

B I S B A N O + A S S O C I A T E S

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

Project Narrative

RE: Bank of America 145 Cove Street, New Bedford MA

Dear Board Members,

As shown in the attached deed, in 1980 New Bedford Institution for Savings acquired a parcel referenced as Parcel One and Parcel Two, in the Registry of Deeds (dated February 20, 1970) in book 1600 pages 63, 64 and 65. Through acquisition, the current owner of this property is Bank of America.

The bank (currently Bank of America) as it exists has a drive through arrangement at the rear of the building. The drive through has two drive through lanes divided by a concrete island. *Lane 1* has an ATM that is on the building face. *Lane 2* is currently a drive through with no ATM. Dividing *Lanes 1 & 2* is a concrete island with two masonry columns and several steel bollards. The columns support a roof that extends over *Lane 2*. The roof has adequate lighting for both *Lanes 1 & 2*. *Lane 3* is a driveway that connects the parking lot with the side street, South First Street.

Currently, the bank is experiencing a stacking issue with cars lined up to use the existing ATM in *Lane 1*. The combined number of customers daily varies considerably given the day of the week and the day of the month. An average number would be approximately 300 customers per day.

The proposed project is to add a second ATM in *Lane 2*, thus alleviating the stacking issue in *Lane 1*.

The addition of the ATM requires the following items:

- a. The addition of 6" to the width of the existing 42" wide concrete island.
- b. Trenching utilities from the existing building to the new ATM location.
- c. The addition of the ATM itself on the newly configured island.
- d. Re-paving the two *Lanes 1 & 2* as both will be affected by the construction / installation.

We look forward to your favorable review.

Sincerely,
Bisbano & Associates,

A handwritten signature in black ink, appearing to read 'Bruce Bisbano', written in a cursive style.

Bruce Bisbano, AIA
Principal

#19-05



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: ATM Install 145 Cove St New Bedford, MA by: Bisbano & Associates dated: 02/13/2019

1. Application Information

Street Address: 145 Cove Street New Bedford, MA

Assessor's Map(s): #20 Lot(s) #104, #158, #102, #103

Registry of Deeds Book: 1814 Page: 305 (also 1968, p62 + 1884 p 422)

Zoning District: MUB

Applicant's Name (printed): Bisbano & Associates

Mailing Address: 188 Valley St Providence RI 02909
(Street) (City) (State) (Zip)

Contact Information: Sheila Craig:(401)-404-8310 x 513 scraig@bisbano.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:

1. Completed Application Form
2. Completed Site Plan Review Checklist
3. Plans (See 'Request for Waiver' form for missing plans).
4. Project Narrative
5. Certified Abutters List
6. Proof of Ownership
- 7+8+9. Waiver for Development of Impact Statement and Traffic Impact & Access Study & Storm Water Management Report
- 10 Electronic PDF and Autocad Files
11. Application Fees.

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.

2/14/2019
Date

[Signature]
Signature of Applicant

CITY CLERKS OFFICE
NEW BEDFORD, MA
2019 FEB 15 AM 9:10
CITY CLERK

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: MUB Bank Branch

Proposed Use of Premises: MUB Bank Branch

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

4. Briefly Describe the Proposed Project:

We are adding a new ATM at an existing concrete drive through island.

We are expanding the existing concrete island by 6" to accommodate the new ATM and adding new bollards to the island.

There is existing lighting on the underside of the roof canopy over both the existing ATM and the proposed ATM location.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	21,264 sf	8,000 sf	21,264 sf
Lot Width (ft)	146.5 lf	75	146.5 lf
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	3,150 sf	6,379 sf	3,150 sf
Residential Gross Floor Area (sq ft)	0	8,505 sf	0
Non-Residential Gross Floor Area (sq ft)	3,150 sf	6,379 sf	3,150 sf
Building Height (ft)	20 ft	100 ft	20 ft
Front Setback (ft)	8 ft	0 ft	8 ft
Side Setback (ft)	5 ft	0 ft	5 ft
Side Setback (ft)	38 ft	10 ft	38 ft

Rear Setback (ft)	38 ft	10 ft	38 ft
Lot Coverage by Buildings (% of Lot Area)	15%	40%	15%
Permeable Open Space (% of Lot Area)	11%	0	11%
Green Space (% of Lot Area)	7%	0	7%
Off-Street Parking Spaces	20	16	20
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:	300	300
b) Number of employees:	6	6
c) Hours of operation:	9-5 (Fri)	9-5 (Fri)
d) Days of operation:	M-Sat	M-Sat
e) Hours of deliveries:	9-4	9-4
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>bi-weekly</u>	

7. Planning Board Special Permits:

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: See attached 'Letter of Authorization'

at the following address: Bruce Bisbano

to apply for: Planning Review

on premises located at: 145 Cove St

in current ownership since: 1989

whose address is: 188 Valley Street Suite 100 Providence, RI 02909

for which the record title stands in the name of: Bank of America

whose address is: 101 S. Tryon St. Suite 4000 Charlotte NC 28280-4000

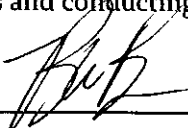
by a deed duly recorded in the:

Registry of Deeds of County: Bristol S. County Book: 1814 Page: 305

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.

2/14/2019
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#	20	LOT(S)#	#104, #158, #102, #103
REGISTRY OF DEEDS BOOK:	1814	PAGE #	305
PROPERTY ADDRESS: 145 Cove St. New Bedford, MA			
ZONING DISTRICT: MUB			
OWNER INFORMATION			
NAME: Bank of America			
MAILING ADDRESS: 101 South Tryon Street, Suite 4000 Charlotte, NC 28280-4000			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Bruce Bisbano + Sheila Craig Bisbano & Associates			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT): Sheila Craig Bisbano & Associates 188 Valley Street Suite 100 Providence, RI 02909			
TELEPHONE #	401-404-8310 x 513(o) 401-305-3077(m)		
EMAIL ADDRESS:	scraig@bisbano.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

2/14/2019

Date

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

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

Signature of Owner/s

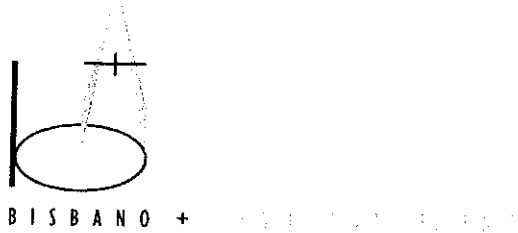
Date

DESCRIPTION	Ordinance Section	CLEARLY Describe why this request is being made.	
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** 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	See Attached Sheets	
	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:



New Bedford Request for Waiver for from Site Plan Requirements

'Site Plan Review Application Checklist':

Bank of America is requesting waivers for the following items:

2e. **Grading and Drainage Plan**- We are not changing the existing grade in any way, therefor not changing the drainage plan.

3f. **Utility and Grading Plan** – We are not changing any of the site Utilities that go on to the site and not changing grading.

3g. **Landscape Plan** – We are not altering the existing Landscape.

3h. **Erosion Control Plan** – As we are not changing any grading or altering any existing structures or landscaping, we will not be altering drainage or water run off for the site.

3i. **Floor Plan**- We are not altering the existing building, therefor are not showing the floor plan. (With the exception of the side of the building adjacent to the drive through ATM)

3k. **Sign Plan** – We are not changing any signage. Adequate signage exists.

3l. **Lighting Plan** – We are not changing any lighting. There is existing lighting in the canopy over the drive through.

7. **Development Impact Statement (DIS)** We are bit adding any business space or use to the Bank.

8. **Traffic Impact Study (TIAS)** We are not adding to the business or increasing traffic on to the site.

9. **Stormwater Management Report** – We are not impacting the site water grading or roof area for the building therefor will not affect the site storm water.



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

- | Staff | Applicant | |
|-------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | 1. Completed Application Form (with all required signatures; 16 Copies) |
| | <input checked="" type="checkbox"/> | 2. Completed Site Plan Review Application Checklist (1 original & 15 copies) |
| | <input checked="" type="checkbox"/> | 3. Plans <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 checked="" 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). |

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

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

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

W 2e. Grading and Drainage Plan

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

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

W **3f. Utility and Grading Plan** (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths, and slopes
 - All utility structure information including rim and invert elevations
 - Any utility access vaults
 - All utility access handholes
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with dimensional bearings and distances
- Force main, if required, conforming to City of New Bedford requirements
- Water main loop
- Sewer profile showing all utility crossings
- Sections through detention basin(s)
- Include the following notes:
 - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
 - All water and sewer material and construction shall conform to the City of New Bedford requirements

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

W 3g. Landscape Plan

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

W 3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)

- Straw bales or straw bale/silt fence combination and compost filter tubes
- Anti-tracking BMP area at all construction entrances
- Dust Control (Methods of)
- Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- Delineation of all temporary stockpile areas
- Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- Straw bales or straw bale/silt fence combination around all stockpiles
- Include the following notes:
 - All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

W 3i. Floor Plan

- Include complete floor plan of all floors (entire building), including existing & proposed work
- Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- Show the location of all existing and proposed doors, windows, and walls
- For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

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

X 3j. Building Elevations

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

W 3k. Sign Plan

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

W 3l. Lighting Plan

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

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 checked="" type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input checked="" type="checkbox"/> Curb Detail | <input checked="" type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input checked="" type="checkbox"/> Driveway Detail | <input checked="" 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 checked="" type="checkbox"/> Bollards |
| <input checked="" type="checkbox"/> Drainage Manhole Detail | |
| <input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

Staff Applicant

- | | |
|--|--|
| <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_Generali.dwg

12-34_Generale.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: _____



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 #	20	LOT(S)#	104
ADDRESS: 145 Cove St.			
OWNER INFORMATION			
NAME: Bank of America			
MAILING ADDRESS: 145 Cove St. New Bedford MA			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Gordon Weber			
MAILING ADDRESS (IF DIFFERENT): 200 Riverside Ave. Apt 322 New Bedford 02746			
TELEPHONE #	508-901-0735		
EMAIL ADDRESS:	gordon.weber1@yahoo.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 (Please explain):		

JAN 14 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).

CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2019 FEB 15 A 9:

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

1/15/2019
 Date

January 14, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 145 Cove Street (Map: 20, Lot: 104). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

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

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
20-373	160 COVE ST	DEMEDEIROS DANIEL, 44 ERIN COURT NEW BEDFORD, MA 02745
20-187	821 S FIRST ST	MATOS JOSE, 30 CALUMET STREET PO Box 50991 NEW BEDFORD, MA 02744 02745
20-185	815 S FIRST ST	DEMELO LIBERIO, 70 SHARP STREET NO. DARTMOUTH, MA 02747
20-182	811 S FIRST ST	PEREIRA MANUEL F, PEREIRA MARIA F 62 COULOMBE ST ACUSHNET, MA 02743-2214
20-101	812 S FIRST ST	MONIZ WALTER, 73 BORDEN ST NEW BEDFORD, MA 02740
20-100	810 S FIRST ST	MONIZ WALTER, 73 BORDEN ST NEW BEDFORD, MA 02740
15-196	2 W RODNEY FRENCH BLVD	PANAGAKOS MICHAEL, 133 FAUNCE CORNER ROAD DARTMOUTH, MA 02747
20-104	145 COVE ST	BANK OF AMERICA, CORP REAL ESTATE ASSESSMENTS, ncl-001-03-81 101 N TRYON STREET CHARLOTTE, NC 28255
20-154	3 W RODNEY FRENCH BLVD	CITY OF NEW BEDFORD, FREE PUBLIC LIBRARY 131 WILLIAM ST NEW BEDFORD, MA 02740
21-18 NS	COVE ST	COMMONWEALTH OF MASS, 131 WILLIAM ST NEW BEDFORD, MA 02740
21-5 WS	MORTON CT	COMMONWEALTH OF MASS, 131 WILLIAM ST NEW BEDFORD, MA 02740



160 320 480 640 Feet

Legend

- 20-104
- City Border
- Water