

# PROJECT NARRATIVE

## Proposed Site Plan

984 Sharon Street – New Bedford, MA

### Existing Conditions

The subject property is located in the Sassaquin neighborhood off of Acushnet Avenue in the far north end of the City and encompasses 32,000 sf of land bounded by streets on three sides, Sharon Street to the north, Upland Avenue (not constructed) to the east and Norfolk Street to the south. To the west exists an office building with various businesses. Currently, the site contains a 13,695 sf three story, 12 unit residential apartment building and the foundation of another identical 12 unit apartment building previously destroyed by fire circa 2009. The remaining area of the lot is used for parking providing 31 spaces. Existing mature landscaping surrounds the buildings, parking area and the undeveloped Upland Avenue. Both structures are serviced by City water and sewer from Sharon Street.

### Proposed Conditions

The Applicant is seeking approval to re-construct the three story, 12 unit apartment building previously destroyed by fire on the same footprint. The two buildings will be connected by a lobby entrance. A roof recharge system will be provided for the new building directing stormwater gutters to underground chambers.

A small area of pavement located near the corner of Norfolk Street and Upland Ave. will be removed in order to meet the 35% minimum required greenspace (37% provided > 32% existing).

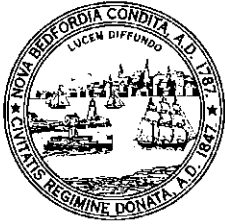
The parking area and all other site features will remain as currently exists. This project involves relatively small development plans and intends to simply replace the apartment building which was lost to fire.

### Requested Relief

At the March 21, 2019 meeting of the New Bedford Zoning Board of Appeals relief was granted for building setbacks to the property lines. Case #4365.

The applicant is requesting a special permit from the Planning Board to allow a reduction in the required number of parking spaces for the site. With the proposed use of 24 residential apartment units the total number of parking spaces required is 48. The current parking area provides 31 spaces. On street parking is also available on Sharon and Norfolk Streets. Due to the size of the units and parking needs of past and current tenants it is the applicants position that the existing parking which has been in place for 40 years is adequate and relief can be granted without any detriment to the neighborhood or City.

CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2019 APR 15 P 12:22  
CITY CLERK



# 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 by: Farland Corp. dated: April 3, 2019

### 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): Sharon Street Realty Trust, Jose Araujo Trustee

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    | <i>Certified Abutters List</i> |
| Architectural Plans          |                                |
| Site Plan Review Application |                                |
| Special Permit Application   |                                |
| Site Plan Review Checklist   |                                |
| Waiver Request Form          |                                |
| Property Deed                |                                |
| Project Narrative            |                                |

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

4/11/19  
Date

[Signature]  
Signature of Applicant

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

**Category**

- Residential
- Commercial
- Industrial
- Mixed (Check all categories that apply)

**Construction**

- New Construction
- Expansion of Existing
- Conversion
- Rehabilitation

**Scale**

- < 2,000 gross sq feet
- > 2,000 gross sq feet
- 3 or more new residential units
- 1 or more new units in existing res. multi-unit
- Drive Thru Proposed
- Ground Sign Proposed
- Residential Driveway With > 1 curbcut

**3. Zoning Classifications**

Present Use of Premises: 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):

ZBA Variance granted for reduction of dimensional setback requirements on March 21, 2019 Case #4365

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

The applicant proposes to re-construct a 12 unit residential apartment building previously destroyed by fire on the same footprint.

**5. Please complete the following:**

|  | Existing  | Allowed/Required | Proposed  |
|--|-----------|------------------|-----------|
| 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                              |       |     |       |

**6. 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: <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.

Special Permit requested to allow for reduction in required parking per Sub Section 3130 Table of Parking Requirements

\_\_\_\_\_

\_\_\_\_\_

**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: Jose Araujo

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

to apply for: Site Plan Review

on premises located at: 984 Sharon St

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)



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

**CASE #:**

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

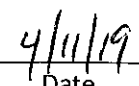
In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate 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#                                    | 137A                              | LOT(S)#                                     | 21   |
| REGISTRY OF DEEDS BOOK:                                 | 93                                | PAGE #                                      | 409  |
| PROPERTY ADDRESS: 984 Sharon Street                     |                                   |   |  |
| ZONING DISTRICT: MUB                                    |                                   |   |  |
| OWNER INFORMATION                                       |                                   |   |  |
| NAME: Jose Araujo, Trustee Sharon Street Realty Trust   |                                   |   |  |
| MAILING ADDRESS: PO Box 91 Rochester, MA 02770          |                                   |   |  |
| APPLICANT/CONTACT PERSON INFORMATION                    |                                   |   |  |
| NAME (IF DIFFERENT):                                    |                                   |   |  |
| APPLICANT'S RELATIONSHIP TO THE PROPERTY:<br>Check one: | OWNER<br><input type="checkbox"/> | CONTRACT<br>VENDEE <input type="checkbox"/> | OTHER<br>Describe <input type="checkbox"/> _____ |
| MAILING ADDRESS (IF DIFFERENT):                         |                                   |   |  |
| TELEPHONE #   | 774-930-5167                      |   |  |
| EMAIL ADDRESS:  | joearaujo9@gmail.com              |   |  |

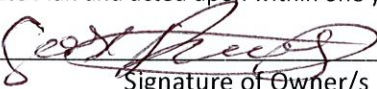
By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals 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

  
\_\_\_\_\_  
Date

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

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

  
 \_\_\_\_\_  
 Signature of Owner/s

\_\_\_\_\_  
 4/11/19  
 Date

| DESCRIPTION |   | Ordinance Section   | CLEARLY Describe why this request is being made.  |
|-------------|---|---|---|
|             | 1 | ***Example***<br>5451. b.<br>Topography and Drainage Plan | ***Example***<br>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. |
|             | 2 | 5350<br>Development Impact Statement                      | The proposed project involves relatively simple development plans   |
|             | 3 | 5451.b<br>Topography and Drainage Plan                    | There currently exists a foundation for the proposed structure therefore topography and drainage will not be altered.   |
|             | 4 | 5451.e<br>Landscape Plan                                  | Landscape currently exists on site and no screening is proposed as the site is bordered on 3 sides by streets or driveways  |

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:

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

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

\_\_\_\_\_  
Signature of Owner/s

\_\_\_\_\_  
Date

| DESCRIPTION | Ordinance Section | CLEARLY Describe why this request is being made.          |   |
|-------------|-------------------|---|---|
|             | 1                 | ***Example***<br>5451. b.<br>Topography and Drainage Plan | ***Example***<br>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. |
|             | 2                 | 5451.f<br>Lighting Plan                                   | No lighting is proposed for the project   |
|             | 3                 | 5452<br>Construction Completion Sequence                  | The proposed project involves relatively simple development plans   |
|             | 4                 | Checklist Section 8<br>Traffic Impact & Access Study      | Existing site access and parking area currently exists and will not be changed  |

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:



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\_\_\_\_\_  
Signature of Owner/s

\_\_\_\_\_  
Date

| DESCRIPTION | Ordinance Section | CLEARLY Describe why this request is being made.          |   |
|-------------|-------------------|---|---|
|             | 1                 | ***Example***<br>5451. b.<br>Topography and Drainage Plan | ***Example***<br>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. |
|             | 2                 | Checklist Section 9<br>Stormwater Management Report       | Existing topography and drainage will not be changed  |
|             | 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:



# Site Plan Review Application Checklist

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

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

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

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

Initials Indicate  
Item Submitted.

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

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

Staff | Applicant

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

**Staff**   **Applicant**

**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

na

**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**

- Area of building or additions
- Number of stories
- Principal use
- Floor elevations
- Door locations with sill elevations
- Setback dimensions from property lines
- Out-buildings, detached garages, temp. construction trailers, etc.
- Proposed Topography, including but not limited to:
  - Proposed contours at 2' intervals
  - Curb type(s) and limits
  - Parking lot setbacks to property line
  - Lighting / Poles / Guys
  - Parking lot grades (not to exceed 5% or be less than 0.5%)
  - Signs (include sign schedule)
  - Walls
  - Pavement markings
  - Parking spaces (delineated and dimensioned)
  - Loading areas / Loading Docks / Platforms
  - Fences
  - Accessible parking spaces & aisles
  - Landscape areas
  - Wheelchair ramps
  - Dumpster(s), Compactor(s) & Pads
  - Sidewalks
  - Spot Grades at 4 Building Corners
  - Pavement type(s)
  - 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

**na**   **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.

**w**   **3g. Landscape Plan**

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

**na**   **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

**na**   **3k. Sign Plan**

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

**w**   **3l. Lighting Plan**

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

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

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



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

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

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

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

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

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



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.

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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: \_\_\_\_\_



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





**Legend**

-  Abutters
-  City Border

0 37.5 75 150 225 300 Feet



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**

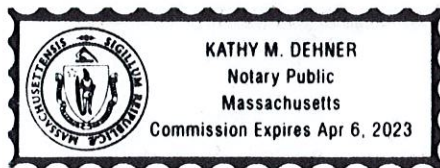
This letter is to certify that I authorize Farland Corp., to represent Sharon Street Realty Trust in regard to the submission of the Site Plan Review & Special Permit Application and accompanying documents for the property located at 984 Sharon Street (Map 137A Lots 21).

Sincerely,

Sharon Street Realty Trust

  
\_\_\_\_\_  
Jose Araujo  
Trustee

4/11/19 







2017 00122275  
 Cert: 24395 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  
 Ctr# 023406 13277 Doc# 00122275  
 Fee: \$5,472.00 Cons: \$1,200,000.00

WITNESS my hand and seal this *28th* 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:

