID: 39 18A

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

10/27/2005

Sale Price:

\$94,900.00

Card No. 1 of 1

Legal Reference:

7839-2

Grantor:

TECHBENCH PROPERTIES LLC,

Current Owner Information:

PRL REALTY,LLC

52 BRIGHAM STREET UNIT 1

NEW BEDFORD , MA 02740

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 711 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

105200

Land Value:

0

Yard Items Value:

0

Total Value:

105200



Fiscal Year 2019

Tax Rate Res.:	16.47
Tax Rate Com.:	34.84
Property Code:	343
Total Bldg Value:	105200
Total Yard Value:	0
Total Land Value:	0
Total Value:	105200
Tax:	\$3,665.17

Fiscal Year 2018

Tax Rate Res.:	16.63
Tax Rate Com.:	35.65
Property Code:	343
Total Bldg Value:	105800
Total Yard Value:	0
Total Land Value:	0
Total Value:	105800
Tax:	\$3,771.77

Fiscal Year 2017

Tax Rate Res.:	16.69
Tax Rate Com.:	36.03
Property Code:	343
Total Bldg Value:	105800
Total Yard Value:	0
Total Land Value:	0
Total Value:	105800
Tax:	\$3,811.97

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 2

Parcel ID: 39 18B

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

06/05/2003

Sale Price:

\$56,000.00

Legal Reference:

6264-210

Grantor:

HIGGINS,ROBERT B "TRUSTEE"

Current Owner Information:

ANDRADE PATRICIA L

585 ELM STREET

S DARTMOUTH , MA 02748

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Tax Rate Res.:	16.47
Tax Rate Com.:	34.84
Property Code:	343
Total Bldg Value:	95500
Total Yard Value:	0
Total Land Value:	0
Total Value:	95500
Tax:	\$3,327.22

Fiscal Year 2018

Tax Rate Res.:	16.63
Tax Rate Com.:	35.65
Property Code:	343
Total Bldg Value:	96000
Total Yard Value:	0
Total Land Value:	0
Total Value:	96000
Tax:	\$3,422.40

Fiscal Year 2017

Tax Rate Res.:	16.69
Tax Rate Com.:	36.03
Property Code:	343
Total Bldg Value:	96000
Total Yard Value:	0
Total Land Value:	0
Total Value:	96000
Tax:	\$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 3

Parcel ID: 39 18C

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

05/01/2000

Sale Price:

\$100.00

Card No. **1 of 1**

Legal Reference:

4672-24

Grantor:

TIERNEY,MOIRA E

Current Owner Information:

ANDRADE PATRICIA L

585 ELM STREET

S DARTMOUTH , MA 02748

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Tax Rate Res.: 16.47

Tax Rate Com.: 34.84

Property Code: 343

Total Bldg Value: 95500

Total Yard Value: 0

Total Land Value: 0

Total Value: 95500

Tax: \$3,327.22

Fiscal Year 2018

Tax Rate Res.: 16.63

Tax Rate Com.: 35.65

Property Code: 343

Total Bldg Value: 96000

Total Yard Value: 0

Total Land Value: 0

Total Value: 96000

Tax: \$3,422.40

Fiscal Year 2017

Tax Rate Res.: 16.69

Tax Rate Com.: 36.03

Property Code: 343

Total Bldg Value: 96000

Total Yard Value: 0

Total Land Value: 0

Total Value: 96000

Tax: \$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 4

Parcel ID: 39 18D

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

12/19/2007

Sale Price:

\$113,500.00

Card No. 1 of 1

Legal Reference:

8892-333

Grantor:

FITZGERALD,KATHLEEN

Current Owner Information:

TESSIER WAYNE G "TRUSTEE"

MASSE PAULINE "TRUSTEE"

52 BRIGHAM STREET UNIT #5

NEW BEDFORD , MA 02740

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Tax Rate Res.: 16.47

Tax Rate Com.: 34.84

Property Code: 343

Total Bldg Value: 95500

Total Yard Value: 0

Total Land Value: 0

Total Value: 95500

Tax: \$3,327.22

Fiscal Year 2018

Tax Rate Res.: 16.63

Tax Rate Com.: 35.65

Property Code: 343

Total Bldg Value: 96000

Total Yard Value: 0

Total Land Value: 0

Total Value: 96000

Tax: \$3,422.40

Fiscal Year 2017

Tax Rate Res.: 16.69

Tax Rate Com.: 36.03

Property Code: 343

Total Bldg Value: 96000

Total Yard Value: 0

Total Land Value: 0

Total Value: 96000

Tax: \$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 6

Parcel ID: 39 18F

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date:

09/26/2014

Sale Price:

\$23,000.00

Legal Reference:

11183-1

Grantor:

SOUTH COAST REAL ESTATE ,HOLDINGS,LLC

Current Owner Information:

SILVA ELIZABETH "TRUSTEE"

SILVA DURVAL "TRUSTEE"

P O BOX 70279

NORTH DARTMOUTH , MA 02747

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 622 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

95500

Land Value:

0

Yard Items Value:

0

Total Value:

95500



Fiscal Year 2019

Tax Rate Res.:	16.47
Tax Rate Com.:	34.84
Property Code:	343
Total Bldg Value:	95500
Total Yard Value:	0
Total Land Value:	0
Total Value:	95500
Tax:	\$3,327.22

Fiscal Year 2018

Tax Rate Res.:	16.63
Tax Rate Com.:	35.65
Property Code:	343
Total Bldg Value:	96000
Total Yard Value:	0
Total Land Value:	0
Total Value:	96000
Tax:	\$3,422.40

Fiscal Year 2017

Tax Rate Res.:	16.69
Tax Rate Com.:	36.03
Property Code:	343
Total Bldg Value:	96000
Total Yard Value:	0
Total Land Value:	0
Total Value:	96000
Tax:	\$3,458.88

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 8

Parcel ID: 39 18H

Zoning: MUB

Fiscal Year: 2019

Current Owner Information:

PRL REALTY LLC
C/O FALLA MEDICAL CLINIC
54 BRIGHAM STREET UNIT 8

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date: 01/22/2004

Sale Price: \$220,000.00

Legal Reference: 6754-99

Grantor: FANOUS RAFAAT S,

Card No. 1 of 1

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Asphalt Shingles roof cover and 1764 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
177000	0	0	177000



Fiscal Year 2019

Tax Rate Res.:	16.47
Tax Rate Com.:	34.84
Property Code:	343
Total Bldg Value:	177000
Total Yard Value:	0
Total Land Value:	0
Total Value:	177000
Tax:	\$6,166.68

Fiscal Year 2018

Tax Rate Res.:	16.63
Tax Rate Com.:	35.65
Property Code:	343
Total Bldg Value:	178100
Total Yard Value:	0
Total Land Value:	0
Total Value:	178100
Tax:	\$6,349.27

Fiscal Year 2017

Tax Rate Res.:	16.69
Tax Rate Com.:	36.03
Property Code:	343
Total Bldg Value:	178100
Total Yard Value:	0
Total Land Value:	0
Total Value:	178100
Tax:	\$6,416.94

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.

Location: 52 54 BRIGHAM ST Unit: 10

Parcel ID: 39 18K

Zoning: MUB

Fiscal Year: 2019

Current Sales Information:

Sale Date: 01/31/2008

Sale Price: \$135,000.00

Card No. 1 of 1

Legal Reference: 8933-42

Grantor: MATELSKI,HARRY W

Current Owner Information:

PRL REALTY LLC

54 BRIGHAM STREET UNIT 10

NEW BEDFORD , MA 02740

This Parcel contains 0.000 acres of land mainly classified for assessment purposes as PROF CONDO with a(n) Medical Office Condominium style building, built about 1967, having Brick exterior, Tar&Gravel roof cover and 1156 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
135900	0	0	135900



Fiscal Year 2019

Fiscal Year 2018

Fiscal Year 2017

Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	343	Property Code:	343	Property Code:	343
Total Bldg Value:	135900	Total Bldg Value:	136700	Total Bldg Value:	136700
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	0	Total Land Value:	0	Total Land Value:	0
Total Value:	135900	Total Value:	136700	Total Value:	136700
Tax:	\$4,734.76	Tax:	\$4,873.36	Tax:	\$4,925.30

Disclaimer: Classification is not an indication of uses allowed under city zoning. This information is believed to be correct but is subject to change and is not warranted.



Map Produced By
City of New Bedford
Department of
Management Information Systems
January 2019



Fiscal Year 2019
This parcel map should be used for planning
and assessment purposes only.

Map: 039

City of New Bedford Massachusetts



- Water Bodies
- Town Boundary
- Text
- Engineering Lot Number
- Lot Area
- Easement
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels

TABER ST

RES. B 38

142

BUS. 80

473
5040

63

80
80

18
26433

BUS. 126.23

BRIGHAM ST

BUS. 108.02

114.03

31
36352

95.5

33
36453

35
4334

96.5

37
4350

36
36706

96.45

38
368

RES. B 45

ELIZABETH ST

RES. B 39

BUS. 39

62

40

69

68

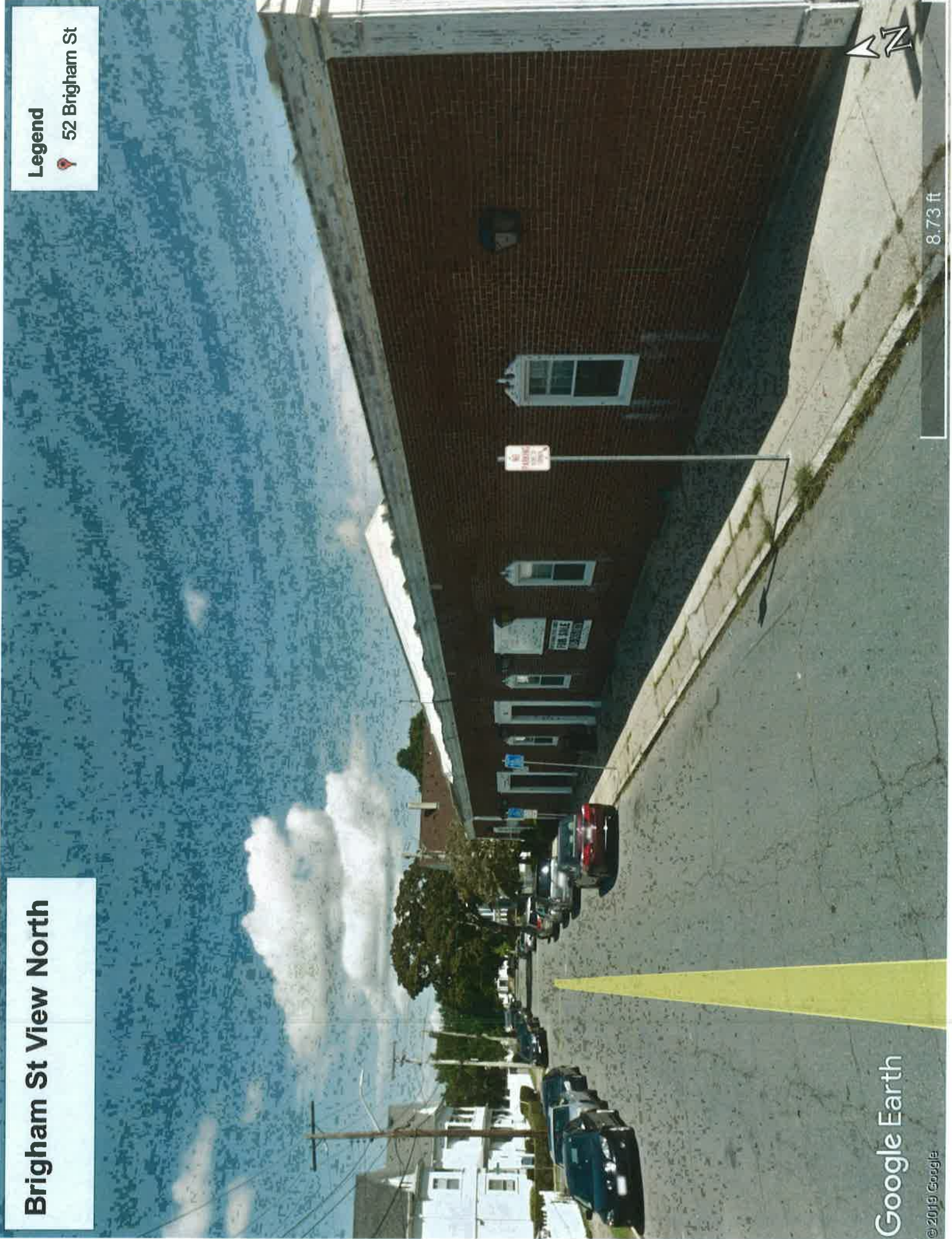
70

SITE PHOTOGRAPHS

Brigham St View North

Legend

 52 Brigham St



8.73 ft

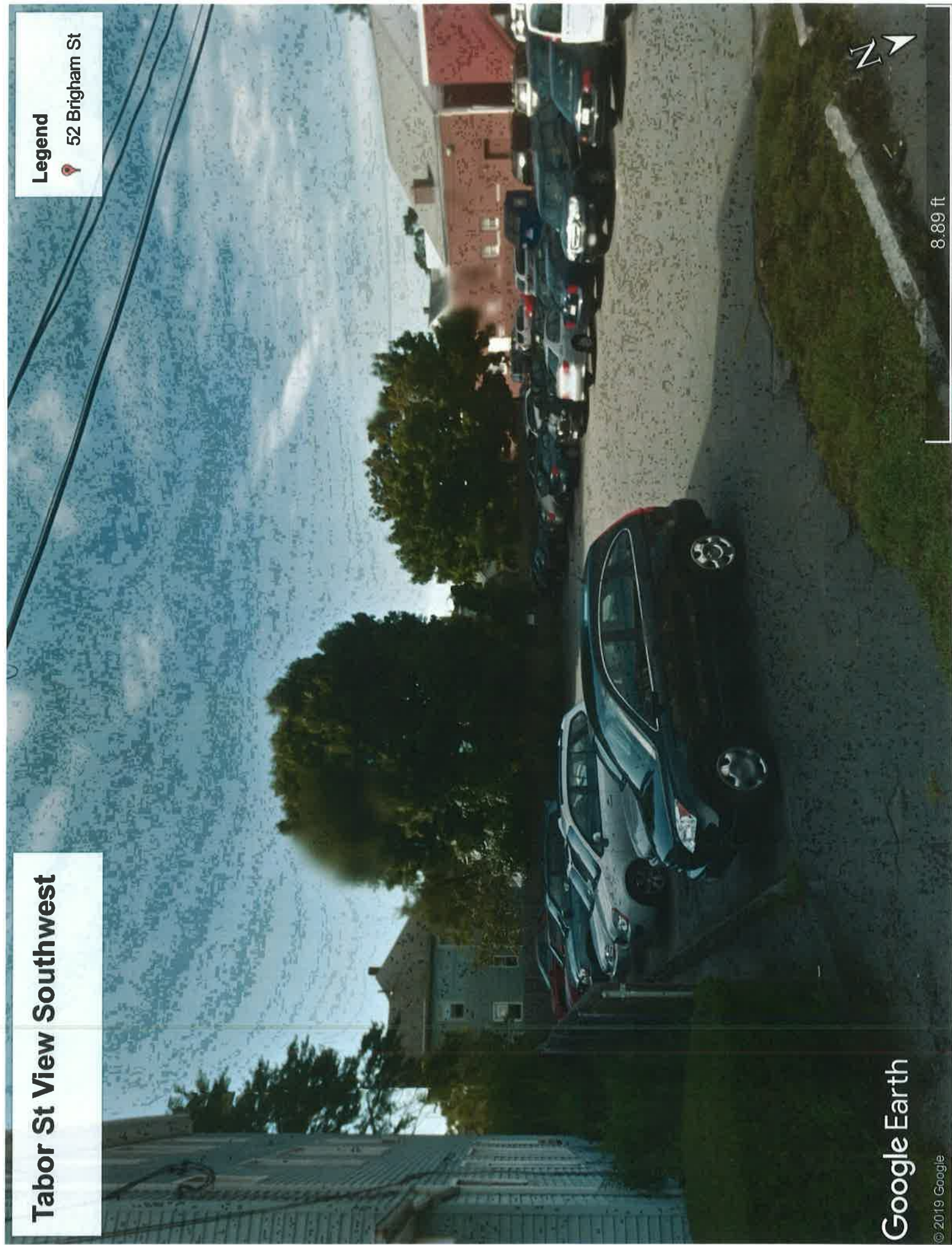
Google Earth

© 2019 Google

Tabor St View Southwest

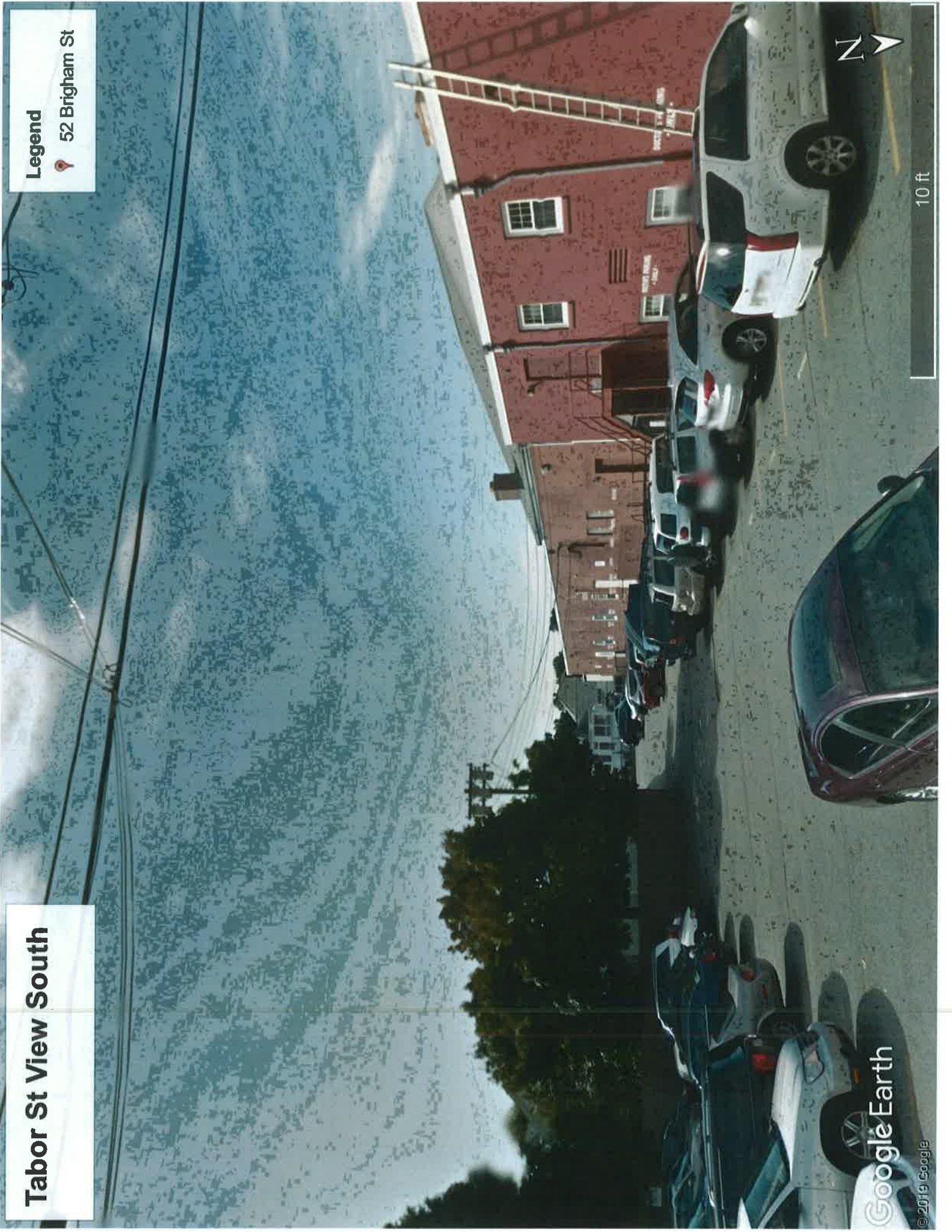
Legend

 52 Brigham St



Tabor St View South

Legend
📍 52 Brigham St



Google Earth

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10 ft