

CITY CLERKS OFFICE  
NEW BEDFORD, MA

# PLANNING BOARD

2018 NOV 16 A 11:04

CITY CLERK

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

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## 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: 11/15/18

### 1. Application Information

Street Address: 2904 & 2914 Acushnet Avenue and ES Acushnet Avenue (Lots 117 & 447)

Assessor's Map(s): 130D Lot(s) 117, 247, 248 & 447

Registry of Deeds Book: 8991, 11105 & 12307 Page: 270, 298 & 200

Zoning District: Mixed Use Business & Residential A

Applicant's Name (printed): Christian A. Farland - MIH1, LLC

Mailing Address: 401 County Street New Bedford MA 02740  
(Street) (City) (State) (Zip)

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

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

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

- Site Plan
- Stormwater Report
- Project Narrative
- Owner Authorization Letter

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.

11/15/18  
Date

[Signature]  
Signature of Applicant

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

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

3. Zoning Classifications

Present Use of Premises: Vacant (Lots 117 & 447) / Single Family (Lots 247 & 248)

Proposed Use of Premises: Cumberland Farms (Retail & Gas Station) w/ detached Car Wash

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

4. Briefly Describe the Proposed Project:

The applicant seeks to demolish two existing single family residential structures, and construct a Cumberland Farms convenience store w/ a detached car wash building. In addition to the proposed structures, underground fuel storage tanks and an associated pump farm will be located on site. Lastly, associated grading and stormwater management practices will be implemented via an underground drainage & pipe system. On site parking is also provided.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	98,044+/-		98,044+/-
Lot Width (ft)	414.05		414.05
Number of Dwelling Units	2		0
Total Gross Floor Area (sq ft)	3,350		7,915
Residential Gross Floor Area (sq ft)	3,350		0
Non-Residential Gross Floor Area (sq ft)	0		7,915
Building Height (ft)	30+/-	100	32.8+/-
Front Setback (ft)	19.8	0	
Side Setback (ft)		10	
Side Setback (ft)		10	

Rear Setback (ft)		10	
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)			
Off-Street Parking Spaces	4	34	49
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	0	0

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	N/A	<u>50 +/-</u>
b) Number of employees:	N/A	<u>20</u>
c) Hours of operation:	N/A	<u>24 HR</u>
d) Days of operation:	N/A	<u>7 DAYS</u>
e) Hours of deliveries:	N/A	<u>OFF PEAK</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input checked="" 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.

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**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

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The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

<u>3255</u>	<u>Ground Signs - Area Restriction</u>
<u>3256</u>	<u>Location Restrictions</u>

**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Farland Corp.

at the following address: 401 County Street

to apply for: Site Plan Review

on premises located at: Map 130D Lot 248

in current ownership since: March 31, 2008

whose address is: 2914 Acushnet Avenue - New Bedford, MA 02745

for which the record title stands in the name of: Neil A. & Erica S. Meunier

whose address is: 2914 Acushnet Avenue - New Bedford, MA 02745


by a deed duly recorded in the:

Registry of Deeds of County: Bristol (S.D.) Book: 8991 Page: 270

**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.

11-5-18  
Date

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

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Farland Corp.

at the following address: 401 County Street

to apply for: Site Plan Review

on premises located at: Map 130D Lot 247

in current ownership since: June 26, 2014

whose address is: 2904 Acushnet Avenue - New Bedford, MA 02745

for which the record title stands in the name of: Kevin Burgess

whose address is: 2094 Acushnet Avenue - New Bedford, MA 02745

by a deed duly recorded in the:

Registry of Deeds of County: Bristol (S.D.) Book: 11105 Page: 298

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 (interior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11/12/2018  
Date

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