

PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan 2104-2110 Acushnet Ave & 859 Belleville Ave by: Farland Corp dated: ~~5/8/19~~ 5/10/19

1. Application Information

Street Address: 2104-2110 Acushnet Ave & 859 Belleville Ave

Assessor's Map(s): 119 Lot(s) 46 & 258

Registry of Deeds Book: 12490 Page: 260 & 264

Zoning District: MUB & RB

Applicant's Name (printed): Coastline Elderly Services, Inc.

Mailing Address: 1646 Purchase St New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: Christian Farland (Rep.) 508-717-3479 cfarland@farlandcorp.com

Applicant's Relationship to Property: Telephone Number Email Address
 Owner Contract Vendee Other

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

Site Plan - May 8, 2019 <u>5/10/19</u>	CITY CLERKS OFFICE NEW BEDFORD, MA MAY 10 A 9:19 CITY CLERK
Architectural Plans	
Site Plan Review Application	
Site Plan Review Checklist	
Property Deed	
Project Narrative	
Drainage Calculations Site Photos	

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.

5/09/19 Date [Signature] Signature of Applicant

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

Category	Construction	Scale
<input type="checkbox"/> Residential	<input 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 checked="" 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 Commercial Building

Proposed Use of Premises: Office Use

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

4. Briefly Describe the Proposed Project:

The applicant proposes to rehab a vacant commercial building into office space for their private, non-profit organization.

The project will also demo an abutting residential dwelling in order to provide more parking for the facility.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	68,505 sf	8,000 sf	68,505 sf
Lot Width (ft)			
Number of Dwelling Units	1		0
Total Gross Floor Area (sq ft)	41,900 sf		38,300 sf
Residential Gross Floor Area (sq ft)	3,600 sf		0
Non-Residential Gross Floor Area (sq ft)	38,300 sf		38,300 sf
Building Height (ft)	30'+/-	100'	30'+/-
Front Setback (ft)		0	
Side Setback (ft)	51.6'	10'	46.1'
Side Setback (ft)			

Rear Setback (ft)	25.5'	10'	25.5'
Lot Coverage by Buildings (% of Lot Area)	21.5%	0%	22.0%
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)	10%	0%	10%
Off-Street Parking Spaces	88	79	113
Long-Term Bicycle Parking Spaces	0		0
Short-Term Bicycle Parking Spaces	0		0
Loading Bays	0		0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>na</u>	<u>na</u>
b) Number of employees:	<u>112</u>	<u>112</u>
c) Hours of operation:	<u>8am-5pm</u>	<u>8am-5pm</u>
d) Days of operation:	<u>Mon.-Fri.</u>	<u>Mon.-Fri.</u>
e) Hours of deliveries:	<u>na</u>	<u>na</u>
f) Frequency of deliveries: <input 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

3149 Special Permit for Commercial

Parking in Res. District

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: Coastline Elderly Services, LLC

at the following address: 1646 Purchase Street - New Bedford

to apply for: Site Plan Review

on premises located at: 2104-2110 Acushnet Ave. - New Bedford

in current ownership since: June 2018

whose address is: 1646 Purchase Street - New Bedford

for which the record title stands in the name of: Coastline Elderly Services, LLC

whose address is: 1646 Purchase Street - New Bedford

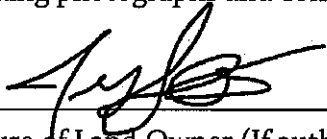
by a deed duly recorded in the:

Registry of Deeds of County: Bristol South Book: 12490 Page: 260

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.

5/09/11
Date

 CFO
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#	119	LOT(S)#	46 & 258
REGISTRY OF DEEDS BOOK:	12490	PAGE #	260 & 264
PROPERTY ADDRESS: 2104-2110 Acushnet Ave. & 859 Belleville Ave.			
ZONING DISTRICT: MUB & RB			
OWNER INFORMATION			
NAME: Coastline Elderly Services, LLC			
MAILING ADDRESS: 1646 Purchase Street - New Bedford			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Farland Corp			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input checked="" type="checkbox"/> Rep.
MAILING ADDRESS (IF DIFFERENT): 401 County St. - New Bedford			
TELEPHONE #	508-717-3479		
EMAIL ADDRESS:	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.



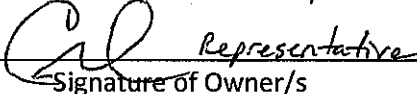
Signature of Applicant/s

5/10/19

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.


5/10/19

 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	Code of Ordinance Section 5350 - Development Impact Statement	The project is redevelopment of an existing use and will not have any negative impact on the neighborhood or the City.
	3	Code of Ordinance Section 5452 - Construction Completion Sequence	The project involves relatively minor development plans
	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:



Site Plan Review Application Checklist

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

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

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

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

Initials Indicate
Item Submitted.

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

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

Staff Applicant

- | | | |
|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. <u>Plans</u> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> 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. <input checked="" type="checkbox"/> One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements) <input type="checkbox"/> All plans oriented so that north arrow points to top of sheet <input checked="" type="checkbox"/> Plans shall be drawn at a minimum scale of 1" = 40' or less <input checked="" type="checkbox"/> All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate <input checked="" type="checkbox"/> Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner <input checked="" type="checkbox"/> 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). |

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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

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

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.

3d. Construction/Layout Plan

- Proposed Buildings and Structures

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

x **2e. Grading and Drainage Plan**

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

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

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

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- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections
- Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

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

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

x **3j. Building Elevations**

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

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 checked="" 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 type="checkbox"/> Bollards |
| <input checked="" type="checkbox"/> Drainage Manhole Detail | |
| <input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

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

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

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

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

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

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

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

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_Generals1.dwg

12-34_Generals.dwg

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

Official Use Only:

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

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____



May 8, 2019

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

**RE: Letter of Authorization for Representation
2104-2110 Acushnet Ave. & 859 Belleville Ave. – New Bedford, MA**

This letter is to certify that I authorize Farland Corp., to represent Coastline Elderly Services, LLC in regard to the submission of the Site Plan Review, Ground Sign Review & Special Permit Application for the above referenced properties.

Sincerely,

Coastline Elderly Services, LLC

Paula Stiver CEO
By Title



MOLLY CONNER
Notary Public
Commonwealth of Massachusetts
My Commission Expires
June 27, 2025

Molly Conner





2018 00014174

Bk: 12490 Pg: 260 Pg: 1 of 4 BS
Doc: DEED 06/29/2018 12:14 PM

TREASURERS DEED

THE CITY OF NEW BEDFORD, a Municipal Corporation in the Commonwealth of Massachusetts, acting by and through its Treasurer acting in the capacity of Custodian of Tax Title Property (hereinafter, the "Grantor") in consideration of Two Hundred Seventy-Five Thousand and 00/100 Dollars (\$275,000.00) paid, grants all of its right, title and interest to **COASTLINE ELDERLY SERVICES, INC.**, a Massachusetts not-for-profit corporation with its principal address of 1646 Purchase Street, New Bedford, Massachusetts (hereinafter, the "Grantee"), in and to the land in New Bedford, Bristol County Massachusetts, together with any improvements now or hereafter erected thereon, commonly known as follows:

2104-2110 Acushnet Avenue (Assessor's Plat 119, Lot 258) *

*Exhibit A attached hereto

Being the same premises described in a Final Judgment of Foreclosure dated march 5, 2018 and recorded with the Bristol County (S.D.) Registry of Deeds in Book 12390, Page 302.

The Premises are conveyed subject to the following covenants, conditions and restrictions, which are for the benefit and use of the Grantor herein and which the Grantee herein by acceptance of this deed for itself, its employees, directors, heirs, devisees, administrators, executors, legal representatives, successors and assigns covenants to perform:

- a) Restoration/Re-use: Grantee agrees to undertake sufficient investment in the premises to eliminate any public health and safety hazards and ensure that the premises contributes positively to the physical environment of the neighborhood. This required investment for the improvement of the premises is to insure elimination of any blighting effect that the property may have on the neighborhood. Grantee agrees to rehabilitate the Property as a residential dwelling and or commercial use in conformance with existing zoning restrictions in the City, or consistent with any vested zoning rights the property may have, within eighteen (18) months from the date of recording of this Deed as evidenced by the issuance of a Certificate of Occupancy by the Inspectional Services Department of the City of New Bedford or other demonstrated occupancy acceptable to the Grantor. In the event that the Grantee fails to substantially complete rehabilitation within the above eighteen (18) month period, then, upon thirty (30) days written notice to the Grantee, the Premises shall revert to the Grantor. Said eighteen (18) month period may be extended by written agreement

Locus: 2104-2110 Acushnet Ave., New Bedford

*COASTLINE ELDERLY SERVICES
1646 PURCHASE ST.
NEW BEDFORD, MA 02740*

of the parties, provided Grantee has begun substantial work on the property within the initial eighteen (18) month period. For the purposes of this paragraph, substantial completion shall mean the receipt of a Certificate of Occupancy or such other permit as allows the use or re-use of the property as indicated above.

- b) The Grantee herein, by acceptance of this Deed, for itself, its successors and assigns, agrees that the above covenants, conditions and restrictions shall run with the land (the Premises) and shall be enforceable by the Grantor or its successors, assigns, agents and designees. Grantee further agrees that it shall set forth the covenants, conditions and restrictions set forth herein in any conveyance, transfer or assignment of the Grantee's interest in the Property or any part thereof, provided, however, that the covenants, conditions and restrictions set forth herein shall survive and be effective regardless of whether or not Grantee shall have complied with the requirement set forth in this sentence. Grantee further acknowledges that the covenants, conditions and restrictions contained herein constitute a portion of the consideration for the sale of the Premises by Grantor to Grantee for less than full or fair market value and for Grantor's selection of Grantee to develop the Premises.

Statements have been received by the Grantor from the Grantee by the Grantor in full compliance with Massachusetts General Laws Chapter 60, Section 77B.

The invalidity or unenforceability of any provision of the covenants contained herein shall not affect the validity or enforceability of any other provision of this Deed. Any extension, waiver or failure to act on the part of the Grantor shall not, unless expressly set forth in writing, act as a waiver of any portion of this Deed or the covenants set forth herein.

The Premises is conveyed subject to and with the benefit of easements, restrictions, agreements and reservations of record, if there are any, insofar as the same may be in force and applicable.

IN WITNESS WHEREOF, The City of New Bedford has caused these presents to be executed in its name and behalf this 27th day of June, 2018.

CITY OF NEW BEDFORD

acting by and through
its Treasurer


R. Renee Fernandes



2018 00014175
Bk: 12490 Pg: 264 Pg: 1 of 2 BS
Doc: DEED 08/29/2018 12:17 PM

MASSACHUSETTS EXCISE TAX
Bristol ROC South 001
Date: 08/29/2018 12:17 PM
Ctri# 025351 22003 Doc# 00014175
Fee: \$1,071.60 Cons: \$235,000.00

QUITCLAIM DEED

I, JONATHAN J. SOARES, being unmarried, of New Bedford, Bristol County, Massachusetts,

for consideration paid and in full consideration of Two Hundred Thirty-Five Thousand and 00/100 (\$235,000.00) Dollars

grant to COASTLINE ELDERLY SERVICES, INC. a Massachusetts, Non-Profit Organization, with its principal address of 1646 Purchase Street, New Bedford, Bristol County Massachusetts,

with QUITCLAIM COVENANTS

The land together with the buildings and improvements thereon, situated in the City of New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

BEGINNING at the southeast corner of the land to be described at a point in the westerly line of Belleville Avenue distant seventy-one and 62/100 feet northerly from the intersection thereof with the northerly line of Brewster Street; thence

WESTERLY in line of land now or formerly of Cawley and in line of land now or formerly of Jesus, one hundred and 2/10 (100.2) feet to land now or formerly of Poczatek; thence

NORTHERLY in line of last-named land, eighty-nine and 63/100 (89.63) feet to land now or formerly of Naylor; thence

EASTERLY in line of last-named land, one hundred and 2/10 (100.2) feet to the westerly line of Belleville Avenue; and thence

SOUTHERLY in said westerly line of Belleville Avenue, ninety-eight and 09/100 (98.09) feet to the point of beginning.

Subject to all easements, restrictions, covenants, rights of way and reservations of record, insofar as the same may be in force and applicable.


Property Address: 859 Belleville Avenue, New Bedford, MA

*Mail to
Grantee at
1646 Purchase St
New Bedford, MA 02740*

Being the same premises conveyed to Grantor by Deed of Julian Castro, the Secretary of Housing and Urban Development dated August 2, 2016 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 11777, Page 194.

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

Witness my hand and common seal this 29th day of June, 2018.



JONATHAN J. SOARES


COMMONWEALTH OF MASSACHUSETTS

BRISTOL; ss

June 29, 2018

On this day before me, the undersigned Notary Public, personally appeared JONATHAN J. SOARES and proved to me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signed above, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose and it was his/her/their free act and deed.





Notary Public: Marc R. Deshaies
My Commission Expires: 10-14-22



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

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

SUBJECT PROPERTY	
MAP #	119
LOT(S)#	258 & 46
ADDRESS:	859 Belleville Avenue, NB MA 02745 2104-2110 Acushnet Avenue, NB MA 02745
OWNER INFORMATION	
NAME:	Coastline Elderly Services, Inc.
MAILING ADDRESS:	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	R.P. Valois & Co. - Tim Howland
MAILING ADDRESS (IF DIFFERENT):	02748 29 Russells Mills Road, South Dartmouth MA
TELEPHONE #	(774) 259-7081
EMAIL ADDRESS:	thowland@rpvalois.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 (Please explain):

PLANNING DEPARTMENT
 APR 08 2019
 CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2019 MAY 10 A 9:19
 b1 b6 v 01 MAY 15 2019

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

Carlos Amado

Signature

4/11/2019

Date

April 9, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 2104-2110 Acushnet Avenue & 859 Belleville Avenue (Map: 119 Lots: 258 & 46). 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.

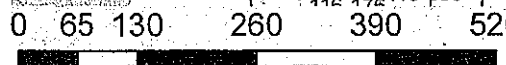
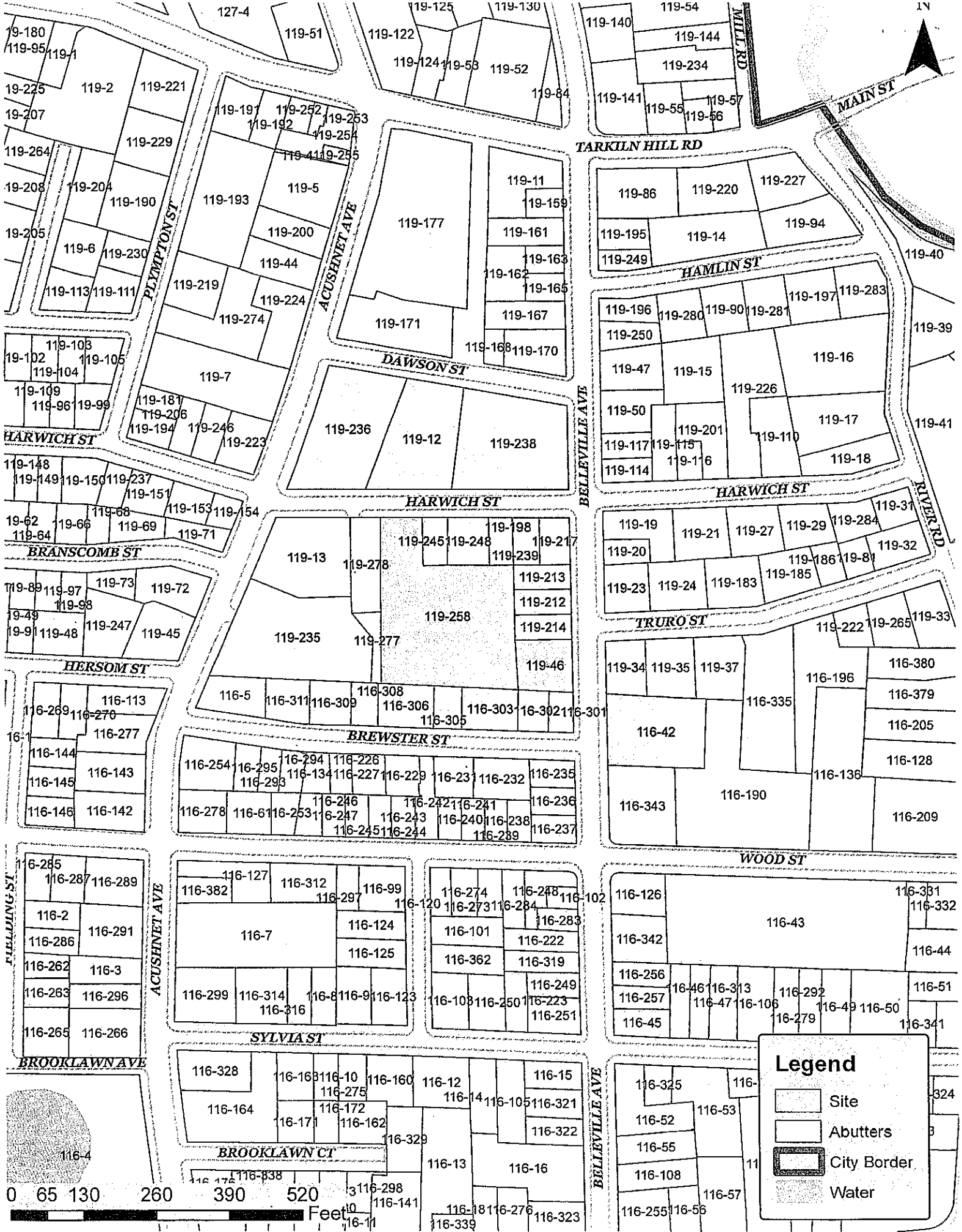
Parcel	Location	Owner and Mailing Address
119-34	864 BELLEVILLE AVE	MARTINEZ NITZA, 864 BELLEVILLE AVENUE NEW BEDFORD, MA 02745
119-238	895 BELLEVILLE AVE	N B HOUSING AUTHORITY, HARWICH MANOR 134 SO SECOND ST NEW BEDFORD, MA 02740
116-301	5 BREWSTER ST	DUARTE ANNA M, 5 BREWSTER ST NEW BEDFORD, MA 02745
116-302	9 BREWSTER ST	LAPLANTE RON P, LAPLANTE KRISTEN 9 BREWSTER STREET NEW BEDFORD, MA 02745
119-213	875 BELLEVILLE AVE	GONZALEZ HECTOR M, 875 BELLEVILLE AVE NEW BEDFORD, MA 02745
116-305	23 BREWSTER ST	SHANNON EDMUND, 25 BREWSTER ST NEW BEDFORD, MA 02745
116-308	39 BREWSTER ST	COLON MIZRAIN, 39 BREWSTER STREET NEW BEDFORD, MA 02745
119-235	2100 ACUSHNET AVE	FIRST-JASON CORPORATION, C/O ALEX SKENE HRES Acushnet, LLC P-O-BOX-106 5100 West Kennedy Blvd, Suite 100 WATERTOWN, MA 02471 Tampa, FL 33609
116-42	854 BELLEVILLE AVE	FERREIRA MARIO M, FERREIRA ISABEL M 848-854 Belleville Avenue, LLC 1045 OLD FALL RIVER ROAD NORTH DARTMOUTH, MA 02747
119-214	867 BELLEVILLE AVE	SANTOS JUVENAL, SANTOS ALYSSA Rose, Ryan M 867 BELLEVILLE AVENUE NEW BEDFORD, MA 02745
119-277 E	S ACUSHNET AVE	BRANDT ASSOCIATES INC, HRES Acushnet, LLC 2108-ACUSHNET AVENUE 5100 West Kennedy Blvd, Suite 100 NEW BEDFORD, MA 02745 Tampa, FL 33609
119-23	157 TRURO ST	BEAULIEU THERESE, BEAULIEU SIMONE Trial Michelle Carrier "TRS" 157 TRURO ST P.O. Box 51692 NEW BEDFORD, MA 02745 Neds Bell Nominee Trust
119-212	871 BELLEVILLE AVE	DASILVA MARIA G, De Almeida Gil Jr, Bernardo Lucia 871 BELLEVILLE AVENUE NEW BEDFORD, MA 02745

April 9, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 2104-2110 Acushnet Avenue & 859 Belleville Avenue (Map: 119 Lots: 258 & 46). 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
119-12	120 DAWSON ST	NEW BEDFORD CREDIT UNION, 1150 PURCHASE STREET NEW BEDFORD, MA 02740
119-13	2112 ACUSHNET AVE	CMAC REALTY LLC, 83 CHERSHIRE AVENUE ACUSHNET, MA 02743
119-278	HARWICH ST	NEW MASHPEE ENTERPRISES INC "TRUSTEE", ACUSHNET PLACE- STORAGE TRUST HRES Acushnet, LLC 300 PALMOUTH ROAD 5100 West Kennedy Blvd MASHPEE, MA-02649-2669 Tampa, FL 33609
119-258	2104 ACUSHNET AVE	PHOENIX PLACE REALTY TRUST, Coastline Elderly Services, Inc. 871 BUMPS RIVER ROAD 1646 Purchase St. GENTERVILLE, MA-02632 New Bedford, MA 02740
119-245	126 HARWICH ST	DEMEDEIROS LUCIA, C/O LUCIA ROGERS 120 HARWICH STREET NEW BEDFORD, MA 02745
119-248	120 HARWICH ST	DEMEDEIROS LUCIA, C/O ROGERS LUCIA 120 HARWICH STREET NEW BEDFORD, MA 02745-6303
119-239	112 HARWICH ST	NORIEGA NORMAN J, 112 HARWICH ST NEW BEDFORD, MA 02745
119-198	108 HARWICH ST	ROSE HANIFA, 108 HARWICH ST NEW BEDFORD, MA 02745
119-217	881 BELLEVILLE AVE	JOHNSON DWIGHT E, 881 BELLEVILLE AVENUE NEW BEDFORD, MA 02745
116-303	13 BREWSTER ST	CUSSON JOHN R, CUSSON VERONICA L 11 BREWSTER STREET NEW BEDFORD, MA 02745
116-306	27 BREWSTER ST	SHEERIN DELLA, C/O MARYANN C PAGE 29 BREWSTER STREET NEW BEDFORD, MA 02745
116-309	49 BREWSTER ST	MARCOTTE ERICA M, 49 BREWSTER ST NEW BEDFORD, MA 02745
119-236	2136 ACUSHNET AVE	1855 CORPORATION, C/O FRANKMILL CROWNSOVEREIGN BK Santander Bank P.O. BOX 14115 TWO Morrissey Blvd Lease Administra READING, PA 19612-4115 Boston, MA 02125



Legend

- Site
- Abutters
- City Border
- Water