



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 02740

#18-46

SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: _____ by: _____ dated: _____.

1. Application Information

Street Address: 319A Union Street

Assessor's Map(s): 52 Lot(s) 357

Registry of Deeds Book: 11152 Page: 256

Zoning District: MVB

Applicant's Name (printed): Job N Roach

Mailing Address: 319A Union St. New Bedford, 02740
(Street) (City) (State) (Zip)

Contact Information: 508-789-2062 jobroach@growthinhealth.org
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:

	CITY CLERK	200 OCT 12 P 1:
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CITY CLERKS OFFICE
NEW BEDFORD, MA

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.

10-9-18
Date

[Signature]
Signature of Applicant

2. Zoning Classifications

Present Use of Premises: Office

Proposed Use of Premises: Growing In Health Corp Office & Retail

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

3. Will sign be illuminated? No, How? _____

4. Will sign overhang a public sidewalk? No, If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

5. Briefly Describe the Proposed Project:

- Building and installing a new sign & post that will have an overall dimension of 2' x 4' x 3'.

6. Please complete the following:

	Existing	Allowed/Required	Proposed
Total Sign Area (sq ft)	<u>N/A</u>	<u>25</u>	<u>10</u>
Sign Height (ft)	<u>6</u>	<u>15</u>	<u>4' 9"</u>
Total Number of Signs at Subject Parcel(s)	<u>0</u>	<u>1</u>	<u>1</u>
Front Setback (ft)	<u>↓</u>	<u>6</u>	<u>14'</u>
Side Setback (ft) (Right)	<u>↓</u>	<u>6</u>	<u>12.5'</u>
Side Setback (ft) (Left)	<u>↓</u>	<u>6</u>	<u>12.5'</u>

7. 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:

5400 Zoning Ordinance

☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title:

8. OWNERSHIP VERIFICATION

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

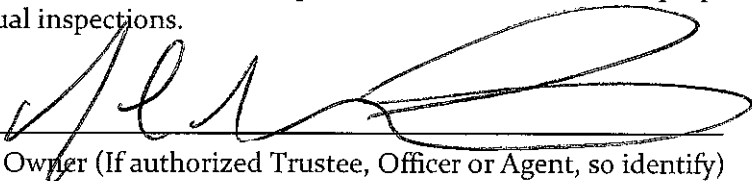
I hereby authorize the following Applicant: Job Roach
at the following address: 319A Union St New Bedford
to apply for: Ground Sign
on premises located at: 319A Union St New Bedford
in current ownership since: 8/2014
whose address is: 25 Middle St S. Dartmouth
for which the record title stands in the name of: Job & Amie Roach
whose address is: 25 Middle St S. Dartmouth,
by a deed duly recorded in the:
Registry of Deeds of County: 1152 Book: 226 Page: _____

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.

10-9-18

Date


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

Steps for Site Plan Review (Ground Sign) Application Submittal

Step 1. Prior to filing of a completed Application for Site Plan Approval for a new ground sign, the Applicant may request an appointment with the City Planning staff to present materials and to discuss the sign and issues related to it. Please contact the City Planning Division at (508) 979-1488 to arrange this review or to ask any questions related to review procedure.

Step 2. File Application with the New Bedford Planning Board. A complete application requires submission of the following items:

- ☒ Sixteen (16) original scaled drawing and site plans of the proposed sign indicating the location of the sign(s) on the premises, sign dimensions (height, sign area, etc.) and set back from lot line
- ☒ Sixteen (16) original completed application forms
- ☒ Specifications for the materials to be used in the sign construction and type of mounting used to secure the sign in the ground, shall also be provided.
- ☒ Sixteen (16) copies of an Abutters List certified by the Assessor's Office. (Abutters Lists are prepared by the Planning Division)
- ☒ The applicant is responsible for all Abutter Notification Mailings to all Abutters listed on the Certified Abutters List, by Certified Return Receipt Mail. The Abutter Notification Letter, indicating the date, time and location of the scheduled public hearing will be drafted by Planning Staff for your use, upon submittal of a complete application. Return Receipts (Green Cards) shall be addressed to return to City of New Bedford Planning Board as follows:

New Bedford Planning Board
133 William Street
Room 303
New Bedford, MA 02740

- ☒ A legal notice shall be placed in the New Bedford Standard Times by Planning Staff, at the applicant's expense. The publication must occur twice, in two (2) successive weeks, and the first publication of the notice of the public hearing, must be fourteen (14) days before the day of such hearing.
- ☒ A check for the appropriate filing fee, made payable to the City of New Bedford. The Site Plan Review fee for sign applications is \$25.00 per sign, plus \$200.00 legal ad fee. This fee shall be paid by the applicant at the time of application submittal

☒ - DEED



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 #	52	LOT(S)#	257 (357)
ADDRESS: 319A Union St New Bedford, MA 02740			
OWNER INFORMATION			
NAME: Jasgar LLC			
MAILING ADDRESS: 319A Union St New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Growing In Health			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	508-789-2062		
EMAIL ADDRESS:	sobroach@growthinhealth.org		
REASON FOR THIS REQUEST: Check appropriate			
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input 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

Signature

Date

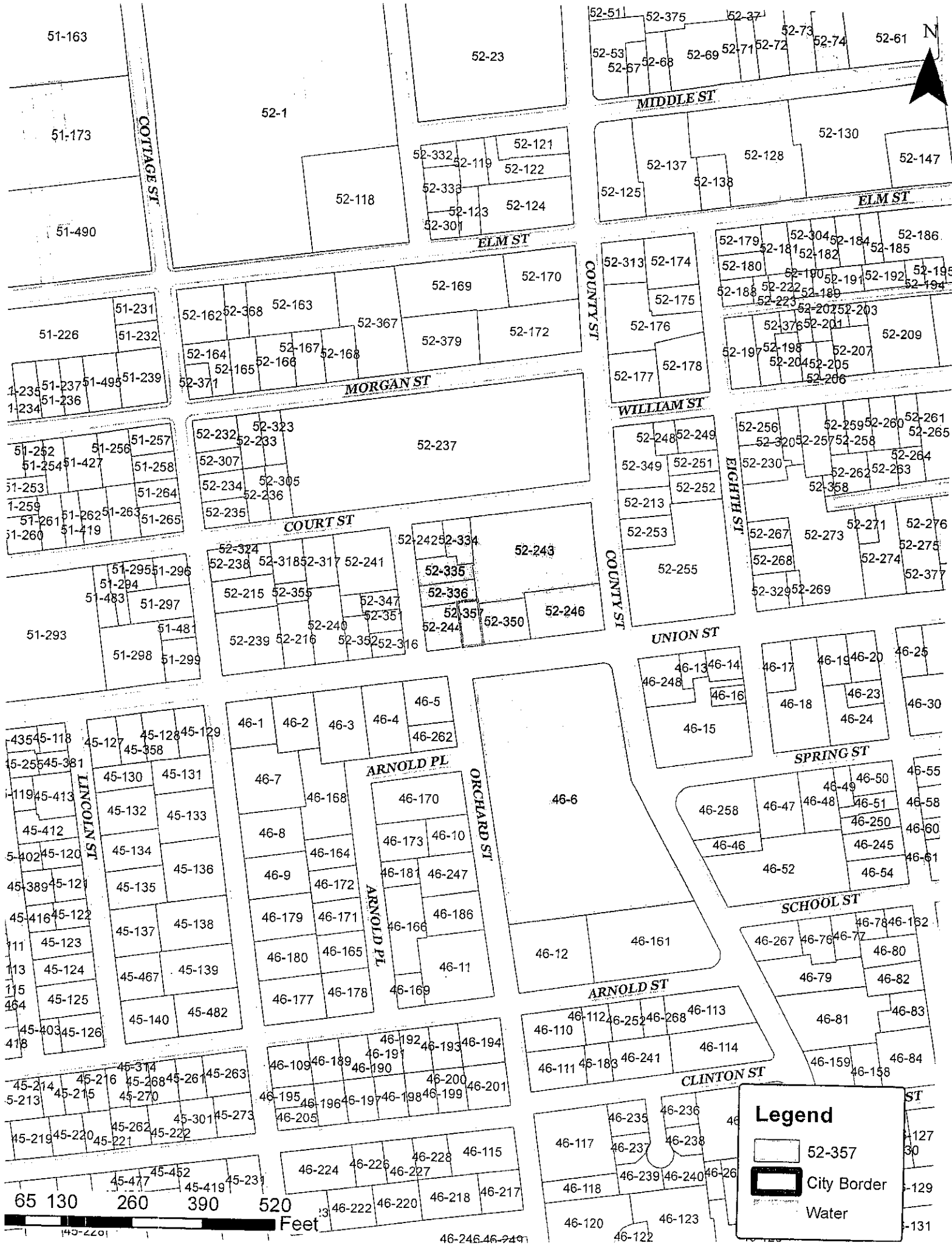
September 19, 2018

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 319A Union Street (Map: 52, Lot: 357). 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
52-246	435 COUNTY ST	NEW BEDFORD MASONIC, TEMPLE ASSOCIATION INC 435 COUNTY ST NEW BEDFORD, MA 02740
52-357	319 UNION ST A	JASGAR LLC, 50 ANTHONY STREET SOUTH DARTMOUTH, MA 02748
52-350	319 UNION ST	ARSENAULT DENNIS, 172 WILLIAM STREET NEW BEDFORD, MA 02740
52-244	321 UNION ST	JASGAR LLC, C/O AMIE ROACH 50 ANTHONY STREET S DARTMOUTH, MA 02748
52-336	2 N ORCHARD ST	GOULDING MARCIA, 2 NO. ORCHARD ST NEW BEDFORD, MA 02740
46-6	427 COUNTY ST	WAMSUTTA CLUB, C/O RICHARD F CORMIER James Arnold Mansior Inc 427 COUNTY ST NEW BEDFORD, MA 02740
52-335	4 N ORCHARD ST	KELADA NIVIN S "TRUSTEE", MIKHAIEL OKASHA H "TRUSTEE" 61 MILLER DRIVE NORTH DARTMOUTH, MA 02747
52-334	32 COURT ST	OJURI DANIEL, OJURI FELICIA SOLOMON- 32 COURT STREET NEW BEDFORD, MA 02740
52-243	443 COUNTY ST	BRISTOL COUNTY, COURT HOUSE 133 WILLIAM STREET NEW BEDFORD, MA 02740



REG OF DEEDS
REG #07
BRISTOL S

08/20/14 3:38PM 01

BOOK #1037

1.00 \$630.48

CASH \$630.48

QUITCLAIM DEED

I, STEVE ECONOMOS, as Trustee of the B.M.W. REALTY TRUST, a Massachusetts realty trust established under Declaration of Trust dated October 22, 1999 and recorded with the Bristol County (S.D.) Registry of Deeds in Book 4555, Page 73, having an address of 1 Goulart Memorial Drive, Fairhaven, Massachusetts 02719, for consideration paid and in full consideration of One Hundred Thirty-Three Thousand and 00/100 Dollars (\$133,000.00), grants to JASGAR, LLC, a Massachusetts limited liability company having a principal place of business at 50 Anthony Street, Dartmouth, Massachusetts 02748, with *quitclaim covenants*, the land and buildings thereon located in New Bedford, Bristol County, Massachusetts bounded and described as follows:

BEGINNING at the southwest corner of the lot to be conveyed at a point in the north line of Union Street, Sixty-Two and 81/100 (62.81) feet east from its intersection with the east line of Orchard Street; thence running

NORTHERLY by land now or formerly of Robert C. Saltmarsh et ux, Eighty (80) feet to land now or formerly of I.H. Barlett, Jr.; thence

EASTERLY by last named land, Thirty-Seven (37) feet to land now or formerly of Josephine M. Perry; thence

SOUTHERLY by last named land Eighty (80) feet to said north line of Union Street; thence

WESTERLY by said Union Street, Thirty-seven (37) feet to the point of beginning.

CONTAINING 10.85 square rods, more or less, together with a right to pass and repass over the present driveway, over land conveyed to Reginald H. Mendel et ux.

Meaning and intending to convey the same premises in a deed of Donald E. Jaffe and Florence E. Jaffe, dated May 31, 2011 and recorded with the Bristol County (S.D.) Registry of Deeds in Book 10071, Page 246.

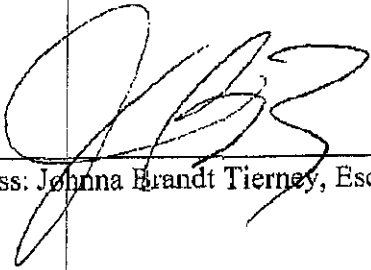
The undersigned, Steve Economos, Trustee as aforesaid does hereby certify that at the time of the delivery of the within Deed, the Trust was in full force and effect, and has not been altered, amended or revoked, that the Trustee's execution and delivery hereof was duly authorized, empowered and directed by the beneficiaries thereof who are of lawful age and

Property Address: 319A Union Street, New Bedford, Massachusetts

sound mind and that the within Deed and any other instruments executed as part of the within conveyance are valid, binding, effective and legally enforceable, and that I am the sole incumbent Trustee.

WITNESS my hand and seal this 20th day of August, 2014.

B.M.W. REALTY TRUST
w/d/t dated October 22, 1999

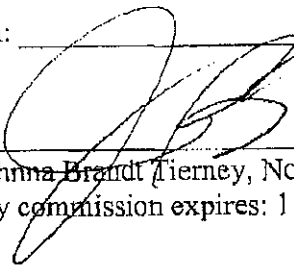
Witness:  Johnna Brandt Tierney, Esquire

By:  Steve Economos, Trustee

Commonwealth of Massachusetts
Bristol, ss.

On this 20th day of August, 2014, before me, the undersigned notary public, personally appeared Steve Economos and proved to me through satisfactory evidence of identification, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of the B.M.W. Realty Trust. The satisfactory evidence of identification was:

- ☒ A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- ☐ On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- ☐ Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- ☐ The following evidence of identification: _____


Johnna Brandt Tierney, Notary Public
My commission expires: 11/06/2020

A true copy of instrument as recorded in
Bristol County (S.D.) Registry of Deeds
in Book 11152 Page 256
ATTEST:


REGISTER