



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Site Plan 984 Sharon Street - New Bedford, MA by: Farland Corp dated: 4/3/19

1. Application Information

Street Address: 984 Sharon Street

Assessor's Map(s): 137A Lot(s) 21

Registry of Deeds Book: 93 Page: 409

Zoning District: MUB

Applicant's Name (printed): Jose Araujo, Trustee Sharon Street Realty Trust

Mailing Address: PO Box 91 Rochester MA 02770
(Street) (City) (State) (Zip)

Contact Information: 774-930-5167 joearaujo9@gmail.com
Telephone Number Email Address

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

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

Site Plan - April 3, 2019 Architectural Plans Site Plan Review Application Special Permit Application Site Plan Review Checklist Waiver Request Form Property Deed Project Narrative	CITY CLERK 2019 APR 12 P 12:41 NEW BEDFORD, MA
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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.

4/11/19
Date

[Signature]
Signature of Applicant

2. Zoning Classifications

Present Use of Premises: One 12 unit residential apartment building

Proposed Use of Premises: Two 12 unit residential apartment buildings

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

Relief in building setback to property lines granted by ZBA on March 21, 2019, Case #4365

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

See Project Narrative provided herewith.

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	32,000 sf	15,000 sf	-
Lot Width (ft)	200'	150'	-
Number of Dwelling Units	12		12
Total Gross Floor Area (sq ft)	13,695 sf		13,980 sf
Residential Gross Floor Area (sq ft)	13,695 sf		13,980 sf
Non-Residential Gross Floor Area (sq ft)	-		-
Building Height (ft)	35'+/-	100'	35'+/-
Front Setback (ft)	9.5'	20'	5.3'
Side Setback (ft)	6.8'	10'	6.6'
Side Setback (ft)	108.3'	12'	108.3'
Rear Setback (ft)			
Lot Coverage by Buildings (% of Lot Area)	14.3%	40%	29.4%
Permeable Open Space (% of Lot Area)	32%	35%	37%
Green Space (% of Lot Area)	32%	35%	37%
Off-Street Parking Spaces	31	48	0
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays			

5. Please complete the following:

Existing Proposed

a) Number of customers per day:

b) Number of employees:

c) Hours of operation:

d) Days of operation:

e) Hours of deliveries:

f) Frequency of deliveries: Daily Weekly Monthly Other: _____

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Jose Araujo

at the following address: PO Box 91 Rochester, MA 02770

to apply for: Special Permit

on premises located at: 984 Sharon Street - New Bedford, MA

in current ownership since: August 2017

whose address is: PO Box 91 Rochester, MA 02770

for which the record title stands in the name of: Jose Araujo Trustee, Sharon Street Realty Trust

whose address is: PO Box 91 Rochester, MA 02770


by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: _____ Page: _____

OR Registry District of the Land Court, Certificate No.: 17242 Book: 93 Page: 409

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.

4/11/19
Date


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

Planning Board Special Permit Application Checklist

1. Completed Application Form (with all required signatures; Original plus 15 Copies)

2. Plans

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

3. Certified Abutters List (4 copies)

4. Proof of Ownership (Deed(s) for All Involved Parcels; 4 Copies)

5. Photos Depicting Existing Conditions (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

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

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

8. 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.

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

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

Official Use Only:

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

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

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

SUBJECT PROPERTY	
MAP #	137A
LOT(S)#	21
ADDRESS: 984 Sharon Street	
OWNER INFORMATION	
NAME: Sharon Street Realty Trust	
MAILING ADDRESS: PO Box 91 Rochester, MA 02770	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Nick Dufresne	
MAILING ADDRESS (IF DIFFERENT): 401 County St. - New Bedford, MA	
TELEPHONE #	508-717-3479
EMAIL ADDRESS:	ndufresne@farlandcorp.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (<i>Please explain</i>):

PLANNING
 APR 03 2019
 DEPARTMENT

CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2019 APR 12 P 12:25
 CITY CLERK

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

4/10/2019

Date

April 9, 2019
Dear Applicant,



Please find below the List of Abutters within 300 feet of the property known as 984 Sharon Street (Map: 137A, Lot: 21). 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.

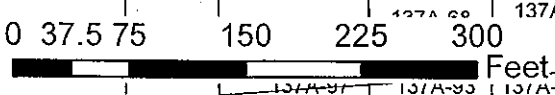
Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
137A-227	986 NORFOLK ST	REZENDES ROBERT S, REZENDES KAREN L 986 NORFOLK STREET NEW BEDFORD, MA 02745
137A-226	980 NORFOLK ST	ROGERS HEATHER N, 980 NORFOLK STREET NEW BEDFORD, MA 02745
137A-224	972 NORFOLK ST	FINNERTY SUSAN, 972 NORFOLK ST NEW BEDFORD, MA 02745
137A-222	966 NORFOLK ST	WEBSTER BANK NA; Deterra Troy D, Deterra Michelle M. 609 WEST JOHNSON AVENUE 966 Norfolk Street CHESHIRE, CT 06410 New Bedford MA 02745
137A-221	960 NORFOLK ST	CROCKETT ROY N, 960 NORFOLK STREET NEW BEDFORD, MA 02745
137A-39	N 5 NORFOLK ST	CASTELO HOMES INC, 1815 ACUSHNET AVENUE NEW BEDFORD, MA 02745
137A-27	4488 ACUSHNET AVE	SIVISOGLU JULIDE "TRUSTEE", JULKAR REALTY TRUST 2003 N RIVERSIDE DRIVE POMPANO BEACH, FL 33062-1223
137A-19	964 SHARON ST	CANESSA ROBERT J, P O BOX 51643 NEW BEDFORD, MA 02745
137A-7	963 SHARON ST	GRACIE REBECCA M, GRACIE ADAM J 963 SHARON STREET NEW BEDFORD, MA 02745
137A-5	975 SHARON ST	FRANCISCO JOSE V, FRANCISCO JAMIE V 975 SHARON STREET NEW BEDFORD, MA 02745
137A-3	4504 ACUSHNET AVE	GOMES ABEL A, GOMES CELIA 4504 ACUSHNET AVENUE NEW BEDFORD, MA 02745
137A-425	985 SHARON ST	SOUSA MARIA H, 985 SHARON STREET NEW BEDFORD, MA 02745
137A-21	984 SHARON ST	SIVISOGLU JULIDE "TRUSTEE", SIVISOGLU RIFAT GEM "TRUSTEE" <i>Araujo Jose</i> 2003-NORTH-RIVERSIDE-DRIVE <i>PO Box 91 Sharon Street Realty Trust "Trustee"</i> POMPANO-BEACH, FL-33062 <i>Rochester, MA 02770</i>



Legend

-  Abutters
-  City Border



137A-97 137A-95 137A-90 137A-87 137A-82 137A-298 137A-300



April 11, 2019


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

**RE: Letter of Authorization for Representation
984 Sharon St. – New Bedford, MA 02745**

This letter is to certify that I authorize Farland Corp., to represent Sharon Street Realty Trust in regard to the submission of the Site Plan Review & Special Permit Application and accompanying documents for the property located at 984 Sharon Street (Map 137A Lots 21).

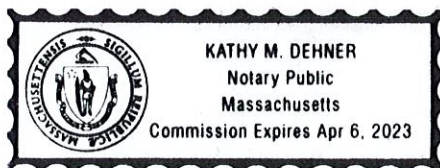
Sincerely,

Sharon Street Realty Trust



Jose Araujo
Trustee

4/11/19 





2017 00122275

 Cert: 24396 Doc: DEED BS
 Registered: 10/19/2017 12:08 PM

Registered Land
QUITCLAIM DEED

We, JULIDE SIVISOGLU and CEYDA YUCE, Co-Trustees of the SIVISOGLU IRREVOCABLE CHILDREN'S TRUST, under declaration of trust dated August 5, 1993, and registered at the Bristol County Southern District of the Land Court as Document No. 64797, of 2003 North Riverside Drive, Pompano Beach, Florida 33062

for consideration paid, and in full consideration of One Million, Two Hundred Thousand Dollars (\$1,200,000.00)

grant to JOSE ARAUJO trustee of SHARON STREET REALTY TRUST u/d/t dated August 14, 2017 recorded at the Bristol County (S.D.) Registry of Deeds herewith, of 984 Sharon Street, New Bedford, Massachusetts 02745

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

Northerly by the southerly line of Sharon Street, two hundred (200) feet;
 Easterly by the westerly line of Upland Avenue, one hundred sixty (160) feet;
 Southerly by the northerly line of Norfolk Street, two hundred (200) feet; and
 Westerly by Lots 33 and 27 on plan hereinafter mentioned, one hundred sixty (160) feet.
 Said land is shown as Lots 22, 23, 24, 25, 26, 34, 35, 36, 37, and 38 on Subdivision Plan 4469B (Sheet 1) drawn by L.J. Hathaway, Jr., Surveyor, dated Feb. 24, 1914, filed in the Land Registration Office at Boston, a copy of which is file in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 2, Page 563, with Certificate of Title No. 591.
 The above described land has the benefit of an easement set forth in a deed from Joseph W. Pelczar, et ux., to Edward J. Sylvia, Jr., dated October 29, 1971, and registered as Document No. 31337.

Property Address: 984 Sharon Street, New Bedford, Massachusetts 02745

The grantors herein hereby release any and all homestead rights that they may have in the above-described property and certify that no other person is entitled to claim the benefit of an existing estate of homestead.

For title, see Certificate of Title No. 17242, registered with the Bristol County Southern District of the Land Court in Book 93, Page 409.

MASSACHUSETTS EXCISE TAX
 Bristol ROD South 001
 Date: 10/19/2017 12:08 PM
 Ctrl# 023406 13277 Doc# 00122275
 Fee: \$5,472.00 Cons: \$1,200,000.00

WITNESS my hand and seal this *20th* day of August, 2017.

SIVISOGLU IRREVOCABLE CHILDREN'S TRUST

Witness

Julide Sivosglu
By: JULIDE SIVISOGLU, Co-Trustee

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

October
~~August~~ *11*, 2017

Then personally appeared the above-named JULIDE SIVISOGLU, Co-Trustee as
aforesaid, who proved to me through satisfactory evidence of identification which was
to be the person whose name is signed on this
document, and acknowledged to me that she signed it voluntarily for its stated purpose before
me,

Gregory J. Koldys

Notary Public
My commission expires:

