



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

2018 OCT 11 P 2:53

CITY CLERK

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: Offstreet parking lot by: Prime Engineering dated: Revised

1. Application Information

Street Address: 651 Orchard St.

Assessor's Map(s): 23M Lot(s) Land 158

Registry of Deeds Book: 7223 Page: 263

Zoning District: Bristol County Registry of Deeds

Applicant's Name (printed): Howland Place, LLC.

Mailing Address: 283 Sawyer St. #1E New Bedford, MA 02746
(Street) (City) (State) (Zip)

Contact Information: (508) 999-7368 kwelch.properties@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:

Complete Site plans, Foundation plans for Spread footer Foundations, Structural drawings for Carport, Electrical one-line diagram, list of Sub-Contractors list of Electrical Equipment, Project Narrative, Solar Equipment (and Geotech report) Spec. sheets, Engineer Initial Construction Control Document

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.

10/11/18

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 checked="" type="checkbox"/> < 2,000 gross sq feet
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input 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 type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Vacant lot

Proposed Use of Premises: Parking lot with (x2) Solar Carports

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

4. Briefly Describe the Proposed Project:

Install (x2) Solar Carports onto a new parking lot with one Carport placed over the center 46 parking spaces and one Carport over the North side 30 parking spaces.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	44,645±	0	44,645±
Lot Width (ft)	134'	0	134'
Number of Dwelling Units	0	0	0
Total Gross Floor Area (sq ft)	0	N/A	N/A
Residential Gross Floor Area (sq ft)	0	N/A	N/A
Non-Residential Gross Floor Area (sq ft)	0	N/A	N/A
Building Height (ft)	0	100	N/A
Front Setback (ft)	0	0	N/A
Side Setback (ft)	0	10	N/A
Side Setback (ft)	0	12	N/A

Rear Setback (ft)	0	10	N/A
Lot Coverage by Buildings (% of Lot Area)	0	100	0
Permeable Open Space (% of Lot Area)	100	0	19%
Green Space (% of Lot Area)	100	0	19%
Off-Street Parking Spaces	0	0	116
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:	0	
b) Number of employees:	0	
c) Hours of operation:	N/A	
d) Days of operation:	N/A	
e) Hours of deliveries:	N/A	
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other:		

7. Planning Board Special Permits:

☐

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

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

8. ZBA Variances and Special Permits:

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

☐

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

Specify zoning code section & title

☐

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: Howland Place, LLC.

at the following address: 283 Sawyer St. #1E New Bedford, MA 02746

to apply for: Approval of minor modification to New

on premises located at: 651 Orchard St. New Bedford, MA 02744 ^{Parking lot}

in current ownership since: December 27th, 2017

whose address is: 283 Sawyer St. #1E New Bedford, MA 02746

for which the record title stands in the name of: Howland Place, LLC.

whose address is: 283 Sawyer St. #1E New Bedford, MA 02746

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 7223 Page: 263

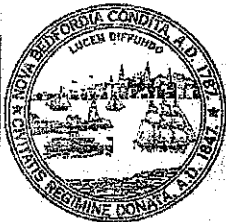
OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

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.

10/11/18

Date

[Signature]
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#	23M	LOT(S)#	land 158
REGISTRY OF DEEDS BOOK:	7223	PAGE #	263
PROPERTY ADDRESS: 651 Orchard St. New Bedford, MA 02744			
ZONING DISTRICT: Mixed Business			
OWNER INFORMATION			
NAME: Howland Place, LLC.			
MAILING ADDRESS: 283 Sawyer St. #1F New Bedford, MA 02746			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #			
EMAIL ADDRESS:			

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

10/16/18
Date

Bolton St. Off-Street Parking Lot
651 Orchard St.
New Bedford, MA 02740
Kevin Welch
Howland Place, LLC.
283 Sawyer St.
New Bedford, MA 02746
(508)999-7368

Project Narrative

In reference to the Bolton Street- Off Street Parking Lot the following is the project narrative for the proposed modifications. There will be no residential buildings or units on the proposed parking lot. There will be no loading or loading docks located within the parking lot. The property is currently owned by Howland Place, LLC. Located at 283 Sawyer St. New Bedford, MA 02746 attention to Kevin Welch (See attached deeds). No land within the site will become public land.

We intend to commence construction immediately following approval and an issued building permit. The project will consist of digging and setting the foundations for the solar canopy style carports. As well as installing the underground PVC for all electrical (solar, lighting, and low voltage cameras). Following the foundations, the parking lot will be brought to final grade and paved and marked. The steel canopy carport structures will then be erected. Once the solar panels are mounted onto the carports a licensed Massachusetts electrician will wire the solar panels, inverters, and all related service and distribution equipment and will tie the system into the utility grid. Projected completion date for the project is December 2018.

Please see attached application and all submitted documents for full project overview.

Thank you,

Christina Bowen

Project Manager



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:

☒ = Shown on Plans ☐ = Waiver Requested ☐ = Not Applicable

Staff Applicant

- | | |
|-------|---|
| _____ | <input checked="" type="checkbox"/> 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| _____ | <input checked="" type="checkbox"/> 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| _____ | <input checked="" type="checkbox"/> 3. <u>Plans</u> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.<input checked="" type="checkbox"/> One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)<input 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). |

Staff Applicant

X **3a. Cover Sheet**, to include the following information:

☒ **Title Block**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Project name/title | <input checked="" type="checkbox"/> Name and address of Engineer / Architect / Landscape Architect |
| <input checked="" type="checkbox"/> Assessor's map and parcel number(s) | <input checked="" type="checkbox"/> Name and address of developer |
| <input checked="" type="checkbox"/> Registry Book and Page | <input checked="" type="checkbox"/> Revision Date Block |
| <input checked="" type="checkbox"/> Name and address of property owner | <input checked="" type="checkbox"/> Street Number and/or Lot Number |

☒ **Zoning Requirements Table (Indicate Required vs. Provided)**

- | | |
|--|---|
| <input checked="" type="checkbox"/> Zoning District | <input type="checkbox"/> Compact Parking Spaces |
| <input checked="" type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Lot Frontage | <input checked="" type="checkbox"/> Van Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Front, Side & Rear Setbacks of Buildings and Parking Areas | <input type="checkbox"/> Screening Buffers |
| <input checked="" type="checkbox"/> Building Height | <input type="checkbox"/> Percentage of Lot that is Upland |
| <input checked="" type="checkbox"/> Lot Coverage | <input type="checkbox"/> Total Square Footage of Upland |
| <input checked="" type="checkbox"/> Green Space | |
| <input checked="" type="checkbox"/> Off-Street Parking Spaces | |

- ☒ **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**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Name of Surveyor or Surveyor Firm | |
| <input type="checkbox"/> Date of survey | |
| <input checked="" type="checkbox"/> Property lines with bearings and distances | |
| <input checked="" type="checkbox"/> Monuments set/found at all lot corners | |
| <input checked="" type="checkbox"/> Easements with bearings and distances suitable for registry filing | |
| <input checked="" type="checkbox"/> Names of all abutters | |
| <input checked="" type="checkbox"/> Street names | |
| <input checked="" type="checkbox"/> Benchmark locations (Based on USGS NGVD – show year) | |
| <input checked="" type="checkbox"/> NHESP mapped areas (Areas of Estimated and Priority Habitats) | |
| <input type="checkbox"/> Existing 21E Contaminated Site Information | |
| <input type="checkbox"/> Existing Buildings and Structures | |
| <input type="checkbox"/> Area of building | <input type="checkbox"/> Setbacks from property lines |
| <input type="checkbox"/> Number of stories | <input type="checkbox"/> Floor elevations |
| <input type="checkbox"/> Principal use | <input type="checkbox"/> 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 Curbscuts
 - ☒ 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

X **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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Area of building or additions | <input checked="" type="checkbox"/> Setback dimensions from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input checked="" type="checkbox"/> Principal use | |
| <input checked="" type="checkbox"/> Floor elevations | |
| <input checked="" type="checkbox"/> Door locations with sill elevations | |
| <input checked="" type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input checked="" type="checkbox"/> Proposed contours at 2' intervals | <input checked="" type="checkbox"/> Curb type(s) and limits |
| <input checked="" type="checkbox"/> Parking lot setbacks to property line | <input checked="" type="checkbox"/> Lighting / Poles / Guys |
| <input checked="" type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input checked="" type="checkbox"/> Signs (include sign schedule) |
| <input checked="" type="checkbox"/> Walls | <input checked="" type="checkbox"/> Pavement markings |
| <input checked="" type="checkbox"/> Parking spaces (delineated and dimensioned) | <input checked="" type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input checked="" type="checkbox"/> Accessible parking spaces & aisles | <input checked="" type="checkbox"/> Fences |
| <input checked="" type="checkbox"/> Wheelchair ramps | <input checked="" type="checkbox"/> Landscape areas |
| <input checked="" type="checkbox"/> Sidewalks | <input checked="" type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input checked="" type="checkbox"/> Pavement type(s) | <input checked="" type="checkbox"/> Spot Grades at 4 Building Corners |
| <input checked="" type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | <input checked="" type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input checked="" type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input checked="" type="checkbox"/> Emergency Vehicle Access | |
| <input checked="" type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input checked="" type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input checked="" type="checkbox"/> Construction notes, including the following notes: | |
| <ul style="list-style-type: none">• Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.• Any work and material within the City right-of-way shall conform to the City of New Bedford requirements• All handicap parking, ramps, and access shall conform to AAB & MAAB requirements• All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)• All pavement markings and signs shall conform to MUTCD requirements | |

X 2e. Grading and Drainage Plan

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

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

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

X **3g. Landscape Plan**

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

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

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

N/A **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

Staff **Applicant**

- ☐ 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

N/A **3k. Sign Plan**

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

X **3l. Lighting Plan**

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Pavement Section Detail | <input checked="" type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input checked="" type="checkbox"/> Sidewalk Detail | <input 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**

- ☒ Water and Sewer Trench Sections
- ☒ Anti-Seepage Collar Detail
- ☒ Flared End Detail
 - ☒ Rip Rap Detail
 - ☒ Straw bales/Silt Fence Detail
 - ☒ Silt Sac Detail
 - ☒ Compost Filter Tube Detail
 - ☒ Light Pole Foundation Detail
 - ☒ Retaining Wall Details
 - ☒ Tree/Shrub Planting Detail

- ☒ Sign Detail
- ☒ Fence Detail
- ☒ Flowable Fill Trench
- ☒ Pavement Marking Details
- ☒ Handicap Parking/Compact Parking Signs
- ☒ Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right)
- ☒ Thrust Block 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

Staff **Applicant**

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

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

Staff Applicant

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_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: _____



2017 00032020
Bk: 12319 Pg: 317 Pg: 1 of 2 BS
Doc: DEED 12/27/2017 03:46 PM

QUITCLAIM DEED

We, CLARK'S COVE DEVELOPMENT CO, LLC., a Massachusetts Limited Liability Company with a usual place of business located at 651 Orchard Street, New Bedford, Massachusetts 02744

for consideration paid, and in full consideration of Three Hundred Fifty Thousand and 00/100 Dollars (\$350,000.00)

grant to HOWLAND PLACE, LLC, a Massachusetts Limited Liability Company with an address of 283 Sawyer Street, Suite #1E New Bedford Massachusetts 02746

with QUITCLAIM COVENANTS

The land in New Bedford, more particularly described as Lot B-2 on an Approval Not Required Plan of Land in New Bedford, Massachusetts prepared for Clark's Cove Development Co, LLC New Bedford MA dated November 3, 2017 by Prime Engineering and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 177, Page 6.

Subject to and with the Benefit of a 20' Wide utility easement as determined and shown on the above mentioned Plan of Land

Property Address: Vacant Land Bolton Street, New Bedford Massachusetts 02744

Being part of the premises conveyed to the Grantor by deed recorded at the Bristol County (S.D.) Registry of Deeds in Book 7223, Page 263.

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 12/27/2017 03:46 PM
Doc# 00032020
Fee: \$1,500.00 Conts \$350,000.00

Vacant Land Bolton Street, New Bedford, Massachusetts 02744

Percy Law

IN WITNESS WHEREOF, the said CLARK'S COVE DEVELOPMENT CO, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by JOHN E. WILLIAMS, its duly authorized Manager, this 27th day of December, 2017.

CLARK'S COVE DEVELOPMENT CO, LLC

Witness

By:
John E. Williams, Manager

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

DECEMBER 27, 2017

Then personally appeared the above-named John E. Williams, Manager of Clark's Cove Development Co, LLC, who proved to me through satisfactory evidence of identification which was MA 02445434867 to be the person whose name is signed on this document, and acknowledged to me that said instrument was signed and sealed on behalf of said corporation, and that he signed it voluntarily for its stated purpose before me,

Notary Public:
My commission expires: 1/27/23
J. Andrew J. Percy



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 #	19	LOT(S)#	48
ADDRESS: 651 Orchard St.			
OWNER INFORMATION			
NAME: Kevin Welch			
MAILING ADDRESS: 283 Sawyer St. #1E New Bedford, MA 02746			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Christina Bowen			
MAILING ADDRESS (IF DIFFERENT): Same			
TELEPHONE #	617-276-7205		
EMAIL ADDRESS:	Christina.bowen@gmail.com		
REASON FOR THIS REQUEST: Check appropriate			
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (Please explain):		

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

This sheet is NOT part of your ZBA application but you will need to submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado

Printed Name

Carlos Amado

Signature

9/18/2018

Date

September 17, 2018

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 651 Orchard Street (Map: 19, Lot: 48). 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.

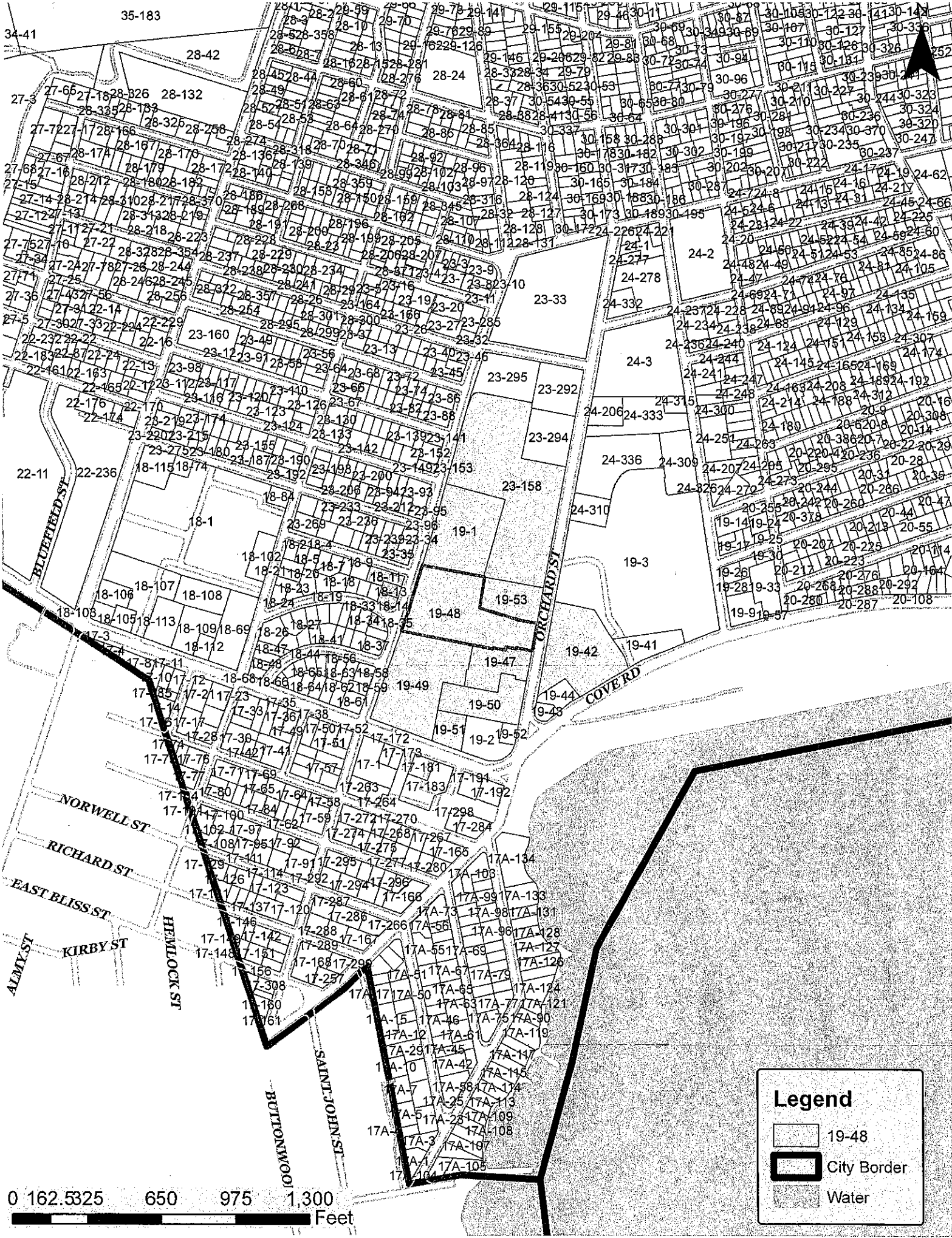
Parcel	Location	Owner and Mailing Address
18-35	6 GOSNOLD ST	MELLO RONALD, 6 GOSNOLD ST NEW BEDFORD, MA 02740
19-49	37 ROCKDALE AVE <u>41</u>	37 - 41 ROCKDALE AVENUE LLC, 200 CENTERVILLE ROAD WARWICK, RI 02886
19-47 <u>WS</u>	ORCHARD ST	MELLO CURTIS J "TRUSTEE", WILLIAMS JOHN E "TRUSTEE" <u>Howland Place LLC</u> 651 ORCHARD ST SUITE 200 <u>283 Sawyer St.</u> NEW BEDFORD, MA 02740 <u>02746 unit 1E</u>
19-51	19 ROCKDALE AVE	E T DONUTS, 19 ROCKDALE AVE NEW BEDFORD, MA 02740
19-50	665 ORCHARD ST <u>-667</u>	14 SOUTH STREET LLC, 171 MENDELL ROAD ROCHESTER, MA 02770
18-14	303 BOLTON ST	RICO ANTONIO P, RICO GORETI M 303 BOLTON STREET NEW BEDFORD, MA 02740
19-53	639 ORCHARD ST	UNITED FISHERMEN CLUB INC, 639 ORCHARD ST NEW BEDFORD, MA 02744
19-42	1383 COVE RD	COVE DEVELOPMENT CORP, P O BOX 8819 CRANSTON, RI 02920
18-13	307 BOLTON ST	VIDEIRA JOSE J <u>Cynthia L. Lackie (trs)</u> 307 BOLTON STREET <u>38 Newton Street</u> NEW BEDFORD, MA 02740
19-48	651 ORCHARD ST	MELLO CURTIS J "TRUSTEE", WILLIAMS JOHN E "TRUSTEE" <u>Howland Place LLC</u> 651 ORCHARD ST SUITE 200 <u>283 Sawyer St</u> NEW BEDFORD, MA 02740 <u>02746 unit 1E</u>
23-158 <u>WS</u>	ORCHARD ST	CLARK'S COVE DEVELOPMENT CO, LLC, 651 ORCHARD STREET SUITE 200 NEW BEDFORD, MA 02744
19-1 <u>ES</u>	BOLTON ST	CLARK'S COVE DEVELOPMENT CO, LLC <u>Howland Place LLC</u> 651 ORCHARD STREET SUITE 200 <u>283 Sawyer St.</u> NEW BEDFORD, MA 02744 <u>02746 unit 1E</u>
18-11	12 WINSPIER ST	RIBEIRO JOSE M A, RIBEIRO CANDIDA M A 788 SMITH NECK ROAD S DARTMOUTH, MA 02748

September 17, 2018
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 651 Orchard Street (Map: 19, Lot: 48). 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.

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Parcel	Location	Owner and Mailing Address
23-35	321 BOLTON ST	CABRAL CARLOS M, CABRAL TERESA I 321 BOLTON ST NEW BEDFORD, MA 02740



Legend

- 19-48
- City Border
- Water

0 162.5325 650 975 1,300 Feet