



PLANNING BOARD

19-27

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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: Existing Conditions Survey by: Romanelli Associates Inc. dated: August 8, 2019

1. Application Information

Street Address: 1332 Acushnet Ave.

Assessor's Map(s): 99 Lot(s) 102

Registry of Deeds Book: 12557 Page: 197

Zoning District: MUB

Applicant's Name (printed): Paulo Marques

Mailing Address: 353 Bolton St New Bedford MA 0274
(Street) (City) (State) (Zip)

Contact Information: 508-264-5763
Telephone Number Email Address

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

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

Complete Application, Site Plan Review Application Checklist, Plans, Project Narrative, Certified Abutters List, Deed, Development Statement, and Rejection Packet.

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.

August 8, 2019
Date

Paulo Marques
Signature of Applicant

CITY CLERKS OFFICE
NEW BEDFORD, MA
2019 AUG 8 10 36 AM

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: Vacant

Proposed Use of Premises: Business Use

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

4. Briefly Describe the Proposed Project:

Renovate the existing vacant portion of a building for new business use. Remove or cover existing metal clad exterior with proposed Stucco and Stone Veneer.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	6,700	8,000	6,700
Lot Width (ft)	60.00	75.00	60.00
Number of Dwelling Units	2	1/5,000sf	2
Total Gross Floor Area (sq ft)	1,125 sf	0	1,125 sf
Residential Gross Floor Area (sq ft)	2,250 sf	0	2,250 sf
Non-Residential Gross Floor Area (sq ft)	1,308 sf	0	1,308 sf
Building Height (ft)	13'	100'	13'
Front Setback (ft)	0	0	0
Side Setback (ft)	0	0	0
Side Setback (ft)	25'	0	25'

Rear Setback (ft)	39'	10	39'
Lot Coverage by Buildings (% of Lot Area)	36 %	0	36 %
Permeable Open Space (% of Lot Area)	0	0	0
Green Space (% of Lot Area)	0	0	0
Off-Street Parking Spaces	7	11	7
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	1	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>Varies</u>
b) Number of employees:	<u>0</u>	<u>2</u>
c) Hours of operation:	<u>0</u>	<u>9A-9P</u>
d) Days of operation:	<u>0</u>	<u>7</u>
e) Hours of deliveries:	<u>0</u>	<u>Varies</u>
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>Varies</u>		

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

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: Paulo Marques

at the following address: 353 Bolton St. New Bedford, MA 02740

to apply for: Renovation for a new Business

on premises located at: 1332 Acushnet Ave. New Bedford, MA 02746

in current ownership since: August 31, 2018

whose address is: 353 Bolton St. New Bedford, MA 02740

for which the record title stands in the name of: Paulo Marques

whose address is: 353 Bolton St. New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 12557 Page: 197

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.

August 8, 2019

Paulo Marques

Date

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

2019 AUG 14 2:36
CITY CLERKS OFFICE
NEW BEDFORD, MA

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.



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

- | | | |
|---|---|--|
| — | X | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| — | X | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| — | X | 3. <u>Plans</u> |
- 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).

HA

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

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

X

3b. Existing Conditions Plan

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

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

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

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- Area of building or additions
- Number of stories
- Principal use
- Floor elevations
- Door locations with sill elevations
- 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)

- 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

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- 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.

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

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

X **3j. Building Elevations**

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

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) | |

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

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

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

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

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

W 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

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

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

8 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: _____

**Narrative/Development Impact Statement
For
1332-1350 Acushnet Ave
New Bedford, MA**

Property History:

The existing property consists of a two-story residential building connected to a one-story retail showroom type of structure on the corner of Acushnet Ave and Nye street erected circa 1899, the retail showroom was the home of All City Quality Aluminum. The building is located on Lot 102, Map 99 with an area of 0.16 acres or 6,700 sf and is zoned as a MUB use. The structure is clad with aluminum siding in the retail area and vinyl on the residential portion.

Proposed Project:

The proposed project is to revive the retail area to house a store on the section closest to the intersection of Nye and Acushnet Ave and allowing the rest of the building for future expansion or development while maintaining the attached two (2) family residential units. The building's exterior is to be covered with a stone veneer and Eifs and the entrance and a handicap ramp are to be located from the south side of the build facing the handicap parking area.

Site:

The site has an existing curb cut on Nye Street and provides for (4) four off street parking spots for the residential units. There is an existing curb cut on Acushnet Ave that will provide access for the proposed handicap parking area. No excavation is required on the site except to install new sono tube footings for the handicap ramp.

Development Impact:

By renovating the existing building prevents the building from further deterioration, eliminates a breeding area for pests and rodents, avoids a potential location for homeless, and a potential fire hazard. The proposed development of the structure allows for the growth and relocation of an existing business, cleans the neighbor, and restores life to an existing structure.

Scheduled Improvements

The building façade improvements are to remove the existing siding and install a stone veneer to about 3'-0" above the existing finished grade and Eifs to the top of the wall, relocate the entrance and install a handicap access ramp on the south side of the retail area.



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#	99	LOT(S)#	109
REGISTRY OF DEEDS BOOK:	12557	PAGE #	197
PROPERTY ADDRESS: 1332 Acushnet Ave			
ZONING DISTRICT: MUB			
OWNER INFORMATION			
NAME: Paulo Marques			
MAILING ADDRESS: 353 Bolton St			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
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.

 AUTHORIZED AGENT 
Signature of Applicant/s 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.

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>5451B Topography and Drainage Plan</p>	<p>There currently exists structures and pavement on the site, there is no excavation on the existing site except the required sono tube footing. No grading is required or drainage will be altered</p>
	3	<p>5451c. Utility Plan</p>	<p>There is an existing structure on the site. No new utilities or upgrade required.</p>
	4	<p>5451.e Landscaping Plan</p>	<p>There is an existing structure and gravel parking area on the site. No excavation or topography, paving or drainage alterations required. All work is on the inside of the building.</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:

1332 Acushnet Ave.
New Bedford, MA 02746

Waiver Request, cont.

5451.f.
Lighting Plan

There is an existing structure and asphalt covered parking area on the site. There is a proposed handicap ramp and relocation of the entrance on the south side of the building, additional work is on the inside of the building.

5454
Drainage Calculations

There is an existing structure and asphalt covered parking area on the site. No excavation except for sono tub footings for the handicap ramp, there is no topography, paving or drainage alterations required. Additional work is on the inside of the building.



Bk: 12557 Pg: 197 Pg: 1 of 4 BS
Doc: DEED 09/05/2018 11:11 AM

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 09/05/2018 11:11 AM
Ctr# 025954 34891 Doc# 00020289
Fee: \$775.20 Cons: \$170,000.00

QUITCLAIM DEED

WE, ANNE M. PARISI, being married, of Rehoboth, Bristol County, Massachusetts and GARY M. LOPES, being married, of Lexington, Middlesex County, Massachusetts,

for consideration paid and in full consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) Dollars

grant to PAULO MARQUES, of 353 Bolton Street, New Bedford, Bristol County, Massachusetts,

with QUITCLAIM COVENANTS

The land with all buildings and improvements thereon, located in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the northwest corner of the land herein conveyed at a point formed by the intersection of the southerly line of Nye Street with the easterly line of Acushnet Avenue; thence

EASTERLY in the said southerly line of Nye Street, one hundred ten (110) feet to land now or formerly of one Fredette; thence

SOUTHERLY in line of last-named land, sixty (60) feet to land now or formerly of Arthur Villeneuve; thence

WESTERLY in line of last-named land, one hundred fifteen and 32/100 (115.32) feet to the said easterly line of Acushnet Avenue; thence

NORTHERLY in the said easterly line of Acushnet Avenue, sixty and 24/100 (60.24) feet to the said southerly line of Nye Street and the point of beginning.

Property Address: 1332 Acushnet Avenue, New Bedford, MA

Mail to
Grantee at
353 Bolton St
New Bedford, MA 02740

QUITCLAIM DEED

WE, ANNE M. PARISI, being married, of Rehoboth, Bristol County, Massachusetts and GARY M. LOPES, being married, of Lexington, Middlesex County, Massachusetts,

for consideration paid and in full consideration of One Hundred Seventy Thousand and 00/100 (\$170,000.00) Dollars

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NORTHERLY in the said easterly line of Acushnet Avenue, sixty and 24/100 (60.24) feet to the said southerly line of Nye Street and the point of beginning.

Property Address: 1332 Acushnet Avenue, New Bedford, MA

Being the same premises conveyed to Grantors by deed of Roy V. Lopes dated June 8, 2002 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 5556, Page 33.

Under the pains and penalties of perjury, we, the Grantors named herein, do hereby voluntarily release all our rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any Homestead rights other than those executing this deed.

Witness my hand and common seal this 31st day of AUGUST, 2018.

Anne M. Parisi
ANNE M. PARISI

COMMONWEALTH OF MASSACHUSETTS

PROVIDENCE County

AUGUST 31, 2018

On this day before me, the undersigned Notary Public, personally appeared ANNE M. PARISI and proved to me through satisfactory evidence of identification, which was a 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(s) whose name(s) is/are signed above, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and it was his/her/their free act and deed.

Robert J. Parisi
Notary Public: ROBERT J. PARISI
My Commission Expires: 3/17/21

Witness my hand and common seal this 31 day of August, 2018.



GARY M. LOPES

COMMONWEALTH OF MASSACHUSETTS

Barnstable County

August 31, 2018

On this day before me, the undersigned Notary Public, personally appeared GARY M. LOPES and proved to me through satisfactory evidence of identification, which was a 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(s) whose name(s) is/are signed above, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and it was his/her/their free act and deed.


Notary Public:
My Commission Expires: 10/24/21



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).

1 AUG 08 2019

SUBJECT PROPERTY			
MAP #	99	LOT(S)#	102
ADDRESS: 1332 Acushnet Ave			
OWNER INFORMATION			
NAME: Paulo Marques			
MAILING ADDRESS: 353 Bolt St.			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Armando M. Pereira			
MAILING ADDRESS (IF DIFFERENT): 227 Union St, Suite 509, New Bedford, MA 02740			
TELEPHONE #	774-263-8888		
EMAIL ADDRESS:	armando@cdbdsdesigns.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (<i>Please explain</i>):		

CITY CLERK
AUG 9 2019

CITY CLERKS OFFICE
NEW BEDFORD, MA

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.

Judith Serdahl
Printed Name (*acting*)

Judith Serdahl (acting)
Signature

8/7/2019
Date

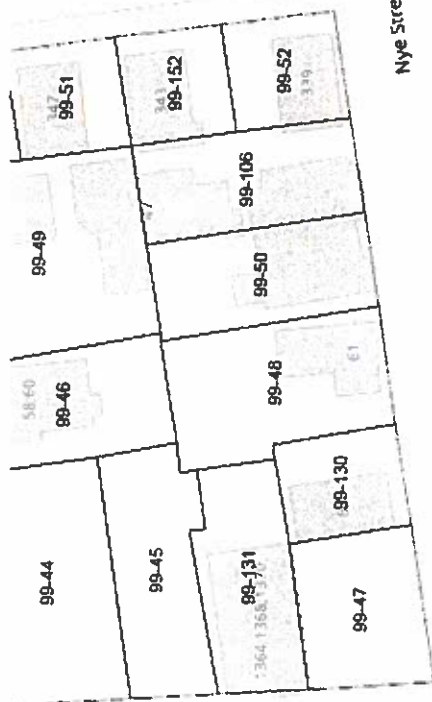
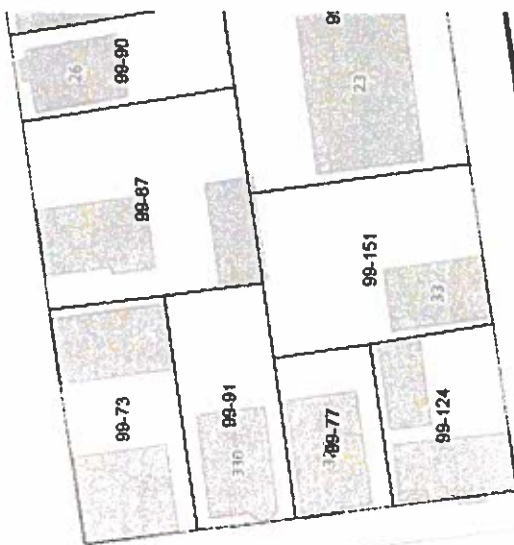
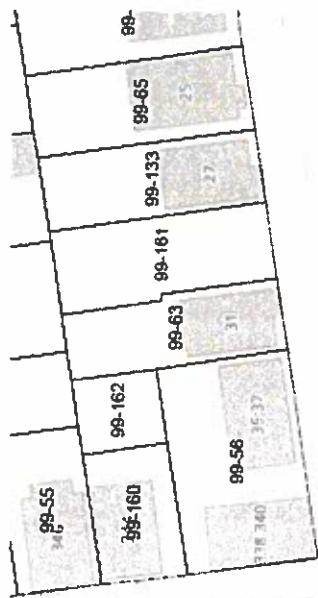
August 6, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 1332 Acushnet Avenue (Map: 99, Lot: 102). 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
99 102	1332 ACUSHNET AVE	PARISI ANNE M LOPES GARY M 1332 ACUSHNET AVENUE NEW BEDFORD, MA 02746
99 101	1304 ACUSHNET AVE	PEREIRA CANDIDO "TRUSTEE" PEREIRA FAMILY IRREVOCABLE REA 101 GIBBS STREET SOMERSET, MA 02726
99 92	60 NYE ST	MIRANDA TRICIA M P O BOX 574 ROCHESTER, MA 02770
99 103	63 TALLMAN ST	MEDEIROS JORGE M MEDEIROS LIDUINA U 63 TALLMAN STREET NEW BEDFORD, MA 02746
99 127	59 TALLMAN ST	SMITH CARMEN 645 PLYMOUTH STREET HOLBROOK, MA 02343
99 108	56 NYE ST	MANNES JOHN O MANNES PAMELA M 15 WOODCART DR NO. DARTMOUTH, MA 02747
99 130	63 NYE ST	WEATON REALTY LLC P O BOX 248 RAYNHAM, MA 02767
99 47	ES ACUSHNET AVE	CITY OF NEW BEDFORD 133 WILLIAM STREET NEW BEDFORD, MA 02740
98 130	1359 ACUSHNET AVE	ST ANTHONY'S CHURCH CORPORATION OF ST ANTHONY 1359 ACUSHNET AVE NEW BEDFORD, MA 02746
98 160	1349 1351 ACUSHNET AVE	BEIRA PROPERTIES LLC 12 PLUMLEIGH DRIVE NO DARTMOUTH, MA 02747
92 64	1325 ACUSHNET AVE	TILTON CONNOR K "TRUSTEE" 1325 ACUSHNET AVENUE REALTY TR 1325 ACUSHNET AVE NEW BEDFORD, MA 02746

Information is
as of January 1st, 2019 Page 1 of 1



North Front Street

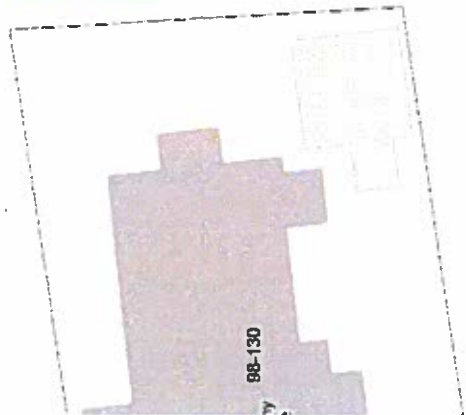
Nye Street



Tallman Street

North

Acushnet Avenue



Nye Street



Tallman Street