



# Site Plan Review Application Checklist

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

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

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

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

Initials Indicate  
Item Submitted.

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

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

Staff    Applicant

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

X   **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

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

---

X **3c. Demolition Plan**

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

---

X **3d. Construction/Layout Plan**

- Proposed Buildings and Structures

**Staff   Applicant**

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

**X   2e. Grading and Drainage Plan**

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

**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.

X **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.

---

X **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

---

X **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.

---

X **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)

X   **3j. Building Elevations**

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

X   **3k. Sign Plan**

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

X   **3l. Lighting Plan**

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

X   **3m. Detail Sheets (Typical Details)**

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

**Staff Applicant**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail  |
| <input type="checkbox"/> Anti-Seepage Collar Detail                 | <input checked="" type="checkbox"/> Fence Detail  |
| <input type="checkbox"/> Flared End Detail                          | <input type="checkbox"/> Flowable Fill Trench   |
| <input type="checkbox"/> Rip Rap Detail                             | <input checked="" type="checkbox"/> Pavement Marking Details  |
| <input type="checkbox"/> Straw bales/Silt Fence Detail              | <input checked="" type="checkbox"/> Handicap Parking/Compact Parking Signs  |
| <input type="checkbox"/> Silt Sac Detail                            | <input checked="" 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 checked="" type="checkbox"/> Light Pole Foundation Detail    |   |
| <input type="checkbox"/> Retaining Wall Details                     |   |
| <input checked="" type="checkbox"/> Tree/Shrub Planting Detail      |   |

X **4. Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

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

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

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

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

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

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

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



**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)

**X 10. Electronic PDF and AutoCAD Files**

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

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

**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*

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

**Official Use Only:**

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

Review date: \_\_\_\_\_ All materials submitted: Yes No

Signature: \_\_\_\_\_ Fee: \_\_\_\_\_



**CITY OF NEW BEDFORD**  
**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: Site Plan - WS Orchard Street by: Farland Corp. dated: 06/05/19

### 1. Application Information

Street Address: WS Orchard Street

Assessor's Map(s): 23 Lot(s) 158 & 294

Registry of Deeds Book: 7223 Page: 263

Zoning District: MUB (Mixed Use Business)

Applicant's Name (printed): New Bedford Retail LLC

Mailing Address: 83 Orchard Hill Park Drive Leominster MA 01453  
 (Street) (City) (State) (Zip)

Contact Information: Representative: Farland Corp. (508) 717-3479 cfarland@farlandcorp.com

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

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

Site Plan - Orchard Street  
 Architectural Plan Set (Floor Plans & Elevations)  
 Waiver Request Form

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.

6/7/19  
 Date

*C. D. B. L.*  
 Signature of Applicant

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

Category	Construction	Scale
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input checked="" type="checkbox"/> > 2,000 gross sq feet
<input type="checkbox"/> Industrial	<input type="checkbox"/> Conversion	<input type="checkbox"/> 3 or more new residential units
<input type="checkbox"/> Mixed (Check all categories that apply)	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> 1 or more new units in existing res. multi-unit
		<input type="checkbox"/> Drive Thru Proposed
		<input checked="" type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

**3. Zoning Classifications**

Present Use of Premises: Vacant

Proposed Use of Premises: Retail Store

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):  
None

**4. Briefly Describe the Proposed Project:**

The applicant seeks to construct a 10,000 s.f. retail store with associated parking areas. In addition to the structure and parking, there will be landscaped areas surrounding the property as well as appropriate grading of the site to facilitate stormwater. Stormwater will be handled by several on site drainage structures and underground pipe system. Lastly, the area that will be disturbed along the right of way frontage will include new sidewalks and grass strip in line with surrounding features.

**5. Please complete the following:**

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	NEW LOT	8,000	46,174
Lot Width (ft)		0	230.00
Number of Dwelling Units	NONE		0
Total Gross Floor Area (sq ft)			10,000
Residential Gross Floor Area (sq ft)			0
Non-Residential Gross Floor Area (sq ft)			10,000
Building Height (ft)		100	22.9+/-
Front Setback (ft)		0	77.5+/-
Side Setback (ft)		10	53.5+/-
Side Setback (ft)		10	53.5+/-

Rear Setback (ft)		10	40.5+/-
Lot Coverage by Buildings (% of Lot Area)		100	22.9+/-
Permeable Open Space (% of Lot Area)		0	13.2+/-
Green Space (% of Lot Area)		0	13.2+/-
Off-Street Parking Spaces		50	50
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays		1	1

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>N/A</u>	<u>800</u>
b) Number of employees:	<u></u>	<u>18</u>
c) Hours of operation:	<u>N/A</u>	<u>8am-10pm</u>
d) Days of operation:	<u></u>	<u>7 Days/wk</u>
e) Hours of deliveries:	<u>N/A</u>	<u>7am-10pm</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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_ 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: New Bedford Retail LLC

at the following address: 83 Orchard Hill Park Drive - Leominster, MA 01453

to apply for: Site Plan Review

on premises located at: WS Orchard Street (Map 23 Lots 158 & 294) - New Bedford, MA 02744

in current ownership since: December 28, 2018

whose address is: WS Orchard Street (Map 23 Lots 158 & 294) - New Bedford, MA 02744

for which the record title stands in the name of: Lisciotti Development Corp. (Under Agreement)

whose address is: 83 Orchard Hill Park Drive - Leominster, MA 01453

by a deed duly recorded in the:  
Registry of Deeds of County: Bristol S.D. Book: 7223 Page: 263

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.

\_\_\_\_\_  
Date

See Attached Notice of Agreement  
\_\_\_\_\_  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



*City of New Bedford*  
**REQUEST FOR WAIVER**

**CASE #:**

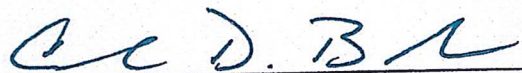
**APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS**

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#	23	LOT(S)#	158 & 294
REGISTRY OF DEEDS BOOK:	7223	PAGE #	263
PROPERTY ADDRESS: WS Orchard Street - New Bedford, MA 02744			
ZONING DISTRICT: MUB - (Mixed Used Business)			
OWNER INFORMATION			
NAME: Lisciotti Development Corp. (Under Agreement w/ Clark's Cove Development Co., LLC)			
MAILING ADDRESS: 83 Orchard Hill Park Drive - Leominster, MA 01453			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): New Bedford Retail LLC			
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>Developer</u>
MAILING ADDRESS (IF DIFFERENT): 83 Orchard Hill Park Drive - Leominster, MA 01453			
TELEPHONE #	Representative: Farland Corp. - (508) 717-3479		
EMAIL ADDRESS:	Representative: Christian A. Farland - cfarland@farlandcorp.com		

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.

  
 \_\_\_\_\_  
 Signature of Applicant/s

4/7/19  
 \_\_\_\_\_  
 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.

See Attached Notice of Agreement

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>Code of Ordinances Chapter 9. - Comprehensive Zoning Section 5455 - Development Impact Statement</p>	<p>The proposed work is in character with the surrounding properties and businesses already in operation. As part of the MUB district it is expected that there will be development of this kind, and since the work being proposed is in line with current regulations, the impact will be minimal in change.</p>
	3		
	4		

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:





# PLANNING BOARD

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 02740

## SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled:  
Site Plan - WS Orchard Street by: Farland Corp. dated: 06/05/19.

### 1. Application Information

Street Address: WS Orchard Street

Assessor's Map(s): 23 Lot(s) 158 & 294

Registry of Deeds Book: 7223 Page: 263

Zoning District: MUB (Mixed Use Business)

Applicant's Name (printed): New Bedford Retail LLC

Mailing Address: 83 Orchard Hill Park Drive Leominster MA 01453  
(Street) (City) (State) (Zip)

Contact Information: Representative: Farland Corp. (508) 717-3479 cfarland@farlandcorp.com

Telephone Number \_\_\_\_\_ Email Address \_\_\_\_\_

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

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

Site Plan - WS Orchard Street  
Sign Plans & Details

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.

6/7/19  
Date

CLDRL  
Signature of Applicant

**2. Zoning Classifications**

Present Use of Premises: Vacant

Proposed Use of Premises: Retail Store

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):  
NONE

3. Will sign be illuminated? YES, How? Internal LED lights

4. Will sign overhang a public sidewalk? NO, If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

**5. Briefly Describe the Proposed Project:**

The applicant seeks to construct a 10,000 s.f. retail building with associated parking areas and landscaping features. In addition, the proposed work will also include necessary grading and utility work to service the future business. There is one ground mounted sign being proposed and it is located near the center-mark of the front buffer area along the right of way.

**6. Please complete the following:**

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Total Sign Area (sq ft)			24 sf
Sign Height (ft)			13 ft
Total Number of Signs at Subject Parcel(s)			1
Front Setback (ft)			6.2+/-
Side Setback (ft)			50.3+/-
Side Setback (ft)			176.7+/-

**7. 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:

\_\_\_\_\_  
 \_\_\_\_\_

**8. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: New Bedford Retail LLC

at the following address: 83 Orchard Hill Park Drive - Leominster, MA 01453

to apply for: Ground Sign Site Plan Review

on premises located at: WS Orchard Street (Map 23 Lots 158 & 294) - New Bedford, MA 02744

in current ownership since: December 28, 2018

whose address is: WS Orchard Street (Map 23 Lots 158 & 294) - New Bedford, MA 02744

for which the record title stands in the name of: Lisciotti Development Corp. (Under Agreement)

whose address is: 83 Orchard Hill Park Drive - Leominster, MA 01453

by a deed duly recorded in the:

Registry of Deeds of County: Bristol S.D. Book: 7223 Page: 263

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.

\_\_\_\_\_  
Date

See Attached Notice of Agreement  
\_\_\_\_\_  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



June 5, 2019

New Bedford Planning Board  
New Bedford City Hall  
133 William Street  
New Bedford, MA 02740

**RE: Letter of Authorization for Representation  
Map 23 Lots 158 & 294 Orchard Street – New Bedford, MA**

To whom it concerns:

This letter is to certify that we, Lisciotti Development, authorize Farland Corp. to serve as representative for the submission of applications, plans and any additional documentation required by the City of New Bedford Planning Board in regard to the review of proposed development on the property located at Map 23 Lots 158 & 294 Orchard Street.

If you should have any questions, please feel free to contact me.

Very truly yours,

Lisciotti Development Corp.

Authorized Agent

FARLAND CORP., INC.

Christian A. Farland, P.E., LEED AP  
Principal Engineer and Vice President



**William Francis Galvin**  
Secretary of the Commonwealth of Massachusetts



# Corporations Division

## Business Entity Summary

**ID Number: 562344737**

[Request certificate](#)

[New search](#)

**Summary for: LISCIOTTI DEVELOPMENT CORP.**

<b>The exact name of the Domestic Profit Corporation:</b> LISCIOTTI DEVELOPMENT CORP.		
<b>Entity type:</b> Domestic Profit Corporation		
<b>Identification Number:</b> 562344737	<b>Old ID Number:</b> 000838919	
<b>Date of Organization in Massachusetts:</b> 04-01-2003		
<b>Last date certain:</b>		
<b>Current Fiscal Month/Day:</b> 12/31	<b>Previous Fiscal Month/Day:</b> 12/31	
<b>The location of the Principal Office:</b>		
Address: 24 WALDEN COURT		
City or town, State, Zip code, LEOMINSTER, MA 01453 USA		
Country:		
<b>The name and address of the Registered Agent:</b>		
Name: GREGG P LISCIOTTI		
Address: 24 WALDEN COURT		
City or town, State, Zip code, LEOMINSTER, MA 01453 USA		
Country:		
<b>The Officers and Directors of the Corporation:</b>		
Title	Individual Name	Address
PRESIDENT	GREGG P. LISCIOTTI	83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453 USA
TREASURER	GREGG P. LISCIOTTI	83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453 USA
SECRETARY	GREGG P. LISCIOTTI	83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453 USA
VICE PRESIDENT	JOHN SCRIBNER JR.	83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453 USA
VICE PRESIDENT	ANDREW COMOLLO	83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453 USA
DIRECTOR	GREGG P. LISCIOTTI	83 ORCHARD HILL PARK DRIVE LEOMINSTER, MA 01453 USA

**Business entity stock is publicly traded:**

**The total number of shares and the par value, if any, of each class of stock which this business entity is authorized to issue:**

Class of Stock	Par value per share	Total Authorized		Total issued and outstanding
		No. of shares	Total par value	No. of shares
CNP	\$ 0.00	15,000	\$ 0.00	100

**Consent**     **Confidential Data**     **Merger Allowed**     **Manufacturing**

**View filings for this business entity:**

- ALL FILINGS
- Administrative Dissolution
- Annual Report
- Application For Revival
- Articles of Amendment
- Articles of Chapter Surrender

[View filings](#)

**Comments or notes associated with this business entity:**

[New search](#)



**William Francis Galvin**  
Secretary of the Commonwealth of Massachusetts



# Corporations Division

## Business Entity Summary

**ID Number: 001385519**

[Request certificate](#)

[New search](#)

**Summary for: NEW BEDFORD RETAIL LLC**

<b>The exact name of the Domestic Limited Liability Company (LLC):</b> NEW BEDFORD RETAIL LLC		
<b>Entity type:</b> Domestic Limited Liability Company (LLC)		
<b>Identification Number:</b> 001385519		
<b>Date of Organization in Massachusetts:</b> 05-24-2019		
<b>Last date certain:</b>		
<b>The location or address where the records are maintained</b> (A PO box is not a valid location or address):		
Address:		
City or town, State, Zip code,		
Country:		
<b>The name and address of the Resident Agent:</b>		
Name: GREGG LISCIOTTI		
Address: 83 ORCHARD HILL PARK DR.		
City or town, State, Zip code, LEOMINSTER, MA 01453 USA		
Country:		
<b>The name and business address of each Manager:</b>		
Title	Individual name	Address
MANAGER	GREGG LISCIOTTI	83 ORCHARD HILL PARK DR. LEOMINSTER, MA 01453 USA
MANAGER	JOHN SCRIBNER JR.	83 ORCHARD HILL PARK DR. LEOMINSTER, MA 01453 USA
<b>In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:</b>		
Title	Individual name	Address
SOC SIGNATORY	GREGG LISCIOTTI	83 ORCHARD HILL PARK DR. LEOMINSTER, MA 01453 USA
SOC SIGNATORY	JOHN SCRIBNER JR.	83 ORCHARD HILL PARK DR. LEOMINSTER, MA 01453 USA

**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	Address
REAL PROPERTY	JOHN SCRIBNER JR.	83 ORCHARD HILL PARK DR. LEOMINSTER, MA 01453 USA
REAL PROPERTY	GREGG LISCIOTTI	83 ORCHARD HILL PARK DR. LEOMINSTER, MA 01453 USA

**Consent**       **Confidential Data**       **Merger Allowed**       **Manufacturing**

**View filings for this business entity:**

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Cancellation

[View filings](#)

**Comments or notes associated with this business entity:**

[New search](#)





**William Francis Galvin**  
Secretary of the Commonwealth of Massachusetts



# Corporations Division

## Business Entity Summary

**ID Number: 743130635**

[Request certificate](#)

[New search](#)

**Summary for: CLARK'S COVE DEVELOPMENT CO., LLC**

<b>The exact name of the Domestic Limited Liability Company (LLC):</b> CLARK'S COVE DEVELOPMENT CO., LLC		
<b>Entity type:</b> Domestic Limited Liability Company (LLC)		
<b>Identification Number:</b> 743130635		<b>Old ID Number:</b> 000877197
<b>Date of Organization in Massachusetts:</b> 09-23-2004		
<b>Last date certain:</b>		
<b>The location or address where the records are maintained</b> (A PO box is not a valid location or address):		
Address: 651 ORCHARD ST., SUITE 200		
City or town, State, Zip code,      NEW BEDFORD, MA 02744 USA		
Country:		
<b>The name and address of the Resident Agent:</b>		
Name: JOHN E. WILLIAMS		
Address: 651 ORCHARD ST., STE 200		
City or town, State, Zip code,      NEW BEDFORD, MA 02744 USA		
Country:		
<b>The name and business address of each Manager:</b>		
<b>Title</b>	<b>Individual name</b>	<b>Address</b>
MANAGER	JOHN E. WILLIAMS	651 ORCHARD ST., SUITE 200 NEW BEDFORD, MA 02744 USA
<b>In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:</b>		
<b>Title</b>	<b>Individual name</b>	<b>Address</b>
<b>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:</b>		
<b>Title</b>	<b>Individual name</b>	<b>Address</b>
REAL PROPERTY	JOHN E. WILLIAMS	651 ORCHARD ST., SUITE 200 NEW BEDFORD,

Consent

Confidential Data

Merger Allowed

Manufacturing

**View filings for this business entity:**

- ALL FILINGS
- Annual Report
- Annual Report - Professional
- Articles of Entity Conversion
- Certificate of Amendment
- Certificate of Cancellation

[View filings](#)

**Comments or notes associated with this business entity:**

[New search](#)

QUITCLAIM DEED

THE GOODYEAR TIRE & RUBBER COMPANY., a corporation organized and existing under the laws of the State of Ohio, with a principal place of business in Akron, Ohio,

for consideration paid, and in full consideration of ONE MILLION FIVE HUNDRED FIFTY THOUSAND AND NO/100 (\$1,550,000.00),

grants to CLARK'S COVE DEVELOPMENT CO., LLC, a Massachusetts Limited Liability Company with a usual place of business located at 651 Orchard Street, Suite 200, New Bedford, MA 02744,

land in New Bedford,

Beginning at the northwesterly corner thereof at the intersection of Bolton Road and Swift Street; thence running easterly by said Swift Street four hundred forty-five (445) feet, more or less, to Orchard Street; thence running southerly by said Orchard Street nine hundred eighty and eighty one-hundredths (980.80) feet to property now or formerly of the Gosnold Mills; thence running westerly at an interior angle of eighty-nine degrees fifty-one minutes (89° 51') by said Gosnold Mills land in part through the center of a brick wall five hundred forty-one and eighty-three one-hundredths (541.83) feet, more or less, to said Bolton Road; and thence running northerly by said Bolton Road about nine hundred eighty-five (985) feet to the point of beginning.

Together with all the right, title and interest of the Grantor in, to and concerning a certain twenty-four inch (24") pipe, commencing at the dividing line between the above-described parcel and said land of the Gosnold Mills property and running through said land of the Gosnold Mills property and running through said land of the Gosnold Mills property through Orchard and Cove Streets; thence through a twenty (20) foot strip of land to and into the water of Clark's Cove to a certain well or structure therein situated, particularly including herein all the right, title and interest of the Grantor in and to said twenty (20) foot strip of land and said well or structure and all other rights included or specified in, and subject to the obligations contained in, two certain instruments from the New England Cotton Yarn Company to and with Lawrence A. Ford, both dated August 14, 1902 and respectively recorded with said Bristol County, South District Registry of Deeds, Book 228, Pages 286 and following and Book 228, Pages 294 and following.

Subject to and with the benefit of easements and restrictions of record insofar as they may be in full force and effect.

Being the same premises conveyed Grantor by deed dated December 31, 1956 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1209, Page 100.

This sale does not constitute substantially all of the assets of said Corporation.

IN WITNESS WHEREOF, the said GOODYEAR TIRE & RUBBER COMPANY, has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by A J DELGUYD its ~~DIRECTOR - REAL ESTATE~~, hereto duly authorized, this 11<sup>th</sup> day of October 2004.

Signed and sealed in presence of

THE GOODYEAR TIRE & RUBBER COMPANY

Joyce Lee Gorog  
Witness

A J Delguyd  
By: **A J DELGUYD**  
DIRECTOR - REAL ESTATE

~~THE COMMONWEALTH OF MASSACHUSETTS~~

STATE OF OHIO  
COUNTY OF SUMMIT  
~~BRISTOL, ss.~~

October 11, 2004

On this 11<sup>th</sup> day of October 2004, before me, the undersigned notary public, personally appeared A J DELGUYD, ~~DIRECTOR - REAL ESTATE~~ of THE GOODYEAR TIRE & RUBBER COMPANY, and proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she signed it voluntarily for the stated purpose.



REG OF DEEDS  
REG #07  
BRISTOL S

Joyce Lee Gorog  
Official Signature of Notary  
My commission expires: **May 22, 2007**

10/15/04 10:20AM 01  
000000 #1428

JOYCE LEE GOROG, Notary Public  
Residence - Summit County  
State Wide Jurisdiction, Ohio  
My Commission Expires May 22, 2007

FEE \$7068.00

CASH \$7068.00

**CERTIFICATION**

I, the undersigned, Bertram Bell, Assistant Secretary of The Goodyear Tire & Rubber Company, a corporation organized and existing under the laws of the State of Ohio, do hereby certify that the attached is a full, true and correct copy of the Delegation of Authority to the Director Real Estate and to the Manager Real Estate Services dated July 1, 2004 signed by Robert J Keegan, Chairman of the Board, Chief Executive Officer and President, and attested by Bertram Bell, Assistant Secretary, of said corporation.

And I further certify that the attached Delegation of Authority has been neither revoked nor modified and is in full force and effect at the date hereof.

And I further certify that my examination of the applicable records of said corporation on the date hereof reveals that Anthony J Delguyd is the Director, Real Estate and that Steve A Mikolay is the Manager, Real Estate Services of The Goodyear Tire & Rubber Company and is authorized to sign documents specified in the attached Delegation of Authority.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the corporate seal of said The Goodyear Tire & Rubber Company to be affixed this 22nd day of September, 2004.

  
Assistant Secretary  
THE GOODYEAR TIRE & RUBBER COMPANY



# The Goodyear Tire & Rubber Company

Akron, Ohio 44316 - 0001

July 1, 2004

## DELEGATION OF AUTHORITY

TO WHOM IT MAY CONCERN:

Pursuant to authority vested in me by resolution adopted by the Board of Directors of The Goodyear Tire & Rubber Company (hereinafter referred to as the "Company"), on August 3, 1999, I hereby authorize the

### **DIRECTOR REAL ESTATE MANAGER REAL ESTATE SERVICES**

of the Company to execute for and on behalf and in the name of the Company, without attestation and without affixation of the corporate seal, any lease or sublease of real property (including oil, gas and mineral rights) or agreements (including deeds and related instruments) for the purchase or sale of real property for use and operation as or incidental to a distribution or production facility of The Goodyear Tire & Rubber Company, including easements, access and license agreements, and amendments to any of the foregoing, provided that such shall fall within the following categories:

1. Subleases of lease-controlled vacant properties, and including subleases to dealers and franchisees and leases of Company-owned properties.
2. Leases and subleases where the base term does not exceed twenty (20) years and base rental does not exceed \$500,000.00 per lease year (net to lessor).
3. Office leases where the base term does not exceed ten (10) years and the base rental does not exceed \$500,000.00 per lease year.
4. Lease and sublease assignments.
5. Listing Agreements with brokers to sell, lease or sublease properties at a commission rate not to exceed 10 percent.
6. Recreational area (baseball fields, Goodyear Theater, etc), farm land and/or pasture land leases and license agreements on plant sites wherein the term does not exceed five (5) years (cancelable by Goodyear at any time upon 30 days' notice to tenant) at the highest rental reasonably obtainable.

7. Oil, gas or mineral leases wherein the total expenditure does not exceed \$50,000.00.
8. Purchase of individual properties in an amount not to exceed \$3,000,000.00.
9. Sale or leasing of surplus property.
10. Real Estate License Agreements.
11. Easement Agreements.
12. Certification of lease terms, conditions and status to lessors or third parties.
13. Agreements for the subordination of leases and subleases.
14. Settlement and release agreements relating to Goodyear leased and fee-owned property.

In exercising the authority granted within this letter, they are directed to observe such instructions as to prior approvals, including, approval by the Law Department and, where commitments are involved, have an approved budget as shall have been prescribed by the executive officer of the Company having cognizance of the subject matter.

The documents listed above will be retained in the Contract Records Department of the Secretary's Office.

This Delegation shall be in full force and effect from July 1, 2004 to and including June 30, 2006 unless theretofore revoked, and cancels and supersedes a similar delegation dated July 1, 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official corporate seal of said Company to be affixed.



Chairman of the Board,  
Chief Executive Officer and President  
THE GOODYEAR TIRE & RUBBER COMPANY

Attest:



Assistant Secretary

Purchase and Sale Agreement  
New Bedford, Massachusetts 02744

**Notice of Agreement**

The undersigned hereby certify that Seller and Buyer have entered into a Purchase and Sale Agreement (“**Agreement**”) upon the following terms:

**SELLER:** Clark’s Cove Development Co., LLC, a Massachusetts limited liability company

**BUYER:** Lisciotti Development Corp., a Massachusetts corporation

**PROPERTY:** A Portion of Parcel 23-294, New Bedford, Massachusetts 02744 (as Agreement) further described in Purchase and Sale Agreement)

**SELLER’S TITLE:** See the Deed dated October 11, 2004 and recorded at the New Bedford Registry of Deeds at Book 7223, Page 263.

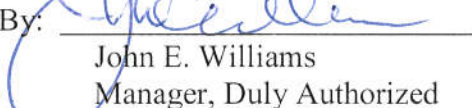
**DATE OF EXECUTION OF AGREEMENT:** December 28, 2018

**BUYER’S PERMITTING RIGHTS:** Buyer may file, in Buyer's name (or, if required by any governmental agency, in Seller's name, as Seller's agent) and for Buyer's benefit, zoning code approvals, variances, changes or other appropriate relief, subdivisions, environmental or other related approvals.

This Memorandum is executed only for the purpose of giving notice of the existence of the Agreement and is not intended to modify, expand or reduce any of the rights of Seller and Buyer as set forth in the Agreement.

EXECUTED under seal.

**SELLER:**  
**Clark’s Cove Development Co., LLC,**  
a Massachusetts limited liability company

By:   
John E. Williams  
Manager, Duly Authorized

**BUYER:**  
**Lisciotti Development Corp.,**  
a Massachusetts corporation

By:   
Gregg Lisciotti  
President, Duly Authorized



Purchase and Sale Agreement  
New Bedford, Massachusetts 02744

COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss.

December 28 2018

Then personally appeared the above-named John E. Williams, Manager, duly authorized, and proved to me through satisfactory evidence of identification, which was DRIVERS LICENSE, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be her/his free act and deed in the capacity set forth above.

Sara B. O'Leary  
Notary Public: Sara B. O'Leary

My commission expires 10/24/2019



COMMONWEALTH OF MASSACHUSETTS

Worcester County, ss.

December \_\_, 2018

Then personally appeared the above-named Gregg Lisciotti, duly authorized, and proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be his free act and deed in his capacity as aforesaid.

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_

Purchase and Sale Agreement  
New Bedford, Massachusetts 02744

COMMONWEALTH OF MASSACHUSETTS

Bristol County, ss.

December \_\_, 2018

Then personally appeared the above-named John E. Williams, Manager, duly authorized, and proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be her/his free act and deed in the capacity set forth above.

Notary Public: Sara B. O'Leary

My commission expires 10/24/2019

COMMONWEALTH OF MASSACHUSETTS

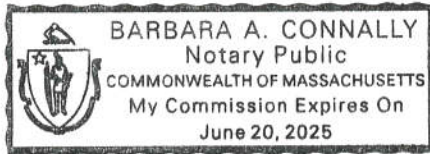
Worcester County, ss.

December 19, 2018

Then personally appeared the above-named Gregg Lisciotti, duly authorized, and proved to me through satisfactory evidence of identification, which was a valid driver's license, to be the person whose name is signed on the preceding document, and acknowledged the foregoing to be his free act and deed in his capacity as aforesaid.

  
Notary Public

My commission expires 6-20-25





## PROJECT NARRATIVE

### Site Description

The project area associated with the proposed development is located on the west side of Orchard Street, between the cross streets of Swift to the north and Cove Road to the south. The site is comprised of one proposed parcel, identified as a portion of Assessors Map 23, Lots 158 & 294. The parcel contains approximately 1.06 acres and is located entirely within the Mixed-Use Business District.

The site is a portion of a large undeveloped piece of land that has been left vacant for many years prior to this project and has been predominantly used as a stockpile area for abutting projects. Going back several decades, this property was used for a large-scale industrial company, and upon the departure of said company, the existing features were all demolished and the grounds were cleared and left roughly graded. Since then, previous owners have prepped the site for possible future development, and now there are several existing utility stubs, an existing drainage system that services nearby properties that lies within a utility easement and access to the site via an existing curb cut along its frontage. The site's frontage lies along the right-of-way known as Orchard Street, and the site is bounded on the south and west by other vacant property left undeveloped. To the north is a recently developed piece of land that now contains the commercial business known as Family Dollar. The surrounding neighborhood includes businesses as well as residential living and can be classified as largely developed urban areas. All the proposed falls outside of any wetland areas or areas subject to flooding, and no protected wildlife habitats or species are known to exist in this area either.

### Project Description

The applicant is seeking permission to construct a 10,000 S.F. commercial building that will house a retail business, as well as site improvements such as parking areas, ingress/egress driveways, and typical utility services and installations. Specifically, the proposed work will close out the existing curb cut on Orchard Street while installing two new ones, the parking areas will contain a total of 50 individual parking spaces and the site will be serviced by new water, sewer and electrical services to be tied into the existing services within Orchard Street. By utilizing the existing stormwater drainage system on site, the underground recharge area can be reduced, and total site runoff has been nearly eliminated.



Stormwater management practices have been taken into consideration and a full report has been included with this submittal. All necessary drainage calculations have been carried out to ensure that the post-development conditions are an improvement to the pre-development conditions. This report also includes simulations for multiple storm events as well as a pre-development and post-development watershed plan.

## Zoning Information

This subject property falls in the MUB (Mixed Use Business) Zoning district. All zoning bylaws have been taken into consideration in terms of dimensional regulations and the site is within full compliance of those. Specifically, setbacks to all property lines and lot coverage percentages have been kept under the maximum allowed.

## Construction Sequence

The preparation of the site for the proposed construction will follow the normal procedures for work of this type. The steps that follow are to be used as a guideline and may have to be adjusted due to site or weather conditions or unforeseen circumstances. A full construction sequence calendar will be produced once final comments and discussions have taken place between the applicant, their representation and all required city boards and commissions. The total expected cost of this project is \$785,000 at this time subject to change dependent on vendor and site contractor rate schedules in effect at the time of construction.



## 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).

APR 26 2019

SUBJECT PROPERTY			
MAP #	23	LOT(S)#	158
ADDRESS: WS Orchard Street - New Bedford, MA 02746			
OWNER INFORMATION			
NAME: Clark's Cove Development Co., Inc.			
MAILING ADDRESS: 651 Orchard Street, Suite 200 - New Bedford, MA 02744			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Matthew White - Farland Corp.			
MAILING ADDRESS (IF DIFFERENT): 401 County Street - New Bedford, MA 02740			
TELEPHONE #	(508) 717-3479		
EMAIL ADDRESS:	mwhite@farlandcorp.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.

Carlos Amado

Printed Name

Signature

5/3/2019

Date

April 26, 2019  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as WS Orchard Street (Map: 23, Lot: 158). 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
19-49	37 ROCKDALE AVE	37 - 41 ROCKDALE AVENUE LLC, 200 CENTERVILLE ROAD WARWICK, RI 02886
19-47	<i>WS</i> ORCHARD ST	<del>MELLO CURTIS J "TRUSTEE", WILLIAMS JOHN E "TRUSTEE"</del> <i>Howland Place LLC</i> <del>651 ORCHARD ST SUITE 204</del> <i>283 Sawyer St. - Unit # 1E</i> NEW BEDFORD, MA 02740- <i>02746</i>
23-96	331 BOLTON ST	BOTELHO CARLOS A, BOTELHO MARIA D 331 BOLTON ST NEW BEDFORD, MA 02740
23-294 <i>See 23-158</i>	ORCHARD ST	CLARK'S COVE DEVELOPMENT CO, LLC, <i>Disc. into Lot 158</i> 651 ORCHARD STREET SUITE 200 NEW BEDFORD, MA 02744
19-53	639 ORCHARD ST	UNITED FISHERMEN CLUB INC, 639 ORCHARD ST NEW BEDFORD, MA 02744
24-3	KATHARINE ST	CITY OF NEW BEDFORD, JOHN B DEVALLES SCHOOL 131 WILLIAM ST NEW BEDFORD, MA 02740
19-42	1383 COVE RD	COVE DEVELOPMENT CORP, P O BOX 8819 CRANSTON, RI 02920
23-46	389 BOLTON ST	BOLTON STREET VENTURES LLC, 106 KATHARINE STREET NEW BEDFORD, MA 02744
23-292	ORCHARD ST	<del>CLARK'S COVE DEVELOPMENT CO, LLC,</del> <i>Barfus Richard "Trs", Kelley Morgan R "Trs"</i> <del>651 ORCHARD STREET SUITE 200</del> <i>45 Bret Harto Road</i> <del>NEW BEDFORD, MA 02744</del> <i>San Rafael, CA 94901</i>
23-45	5 DUNBAR ST	PACHECO NORBERTO S "TRUSTEE", NORBERTO S PACHECO <i>Revocable,</i> REVOCABLE TRUST (THE) 177 HEMLOCK STREET NEW BEDFORD, MA 02740
19-48	651 ORCHARD ST	<del>MELLO CURTIS J "TRUSTEE", WILLIAMS JOHN E "TRUSTEE"</del> <i>Howland Place LLC</i> <del>651 ORCHARD ST SUITE 204</del> <i>283 Sawyer St. Unit # 1E</i> NEW BEDFORD, MA 02740- <i>02746</i>
23-34	325 BOLTON ST	DEUS JOSEPH P, 325 BOLTON ST NEW BEDFORD, MA 02740
23-88	369 BOLTON ST	BORGES DUARTE M, 369 BOLTON ST NEW BEDFORD, MA 02740

April 26, 2019  
 Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as WS Orchard Street (Map: 23, Lot: 158). 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
24-206	540 ORCHARD ST	MONTE PIO LUSO AMERICANO, CORP OF N. B. 540 ORCHARD ST NEW BEDFORD, MA 02744
23-95	339 BOLTON ST	SOARES JOAO D, SOARES ANA P 339 BOLTON ST NEW BEDFORD, MA 02740
24-333	550 ORCHARD ST	JFG REAL ESTATE LLC, 550 ORCHARD STREET NEW BEDFORD, MA 02744
23-158	ORCHARD ST	CLARK'S COVE DEVELOPMENT CO, LLC, 651 ORCHARD STREET SUITE 200 NEW BEDFORD, MA 02744
19-1	BOLTON ST	<del>CLARK'S COVE DEVELOPMENT CO, LLC</del> , Howland Place LLC <del>651 ORCHARD STREET SUITE 200</del> 289 Sawyer St. Unit # 1E NEW BEDFORD, MA 02744 02746
23-153	353 BOLTON ST	<del>GOMES SOPHIE, C/O DONALD J GOMES</del> Marques Paulo A <del>31 NORTH STREET</del> 353 Bolton St <del>FAIRHAVEN, MA 02719</del> New Bedford, MA 02740
24-336	ORCHARD ST	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740
23-295 <i>see 23-158</i>	BOLTON ST	CLARK'S COVE DEVELOPMENT CO, LLC, <i>Disc. into lot 158</i> 651 ORCHARD STREET SUITE 200 NEW BEDFORD, MA 02744
23-47	385 BOLTON ST	CONTRERAS ANA C, 385 BOLTON STREET NEW BEDFORD, MA 02740
24-310	584 ORCHARD ST	COVE DEVELOPMENT CORP, P O BOX 8819 CRANSTON, RI 02920
19-3	1331 COVE RD	TRT NEW BEDFORD LLC, C/O KEYPOINT PARTNERS REALTY TRUST <del>174 COLONY PLACE</del> 3520 Piedmont Rd NE Suite 410 <del>PLYMOUTH, MA 02360</del> Atlanta, GA 30305
23-141	14 SIDNEY ST	ROSE JACQUELINE, 14 SIDNEY STREET NEW BEDFORD, MA 02740
23-152	355 BOLTON ST	ZANGAO DURVINO C, ZANGAO FERNANDA P 355 BOLTON STREET NEW BEDFORD, MA 02740

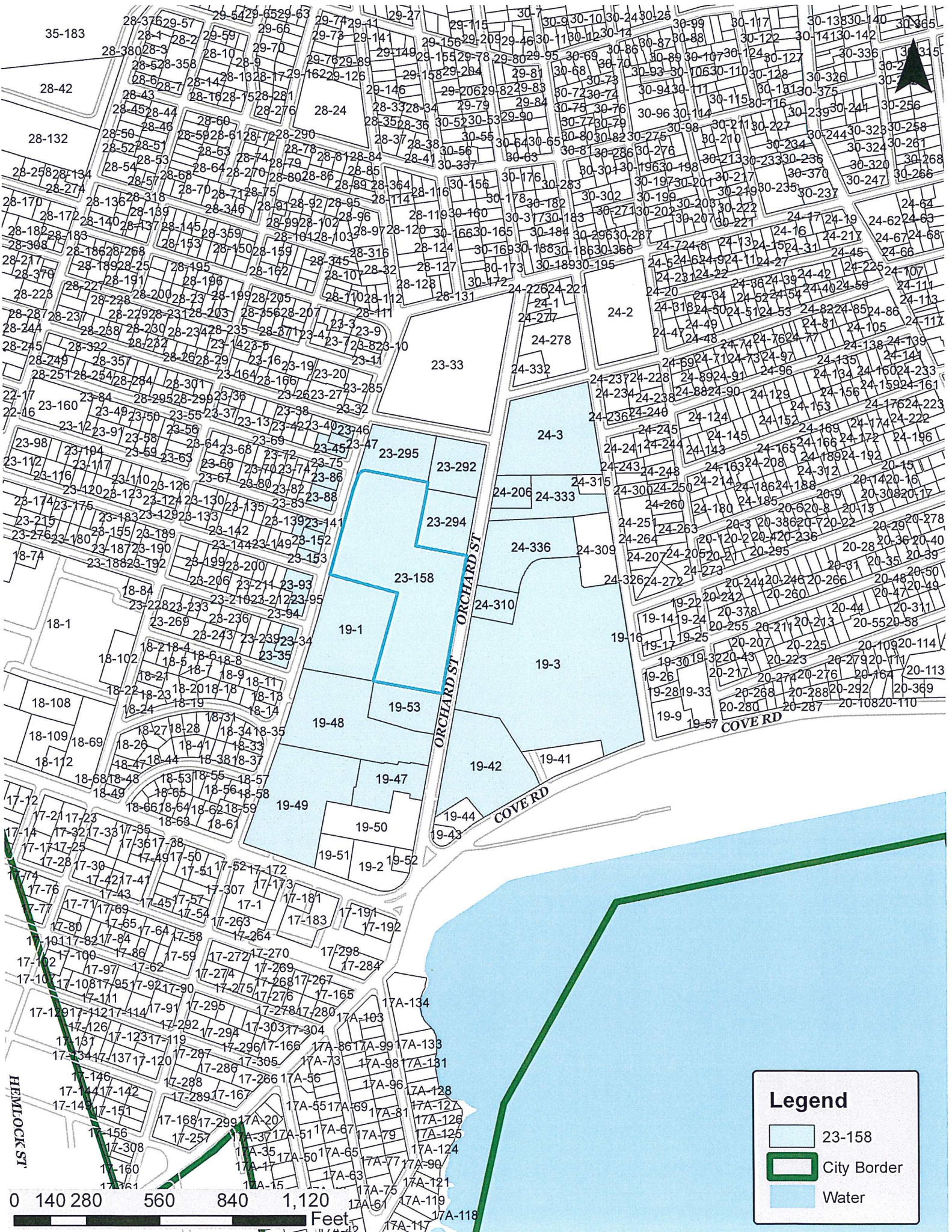
April 26, 2019  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as WS Orchard Street (Map: 23, Lot: 158). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
23-35	321 BOLTON ST	CABRAL CARLOS M, CABRAL TERESA I 321 BOLTON ST NEW BEDFORD, MA 02740
23-86	373 BOLTON ST	COSTA EDUARDA B, DESOUSA VIRGINIA B BORGES DUARTE M 373 BOLTON ST NEW BEDFORD, MA 02740
23-93	345 BOLTON ST	AYALA MARIA S, <del>MOLINA JORGE GONZALES</del> 345 BOLTON ST NEW BEDFORD, MA 02740





**Legend**

- 23-158
- City Border
- Water

0 140 280 560 840 1,120 Feet

**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 C 111, S150A

TBD

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

Signature of Permit Applicant \_\_\_\_\_

Date

4-22-19

**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: Will Erect a 10,000 sqft Commercial Building Est. Cost \_\_\_\_\_

Address of Work: 115 Orchard Street plot 23-Lot 158

Owner Name: Clarks Cove Development Co. LLC 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>Site Plan Review - Planning Board</u>	Fee
Reason For Rejection:  <u>" See Attachments "</u>	Permit #

Comments and Conditions:

Signed Danny M. Rona Date: MAY 1 20 19

Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner



DEPARTMENT OF INSPECTIONAL SERVICES  
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***

WS Orchard Street – PLOT: 23 – LOT: 158 – ZONED DISTRICT: MUB  
*Site Plan is Review Required from the Planning Board*

*Zoning Code Review as follows:*

*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

## 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) WS Orchard Street  
 (NO) \_\_\_\_\_ (STREET) \_\_\_\_\_  
 BETWEEN Swift Street AND Cove Road  
 (CROSS STREET) \_\_\_\_\_ (CROSS STREET) \_\_\_\_\_  
 PLOT 23 LOT 158 DISTRICT MUB ACCEPTED STREET YES  
 PLANS FILED.  YES  NO

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

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input checked="" 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><b>D.1 PROPOSED USE — For demolition most recent use</b></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 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 checked="" 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 type="checkbox"/> Office, bank, professional		26 <input type="checkbox"/> Public utility		27 <input type="checkbox"/> School, library, other educational		28 <input checked="" 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 _____
<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 type="checkbox"/> Office, bank, professional																														
	26 <input type="checkbox"/> Public utility																														
	27 <input type="checkbox"/> School, library, other educational																														
	28 <input checked="" 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 _____																														
<p><b>B. OWNERSHIP</b></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><b>D.2. Does this building contain asbestos?</b></p> <p><input type="checkbox"/> YES <input type="checkbox"/> NO If yes complete the following:</p> <p>Name &amp; Address of Asbestos Removal Firm: _____</p>																														
<p><b>C. COST</b> (Omit cents)</p> <p>10. Cost of construction .....\$ _____  <i>To be installed but not included in the above cost</i></p> <p>a. Electrical .....</p> <p>b. Plumbing .....</p> <p>c. Heating, air conditioning .....</p> <p>d. Other (elevator, etc.) .....</p> <p>11. TOTAL VALUE OF CONSTRUCTION .....</p> <p>12. TOTAL ASSESSED BLDG. VALUE .....</p>	<p>Submit copy of notification sent to DEQE and the State Dept. of Labor &amp; Industries and results of air sample analysis after asbestos removal is completed.</p> <p><b>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.</b></p> <p>The project proposes a 10,000 s.f. commercial building with associated parking area. Site grading and utility work will also be conducted to service the business.</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><b>E. PRINCIPAL TYPE OF FRAME</b></p> <p>33 <input type="checkbox"/> Masonry (wall bearing)</p> <p>34 <input type="checkbox"/> Wood frame</p> <p>35 <input checked="" type="checkbox"/> Structural steel</p> <p>36 <input type="checkbox"/> Reinforced concrete</p> <p>37 <input type="checkbox"/> Other — Specify _____</p>	<p><b>G. TYPE OF SEWAGE DISPOSAL</b></p> <p>43 <input checked="" type="checkbox"/> Public or private company</p> <p>44 <input type="checkbox"/> Private (septic tank, etc.)</p> <p><b>H. TYPE OF WATER SUPPLY</b></p> <p>45 <input checked="" type="checkbox"/> Public or private company</p> <p>46 <input type="checkbox"/> Private (well, cistern)</p>	<p><b>J. DIMENSIONS</b></p> <p>53 Number of stories <u>1</u></p> <p>54 Height <u>22' 10.5"</u></p> <p>55 Total square feet of floor area, all floors based on exterior dimensions <u>10,000</u></p> <p>56 Building length <u>122</u></p> <p>57 Building width <u>82</u></p> <p>58 Total sq. ft. of bldg. footprint <u>10,000</u></p> <p>59 Front lot line width <u>230.00</u></p> <p>60 Rear lot line width <u>230.00</u></p> <p>61 Depth of lot <u>200.00</u></p> <p>62 Total sq. ft. of lot size <u>43,174+/-</u></p> <p>63 % of lot occupied by bldg. (58÷62) <u>21.7+/-</u></p> <p>64 Distance from lot line (front) <u>77.5+/-</u></p> <p>65 Distance from lot line (rear) <u>40.5+/-</u></p> <p>66 Distance from lot line (left) <u>53.5+/-</u></p> <p>67 Distance from lot line (right) <u>53.5+/-</u></p>
<p><b>F. PRINCIPAL TYPE OF HEATING FUEL</b></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><b>I. TYPE OF MECHANICAL</b></p> <p>Is there a fire sprinkler system?</p> <p>47 <input checked="" type="checkbox"/> YES 48 <input 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? No  
 Is location part of a known wetland? No  
 Has local conservation commission reviewed this site? No

IV. IDENTIFICATION – ALL APPLICANTS – PLEASE PRINT			
OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Clark's Cove Development Co, LLC	651 Orchard Street, Suite 200		
	New Bedford, MA 02744		
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Farland Corp.	401 County Street	LICENSE #	
	New Bedford, MA 02740		
		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.

FARLAND CORP.  
 401 COUNTY ST.

NEW BEDFORD, MA 02740

Applicant's Signature

Address

City

V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

VI. ZONING REVIEW

DISTRICT: \_\_\_\_\_ USE: Retail Store

FRONTAGE: 230.00 LOT SIZE: 43,174+/- S.F.

SETBACKS:

FRONT: 77.5+/- LEFT SIDE: 53.5+/- RIGHT SIDE: 53.5+/- REAR: 40.5+/-

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING 21.7+/-

VARIANCE HISTORY NONE

VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, \_\_\_\_\_  
 (licensee/permittee) with a principal place of business/residence at:

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

I am an employer providing worker's compensation coverage for my employees working on this job.

Insurance Company

Policy Number

I am a sole proprietor and have no one working for me.

I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor

Insurance Company/policy number

Name of contractor

Insurance Company/policy number

I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this 22nd day of April, 2019

In order to get a proper print out of this parcel, please be sure to use the print button located directly above this text and not your browser's print option.

**Location:** WS ORCHARD ST **Parcel ID:** 23 158 **Zoning:** MUB **Fiscal Year:** 2019

**Current Owner Information:**

CLARK`S COVE DEVELOPMENT CO, L

651 ORCHARD STREET SUITE 200

NEW BEDFORD , MA 02744

This Property contains 9.077 acres of land mainly classified for assessment purposes as LAND-C

**Building Value:** 0 **Land Value:** 2437500 **Yard Items Value:** 21000 **Total Value:** 2458500

**Current Sales Information:**

**Sale Date:** 10/15/2004

**Sale Price:** \$1,550,000.00

**Legal Reference:** 7223-263

**Grantor:** GOODYEAR TIRE & RUBBER CO,

Card No. 1 of 1

**No  
Sketch  
Available**

**NO  
IMAGE  
AVAILABLE**



**Fiscal Year 2019**

Tax Rate Res.: 16.47  
 Tax Rate Com.: 34.84  
 Property Code: 390  
 Total Bldg Value: 0  
 Total Yard Value: 21000  
 Total Land Value: 2437500  
**Total Value:** 2458500  
**Tax:** \$85,654.14

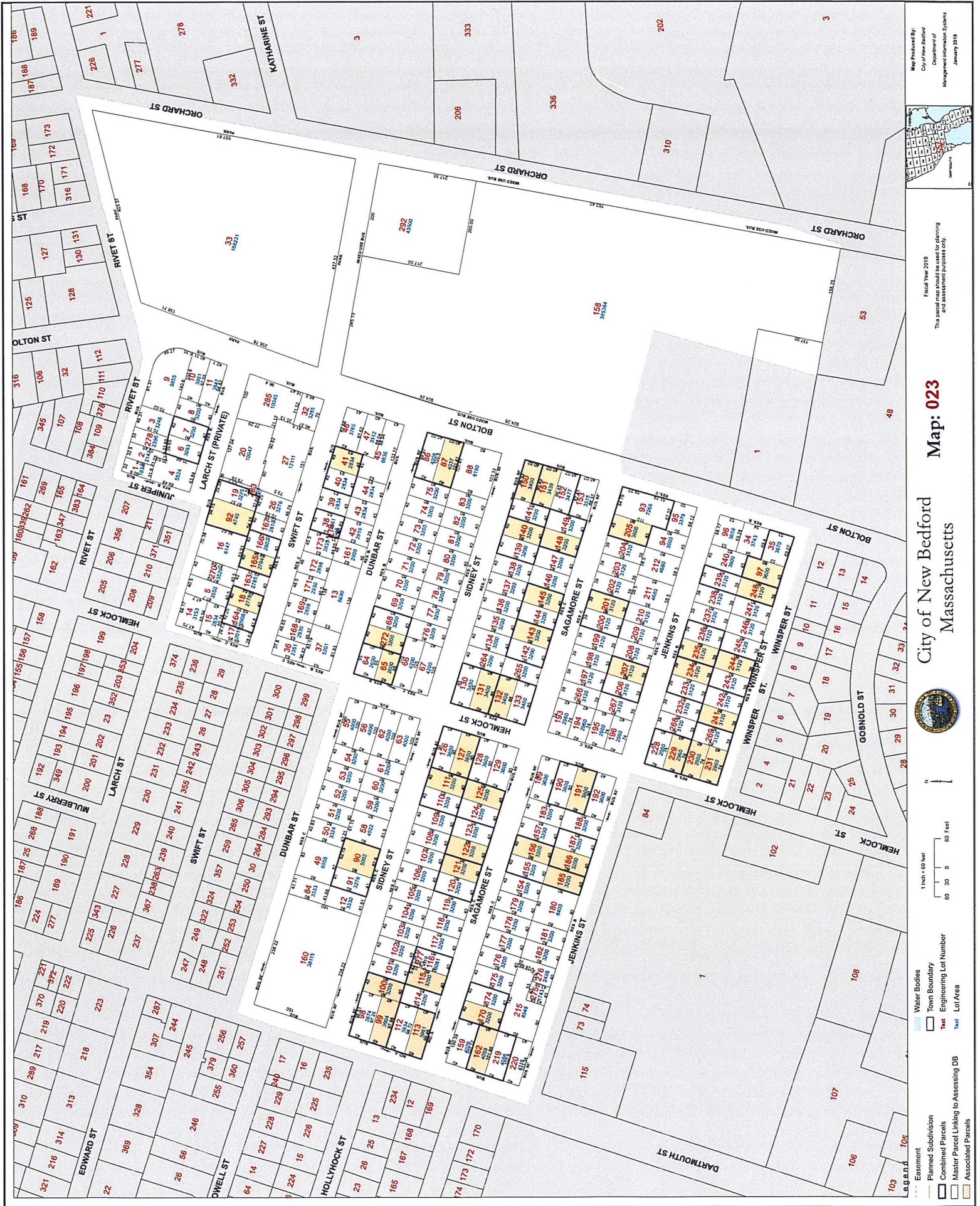
**Fiscal Year 2018**

Tax Rate Res.: 16.63  
 Tax Rate Com.: 35.65  
 Property Code: 390  
 Total Bldg Value: 0  
 Total Yard Value: 16200  
 Total Land Value: 770300  
**Total Value:** 786500  
**Tax:** \$28,038.73

**Fiscal Year 2017**

Tax Rate Res.: 16.69  
 Tax Rate Com.: 36.03  
 Property Code: 390  
 Total Bldg Value: 0  
 Total Yard Value: 16200  
 Total Land Value: 770300  
**Total Value:** 786500  
**Tax:** \$28,337.60

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.



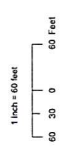
Map Prepared By:  
 City of New Bedford  
 Department of  
 Management Information Systems  
 January 2019



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

**Map: 023**

City of New Bedford  
 Massachusetts



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

Legend symbols for:  
 - Water Bodies (blue wavy lines)  
 - Town Boundary (dashed line)  
 - Planned Subdivision (dotted line)  
 - Combined Parcels (thick black outline)  
 - Master Parcel Linking to Assessing DB (thin black outline)  
 - Associated Parcels (yellow highlight)

BUS. 46. 3285 70 46.5

40 2834 45 41 2834 45 46 3765 87.66 43 47 3512 88.04 88.94 45 6636 133.77 BUS. 43

75 3200 40 86 4008 100.5 87 4037 101.41 88 8190 103.33 BUS. 80

150 3400 85.48 151 3439 86.45 152 477 40.02

RES. C 58.27

BOLTON ST MIXED USE BUS.

924.26

924.26

158 395384

1

137.00

198.75

53

437.32 PARK

245.13

MIXED USE BUS.

292 43500

217.50

200

200.00

217.50

MIXED USE BUS.

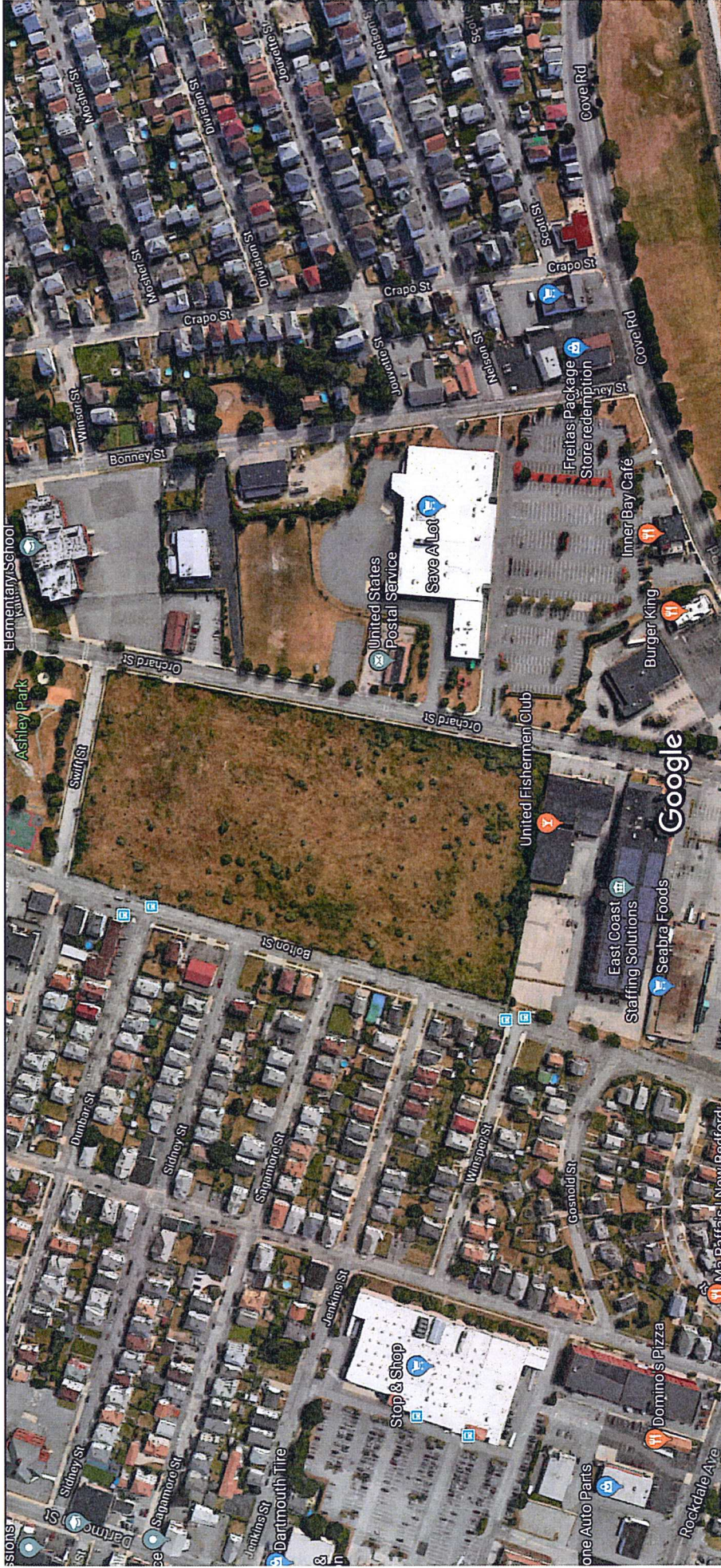
ORCHARD ST

762.40

MIXED-USE BUS.

ORCHARD ST

310





April 22, 2019

City of New Bedford  
Inspectional Services  
Attn.: Danny D. Romanowicz  
133 William Street  
New Bedford, MA 02740

**RE: Request for Building Permit Denial Package  
WS Orchard Street (Map 23 Lot 158)  
New Bedford, MA 02744**

Dear Danny:

Attached is the building permit application and site plan for proposed work at the above referenced address. We request that you review the project as presented and issue a formal rejection package for a Site Plan Review submittal, as well as for any other required permitting that should be necessary to obtain a building permit to complete the project as shown.

If you should have any questions, please feel free to contact me.

Very truly yours,

FARLAND CORP., INC.

Matthew J. White, E.I.T.  
Project Manager





**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

**Annual Report**

(General Laws, Chapter )

Identification Number: 743130635

Annual Report Filing Year: 2018

1.a. Exact name of the limited liability company: CLARK'S COVE DEVELOPMENT CO., LLC

1.b. The exact name of the limited liability company as amended, is: CLARK'S COVE DEVELOPMENT CO., LLC

**2a. Location of its principal office:**

No. and Street: 651 ORCHARD ST., SUITE 200  
City or Town: NEW BEDFORD State: MA Zip: 02744 Country: USA

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

No. and Street: 651 ORCHARD ST., SUITE 200  
City or Town: NEW BEDFORD State: MA Zip: 02744 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:**

TO ENGAGE IN THE BUSINESS OF INVESTMENT IN, AND OWNERSHIP, CONSTRUCTION, AND DEVELOPMENT OF, REAL ESTATE AND INTERESTS THEREIN, INCLUDING BUYING, ACQUIRING, OWNING, OPERATING, MANAGING, LEASING, SELLING, FINANCING, REFINANCING, DISPOSING OF AND OTHERWISE DEALING WITH INTERESTS IN REAL ESTATE, DIRECTLY OR INDIRECTLY RELATED OR INCIDENTAL THERETO.

**4. The latest date of dissolution, if specified:**

**5. Name and address of the Resident Agent:**

Name: JOHN E. WILLIAMS  
No. and Street: 651 ORCHARD ST., STE 200  
City or Town: NEW BEDFORD State: MA Zip: 02744 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	JOHN E. WILLIAMS	651 ORCHARD ST., SUITE 200 NEW BEDFORD, MA 02744 USA

**7. The name and business address of the person(s) in addition to the manager(s), authorized to execute**

managers.

Title	Individual Name First, Middle, Last, Suffix	Address (no PO Box) Address, City or Town, State, Zip Code

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	JOHN E. WILLIAMS	651 ORCHARD ST., SUITE 200 NEW BEDFORD, MA 02744 USA

9. Additional matters:

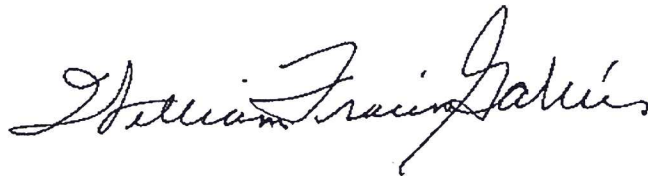
**SIGNED UNDER THE PENALTIES OF PERJURY, this 14 Day of September, 2018,**  
**JOHN E WILLIAMS , Signature of Authorized Signatory.**

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 14, 2018 04:33 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*