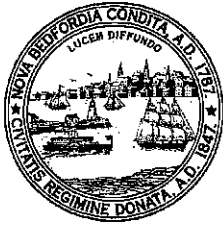


2018 OCT 12 A 11:38

18-45

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD 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: Site Plan by: Farland Corp. dated: 10/10/18

1. Application Information

Street Address: 75 MacArthur Drive

Assessor's Map(s): 31 Lot(s) 248 & 255

Registry of Deeds Book: 10031 & LC Cert #22513 (Lot 255) Page: 308 (Lot 248)

Zoning District: Waterfront Industrial

Applicant's Name (printed): Michael T. Fernandes - Streetside Realty, LLC

Mailing Address: 16 Hassey Street New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508-910-7940 mike@northernwind.com
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

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

Site Plan
Stormwater Report

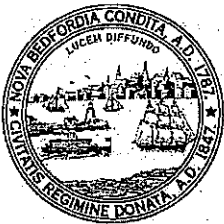
By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning 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.

10/3/18

Date

Michael T. Fernandes

Signature of Applicant



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan by: Farland Corp. dated: 10/10/18

1. Application Information

Street Address: 75 MacArthur Drive

Assessor's Map(s): 31 Lot(s) 248 & 255

Registry of Deeds Book: 10031 & LC Cert #22513 (Lot 255) Page: 308 (Lot 248)

Zoning District: Waterfront Industrial

Applicant's Name (printed): Michael T. Fernandes - Streetside Realty, LLC

Mailing Address: 16 Hassey Street New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508-910-7940 mike@northernwind.com
Telephone Number Email Address

Applicant's Relationship to Property: ☒ Owner ☐ Contract Vendee ☐ Other _____

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

Site Plan
Stormwater Report

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.

10/3/18

Date

Michael T. Fernandes

Signature of Applicant

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

Category

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

Construction

- ☐ New Construction
- ☒ Expansion of Existing
- ☐ Conversion
- ☐ Rehabilitation

Scale

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

3. Zoning Classifications

Present Use of Premises: Warehouse & Distribution

Proposed Use of Premises: Warehouse & Distribution

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

4. Briefly Describe the Proposed Project:

A 21,600 S.F. addition extending the south side of the existing structure.

Will also include associated utility connections and additional green space added.

5. Please complete the following:

| | <u>Existing</u> | <u>Allowed/Required</u> | <u>Proposed</u> |
|--|-----------------|-------------------------|-----------------|
| Lot Area (sq ft) | 69318 | 0 | 69318 |
| Lot Width (ft) | 284.39 | 0 | 284.39 |
| Number of Dwelling Units | 0 | 0 | 0 |
| Total Gross Floor Area (sq ft) | 13,100 | - | 34,675 |
| Residential Gross Floor Area (sq ft) | 0 | 0 | 0 |
| Non-Residential Gross Floor Area (sq ft) | 13,100 | - | 34,675 |
| Building Height (ft) | 32 | 100 | 50.3 |
| Front Setback (ft) | 48.3 | 10 | 13.1 |
| Side Setback (ft) | 10 | 127.7 | 11.3 |
| Side Setback (ft) | N/A | N/A | N/A |

| | | | |
|---|------|------|------|
| Rear Setback (ft) | 10 | 10.4 | 10.2 |
| Lot Coverage by Buildings (% of Lot Area) | 19.1 | 50 | 50 |
| Permeable Open Space (% of Lot Area) | 6.9 | 20 | 14.3 |
| Green Space (% of Lot Area) | 6.9 | 20 | 14.3 |
| Off-Street Parking Spaces | 64 | 33 | 26 |
| Long-Term Bicycle Parking Spaces | 0 | 0 | 0 |
| Short-Term Bicycle Parking Spaces | 0 | 0 | 0 |
| Loading Bays | 5 | 3 | 5 |

6. Please complete the following:

| | Existing | Proposed |
|---|----------|------------|
| a) Number of customers per day: | N/A | 5 |
| b) Number of employees: | N/A | 20 |
| c) Hours of operation: | N/A | 6am - 10pm |
| d) Days of operation: | N/A | M-F |
| e) Hours of deliveries: | N/A | 6am - 3 pm |
| f) Frequency of deliveries: <input checked="" 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: Michael T. Fernandes

at the following address: 16 Hassey Street

to apply for: Site Plan Review

on premises located at: 75 MacArthur Drive

in current ownership since: 2011

whose address is: 16 Hassey Street

for which the record title stands in the name of: Streetside Realty, LLC

whose address is: 16 Hassey Street

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 10031 Page: 308

OR Registry District of the Land Court, Certificate No.: 22543 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.

14/3/18
Date

Michael T. Fernandes
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: Michael T. Fernandes

at the following address: 16 Hassey Street

to apply for: Site Plan Review

on premises located at: 75 MacArthur Drive

in current ownership since: 2011

whose address is: 16 Hassey Street

for which the record title stands in the name of: Streetside Realty, LLC

whose address is: 16 Hassey Street

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 10031 Page: 308

OR Registry District of the Land Court, Certificate No.: 22543 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.

12/3/18
Date

Michael T. Fernandes
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



PROJECT NARRATIVE

Site Description

The subject property encompasses approximately 1.59+/- acres of mostly developed commercial land located at the southwestern corner of the intersections of MacArthur Drive and South Street in New Bedford, Massachusetts. The property can be accessed by one of two access points. One of those being on the MacArthur Drive side of the property where the lot gets its frontage, and the other on the South Street side. Both points of access can be used to enter and exit, however the MacArthur Drive entry point is used mainly for customers and employees where the South Street access point is predominantly used for vehicles that will be loading and un-loading via the docks on that face of the building. The property is bounded on the west and south by other commercial businesses, and on the east and north by the previously mentioned MacArthur Drive and South Street. Having been mostly developed, the topography is relatively flat throughout the project site with minimal slopes to allow for the proper movement of stormwater. Several boreholes have been conducted within the limit of work and as expected the first two layers to an approximate depth of 6 ft down from the existing grade was classified as Urban Fill. Below that was a "glacial" layer of sand & gravel mix that went down to a depth of approximately 10 ft below grade until bedrock was encountered.

This site is currently not in use, but the most previous tenant was a fish processing and packaging plant. The future tenants will continue with the same use as before, and will seek to expand the operation as described below.

Project Description

The Applicants seek approval for the construction on the premises for a 21,575 S.F. addition to the existing commercial building. As previously stated the future business will deal with processing and packaging of fish and seafood product, and this proposed addition would be an area where items can be stored and refrigerated upon delivery. The proposed addition itself will be a steel warehouse type structure consistent with the existing building, and include one drive-in insulated overhead door and several typical steel doorways for foot traffic to enter and exit. The proposed building will have a slanted roof with roof gutters and down spouts that will empty to an underground rood recharge system located on site.



ENGINEERING A BETTER TOMORROW

ENGINEERING | SITE WORK | LAND SURVEYING

The anticipated traffic circulation throughout the property is not expected to change in volume as compared to the previous business which had similar hours and rates of deliveries. Additionally, by utilizing existing access points to the property, traffic outside of the site and on the adjacent right of ways will not be negatively affected by this proposed development.

Zoning Information

This property lies within the Waterfront Industrial district which allows for this type of proposed use, and abutting properties lie within a similar district entitled Industrial B. Although the abutting properties lie within a different district uses within both can be classified as commercial/industrial and thus have similar business hours and means of operation. The lot area and frontage will remain the same, however the setbacks to the front, side and rear have been proposed to alter from the existing conditions. As for the front setback that exists as 48.3+/- ft, we have proposed it to be 13.1+/- ft. The side setback that exists as 127.7+/- ft has been proposed as 11.3+/- ft. Lastly, the rear setback that previously existed as 10.4+/- ft will reduce slightly to 10.2+/- ft. All required setbacks are listed as 10 ft within this district, so all proposed dimensional setbacks would be in conformance with the ordinance. The lot coverage by building has been increased to 50.0% which is the allowed maximum within this district however the existing green space of only 6.9% has been increased to 10.2%. Finally, the height of the existing building was approximately 32 ft tall, and the addition is proposed as being 50 ft tall. This district allows for a building height of 100 ft, so the proposed building also is in compliance with this Zoning By-Law.

Construction Sequence

The preparation of the site for the proposed construction will follow the normal procedures for work of this type. The steps that follow are to be used as a guideline and may have to be adjusted due to site or weather conditions or unforeseen circumstances.



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.

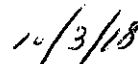
Any granted waivers must be disclosed on the final submitted and approved site plan.

| SUBJECT PROPERTY | | | |
|--|--|---|--|
| ASSESSOR'S MAP PLOT# | 31 | LOT(S)# | 248 & 255 |
| REGISTRY OF DEEDS BOOK: | 10031 | PAGE # | 308 (Lot 248) & LC Cert # 22543 (Lot 255) |
| PROPERTY ADDRESS: 75 MacArthur Drive - New Bedford, MA 02740 | | | |
| ZONING DISTRICT: Waterfront Industrial | | | |
| OWNER INFORMATION | | | |
| NAME: Streetside Realty, LLC | | | |
| MAILING ADDRESS: 16 Hassey Street - New Bedford, MA 02740 | | | |
| APPLICANT/CONTACT PERSON INFORMATION | | | |
| NAME (IF DIFFERENT): Michael T. Fernandes - Streetside Realty, LLC | | | |
| APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one: | OWNER <input checked="" type="checkbox"/> | CONTRACT VENDEE <input type="checkbox"/> | OTHER Describe <input type="checkbox"/> _____ |
| MAILING ADDRESS (IF DIFFERENT): | | | |
| TELEPHONE # | 508-910-7940 | | |
| EMAIL ADDRESS: | mike@northernwind.com | | |

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.



Signature of Applicant/s



Date



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# | 31 | LOT(S)# | 248 & 255 |
| REGISTRY OF DEEDS BOOK: | 10031 | PAGE # | 308 (Lot 248) & LC Cert # 22543 (Lot 255) |
| PROPERTY ADDRESS: 75 MacArthur Drive - New Bedford, MA 02740 | | | |
| ZONING DISTRICT: Waterfront Industrial | | | |
| OWNER INFORMATION | | | |
| NAME: Streetside Realty, LLC | | | |
| MAILING ADDRESS: 16 Hassey Street - New Bedford, MA 02740 | | | |
| APPLICANT/CONTACT PERSON INFORMATION | | | |
| NAME (IF DIFFERENT): Michael T. Fernandes - Streetside Realty, LLC | | | |
| APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one: | OWNER <input checked="" type="checkbox"/> | CONTRACT VENDEE <input type="checkbox"/> | OTHER Describe <input type="checkbox"/> _____ |
| MAILING ADDRESS (IF DIFFERENT): | | | |
| TELEPHONE # | 508-910-7940 | | |
| EMAIL ADDRESS: | mike@northernwind.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.

Michael T. Fernandes
Signature of Applicant/s

10/3/18
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 | Code of Ordinances Ch 9 - Sec 5350 & 5455 Development Impact Study | The proposed work is minimal compared to the development already done on site, and similar businesses surround the property which operate at the same hours. |
| | 2 | Code of Ordinances Ch 9 - Sec 3130 Parking Requirements | Due to the low frequency of long term visitors, and the small staff, the existing parking provided although below the required amount should be sufficient, as it has been for similar businesses located on this site in the past. |
| | 3 | Code of Ordinances Ch 9 - Sec 5451.f Lighting Plan | As a redevelopment there is existing lighting located on site that will reduce the need for additional fixtures. These existing fixtures include ground mounted light poles and wall lighting on the building. |
| | 4 | SPR Checklist Section 8 Traffic Impact & Access Study | As an existing industrial use with two existing curb cuts, the site will be used as it was in the past with similar frequency. With no additional curb openings proposed or increases in traffic volume in and out of the site, a traffic impact & access study should not be necessary. |

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

☐

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:



Site Plan Review Application Checklist

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

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

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

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

Initials Indicate
Item Submitted.

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

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

Staff Applicant

- | | | |
|---|---|--|
| ✓ | X | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| ✓ | X | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| | X | 3. <u>Plans</u> |
- ☒ Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
 - ☒ One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
 - ☒ All plans oriented so that north arrow points to top of sheet
 - ☒ Plans shall be drawn at a minimum scale of 1" = 40' or less
 - ☒ All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
 - ☒ Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
 - ☒ All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

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 checked="" 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 checked="" type="checkbox"/> Screening Buffers |
| <input checked="" type="checkbox"/> Building Height | <input checked="" type="checkbox"/> Percentage of Lot that is Upland |
| <input checked="" type="checkbox"/> Lot Coverage | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> Existing 21E Contaminated Site Information | |
| <input checked="" type="checkbox"/> Existing Buildings and Structures | |
| <input checked="" type="checkbox"/> Area of building | <input checked="" type="checkbox"/> Setbacks from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Floor elevations |
| <input checked="" type="checkbox"/> Principal use | <input checked="" type="checkbox"/> Door locations with sill elevations |

Staff **Applicant**

☒ Existing Topography:

- ☒ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
- ☒ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
- ☒ Existing parking/paved areas including pavement type (parking, walkways, etc.)
- ☒ All Existing 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 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 type="checkbox"/> Proposed contours at 2' intervals | <input type="checkbox"/> Curb type(s) and limits |
| <input type="checkbox"/> Parking lot setbacks to property line | <input type="checkbox"/> Lighting / Poles / Guys |
| <input type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input type="checkbox"/> Signs (include sign schedule) |
| <input checked="" type="checkbox"/> Walls | <input 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 type="checkbox"/> Fences |
| <input type="checkbox"/> Wheelchair ramps | <input checked="" type="checkbox"/> Landscape areas |
| <input type="checkbox"/> Sidewalks | <input 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 type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input checked="" type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | |
| <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 requirementsAll handicap parking, ramps, and access shall conform to AAB & MAAB requirementsAll 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

| Staff | Applicant |
|-------|-----------|
|-------|-----------|

- | | |
|--|--|
| | <ul style="list-style-type: none">• 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 <p><input type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.</p> |
|--|--|

| | | |
|---|---|---------------------------|
| ✓ | X | 3g. Landscape Plan |
|---|---|---------------------------|

- | | | |
|---|---|--|
| ✓ | X | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Location, species & size of all proposed plantings<input checked="" type="checkbox"/> All existing landscaping to be removed or retained<input checked="" type="checkbox"/> Plant and tree legend<input checked="" type="checkbox"/> Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments<input checked="" type="checkbox"/> Snow storage areas<input checked="" type="checkbox"/> Proposed irrigation methods (on-site wells to be used unless otherwise approved)<input checked="" type="checkbox"/> Verify sight distances at entrances |
|---|---|--|

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

- | | | |
|---|---|--|
| ✓ | X | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes<input type="checkbox"/> Anti-tracking BMP area at all construction entrances<input type="checkbox"/> Dust Control (Methods of)<input checked="" type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks<input checked="" type="checkbox"/> Delineation of all temporary stockpile areas<input type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access<input checked="" type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles<input checked="" type="checkbox"/> Include the following notes:<ul style="list-style-type: none">• All BMP erosion control measures shall be in place prior to demolition or any site work.• Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.• Maintenance specifications for all proposed erosion and sedimentation controls. |
|---|---|--|

| | | |
|---|---|-----------------------|
| ✓ | X | 3i. Floor Plan |
|---|---|-----------------------|

- | | | |
|---|---|--|
| ✓ | X | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Include complete floor plan of all floors (entire building), including existing & proposed work<input checked="" type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes<input checked="" type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls<input checked="" type="checkbox"/> 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

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

| Staff | Applicant |
|-------|-----------|
|-------|-----------|

- | | |
|---------------------------------------|---------------------------------|
| <input type="checkbox"/> NA | Water and Sewer Trench Sections |
| <input type="checkbox"/> NA | Anti-Seepage Collar Detail |
| <input type="checkbox"/> NA | Flared End Detail |
| <input type="checkbox"/> NA | Rip Rap Detail |
| <input checked="" type="checkbox"/> X | Straw bales/Silt Fence Detail |
| <input type="checkbox"/> NA | Silt Sac Detail |
| <input type="checkbox"/> NA | Compost Filter Tube Detail |
| <input type="checkbox"/> NA | Light Pole Foundation Detail |
| <input type="checkbox"/> NA | Retaining Wall Details |
| <input type="checkbox"/> NA | Tree/Shrub Planting Detail |

- | | |
|-----------------------------|---|
| <input type="checkbox"/> NA | Sign Detail |
| <input type="checkbox"/> NA | Fence Detail |
| <input type="checkbox"/> NA | Flowable Fill Trench |
| <input type="checkbox"/> NA | Pavement Marking Details |
| <input type="checkbox"/> NA | Handicap Parking/Compact Parking Signs |
| <input type="checkbox"/> NA | Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input type="checkbox"/> NA | 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

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

- | | |
|---------------------------------------|--|
| <input type="checkbox"/> NA | MADEP Stormwater Standards Compliance Checklist (signed & stamped) |
| <input checked="" type="checkbox"/> X | Overall Project Description |
| <input checked="" type="checkbox"/> X | 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
- ☒ 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

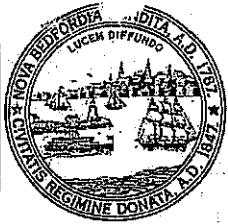
X **11. Application Fee** (All fees are due at time of application submission)

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: 10/12/18 All materials submitted: ☒ Yes ☐ No

Signature:  Fee: 600



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).

PLANNING
SEP 28 2018
DEPARTMENT

| SUBJECT PROPERTY | |
|--|-------------------------------------|
| MAP # | 31 |
| LOT(S)# | 248 & 255 |
| ADDRESS: 75 MacArthur Drive - New Bedford, MA 02740 | |
| OWNER INFORMATION | |
| NAME: Streetside Realty, LLC | |
| MAILING ADDRESS: 16 Hassey Street - New Bedford, MA 02740 | |
| APPLICANT/CONTACT PERSON INFORMATION | |
| NAME (IF DIFFERENT): Matthew White - Farland Corp. | |
| MAILING ADDRESS (IF DIFFERENT): 401 County Street - New Bedford, MA 02740 | |
| TELEPHONE # | (508) 717-3479 |
| EMAIL ADDRESS: | mwhite@farlandcorp.com |
| REASON FOR THIS REQUEST: Check appropriate | |
| <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): |

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).

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

10/1/2018

Date

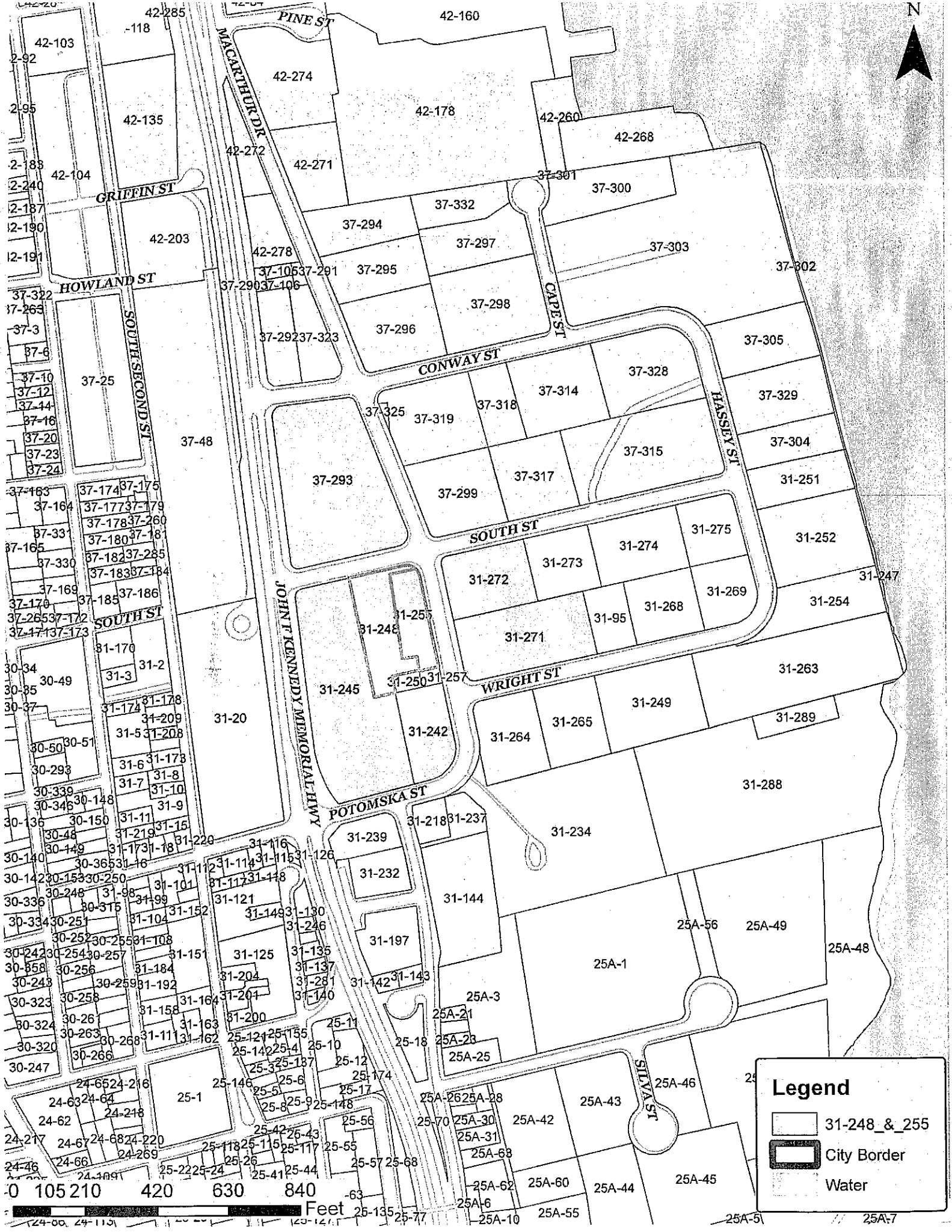
October 1, 2018

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 75 MacArthur Drive (Map: 31, Lot: 248 & 255). 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 |
|--------------|-----------------|---|
| 31-271 | 77 WRIGHT ST | M F FOLEY INC NEW BEDFORD, 77 WRIGHT ST NEW BEDFORD, MA 02740 |
| 31-245 | 65 POTOMSKA ST | SOUTHEASTERN REGIONAL, TRANSIT AUTHORITY 65 POTOMSKA ST NEW BEDFORD, MA 02744 |
| 31-257 WS | MACARTHUR DR | PRIER DUNCAN M 'TRS', PAR REALTY TRUST 31 ELLISVILLE ROAD PLYMOUTH, MA 02360 |
| 31-242 | 49 POTOMSKA ST | PRIER DUNCAN M 'TRS', PAR REALTY TRUST 31 ELLISVILLE ROAD PLYMOUTH, MA 02360 |
| 31-250 WS | MACARTHUR DR | PRIER DUNCAN M 'TRS', PAR REALTY TRUST 31 ELLISVILLE ROAD PLYMOUTH, MA 02360 |
| 31-272 | 44 SOUTH ST | OCEANS CAPITAL (US) LLC, 44 SOUTH ST NEW BEDFORD, MA 02740 |
| 31-248 | 75 MACARTHUR DR | STREETSIDE REALTY LLC, 16 HASSEY STREET NEW BEDFORD, MA 02740 |
| 31-255 WS | MACARTHUR DR | STREETSIDE REALTY LLC, 16 HASSEY STREET NEW BEDFORD, MA 02740 |
| 37-293 | 39 SOUTH ST | SOUTH TERMINAL LEASING LLC, 7 CONWAY STREET NEW BEDFORD, MA 02740 |
| | | |
| | | |
| | | |
| | | |



Legend

- 31-248 & 255
- City Border
- Water



ENGINEERING A BETTER TOMORROW
ENGINEERING | SITE WORK | LAND SURVEYING

October 2, 2018

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

**RE: Letter of Authorization for Representation
75 MacArthur Drive – New Bedford, MA 02740**

To whom it concerns:

This letter is to certify that I authorize Christian A. Farland, P.E. of Farland Corp., to represent Streetside Realty, LLC in regards to the submission of the Site Plan Review Application and accompanying document(s) for the property located at 75 MacArthur Drive (Map 31 Lots 248 & 255).

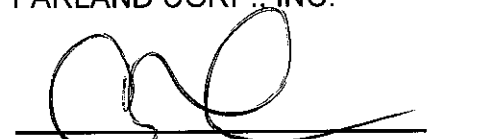
If you should have any questions, please feel free to contact me.

Very truly yours,


Streetside Realty, LLC


Michael T. Fernandes
Manager

FARLAND CORP., INC.


Christian A. Farland, P.E., LEED AP
Principal Engineer and President

On October 4, 2018 Christian A. Farland signed the
above document in my presence.


Kathy M. Dehner
My Commission Expires 4-6-23



THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637
TEL: 773-936-5000
FAX: 773-936-5001
WWW.CHICAGO.EDU

COMMONWEALTH OF MASSACHUSETTS

On this 4th day of October, 2018, before me, the undersigned notary public, personally appeared Michael T. Fernandes, Manager of Streetside Realty, LLC, personally known to me, to be the person who signed the preceding or attached document in my presence, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is his free act and deed.

Maria D. Carvalho

Notary Public: Maria D. Carvalho

My commission expires: 8/1/19

REG OF DEPOS
REG #07
BRISTOL, S
CASH 2458. 01
CHECK 1245
BAL 44061.20
CNS 44061.20

QUITCLAIM DEED

108519

Real Deal Realty, LLC, a Massachusetts limited liability company, having an address of 443 State Road, Revere, Massachusetts, for consideration paid and to be paid in installments of Eight Hundred Ninety-five Thousand (\$895,000.00) Dollars, granted to Successful Realty LLC, a Massachusetts limited liability corporation, having an address of 16 Tracy Street, New Bedford, Massachusetts 02740, and guarantor covenants, that two (2) percent to meet with any building interest in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

PARCEL ONE - UNREGISTERED LAND

BEGINNING

at a point at the Northwest corner of said heavily conveyed, said point being in the Southern line of South Street, thence

SOUTH

11°45'32" East three hundred sixty-six and 94/100 (366.94) feet to land of Union Street Railway Company being shown as Lot B on plan hereinafter mentioned; thence

NORTH

77°17'58" East by road 1 in 1960 (60) feet to the Northwest corner of land of Cape News Company, thence

NORTH

11°43'32" West of N. (50) feet; thence...

NORTH

77°17'58" East one hundred fifty (150) feet to a point in the Westerly line of WinArthur Drive; thence

NORTH

11°43'32" West by said MacArthur Drive two hundred eighty-four and 59/100 (284.39) feet; thence turning

NORTHWESTERLY

in an arc in the Southerly line of South Street, having a radius of thirty-two (32) feet, for a distance of fifty and 31/100 (50.81) feet to the Southerly line of South Street; thence

PROPERTY ADDRESS: 75 MacArthur Drive, New Bedford, Massachusetts
(02740)

SOUTH

77°17'38" West by said South Street, and 1085.18 feet and 457.00 (172.43) feet to the point of beginning.

BEING

Lot G and parts of Lots E and F on Plan of Land entitled "The City of New Bedford, New Bedford Redevelopment Authority Disposition Map Parcel 10, South Terminal Urban Renewal Project, Goodland & Otis, Inc., Springfield, Massachusetts, dated 10/12/99, as amended, and as shown on the said Plan (S.D.), Registry of Deeds in Plan Book 78, Page 66.

Excepting from the above-described property that portion of said property described as follows:

NORTHERLY

By land now or formerly of New Bedford Redevelopment Authority ninety and 12/100 (99.12) feet.

EASTERLY

By the Westerly line of Massachusetts Drive two hundred thirty-seven and 67/100 (237.67) feet.

SOUTHERLY

By land now or formerly of New Bedford Redevelopment Authority sixty-eight and 41/100 (68.41) feet.

WESTERLY

By land of Ace Auto Body, Inc., forty-six and 56/100 (46.56) feet.

SOUTHERLY

By land of Ace Auto Body, Inc., fifty-four and 41/100 (54.41) feet.

WESTERLY

By land of Ace Auto Body, Inc., two hundred fifty-one and 79/100 (251.79) feet.

BEING

Parcel Two of Plan No. 310159 shown by Goodland & Otis, Inc., and Michael J. Verrone, Surveyors, dated January 10, 1998, and filed with the Land Court and Parcel Four on Plan No. 310160 showing subdivision of Parcel One, Land Court Plan No. 310159 in New Bedford, Massachusetts, prepared for the New Bedford Redevelopment Authority by Goodland & Otis, Inc., dated January 29, 1999, and being land assigned to said Redevelopment Authority by said Plan No. 310159, as amended, and as shown on the said Plan (S.D.), Registry of Deeds in the Land Division of the Bristol County (S.D.) Registry of Deeds.

PARCEL TWO - REGISTERED LAND

The land with the buildings thereon in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

EASTERLY

by the westerly line of MacArthur Drive shown on plan
108519
shown as memorial, one hundred thirty-seven and 67/100
(137.67) feet.

SOUTHERLY

by Lot 1 on said plan, one hundred six and 17/100 (106.17) feet.

WESTERLY

one hundred ninety-eight and 81/100 (198.81) feet; and

NORTHERLY

Lot 1 on said plan, one hundred six and 17/100 (106.17) feet by land now or formerly of New Bedford Redevelopment Authority.

SAID LAND

is shown as Lot 2 on subdivision plan 310132, drawn by Goodland & O'Dea, Inc., Surveyors, Marine 1, Vireos, Surveyor, dated January 18, 1968, and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 60, Page 339, with Certificate of Map 11324.

PARCEL THREE

EASTERLY

by the westerly line of MacArthur Drive, one hundred (100) feet.

SOUTHERLY

by Lot 5 on plan hereinafter memorial, sixty-eight and 41/100 (68.41) feet.

WESTERLY

forty-six and 56/100 (46.56) feet.

SOUTHERLY

forty-four and 41/100 (44.41) feet; and

WESTERLY

forty-two and 96/100 (42.96) feet by land now or formerly of New Bedford Redevelopment Authority; and

NORTHERLY

by Lot 7 on subdivision plan 310132 with Certificate of Map No. 11324, one hundred sixteen and 17/100 (166.17) feet.

SAID LAND

is shown as Lot 4 on subdivision plan 310132, drawn by Goodland & O'Dea, Inc., George R. Canson, Surveyor, dated January 26, 1971, and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds in Land Registration Book 60, Page 339, with Certificate of Map No. 11324.

There

Parcels One and Two are subject to the restrictions set forth in a deed from New Bedford Redevelopment Authority to Ace Auto Body, Inc., dated July 20, 1972, and recorded in Bristol County (S.D.) Registry of Deeds Book 124, Page 782, and deed from New Bedford Redevelopment Authority to Ace Auto Body, Inc., dated July 20, 1972, and recorded in said Registry, Book 124, Page 811, and as to Parcel No. 3288, filed in said Registry, Land Division. See Certificate of Title No. 11324.

FOR TITLE

See deed dated June 1, 2009, from Ronald J. Laska & Son, Record
108519
to Peter W. Barry, LLC, recorded in the Bristol County, S.D.,
Registry/Bureau of the Clerk of Superior Court and
Certificate of Title No. 20138.

WITNESS my hand and the

31st day of March, 2011.

PETRA REALTY, LLC.

By 
Peter W. Barry, Manager

COMMONWEALTH OF MASSACHUSETTS

Barry, sa.

On March 31, 2011, before me, the undersigned Notary Public, personally
appeared Peter W. Barry on behalf of Petra Realty, LLC, proved to me through satisfactory
evidence of identification, which was ☐ photographic identification with signature issued by a
federal or state governmental agency, ☐ oath or affirmation of a credible witness, ☒ personal
knowledge of the undersigned, to be the person(s) whose name(s) were signed above, and
acknowledged to me that he/she/they signed it voluntarily for the stated purpose and it was
his/her/their free act and deed.


Notary Public
My Commission Expires 4/1/12



William Francis Cahill
Secretary of the
Commonwealth

BK 10031 Pg 312
The Commonwealth of Massachusetts
Secretary of the Commonwealth
State House, Boston, Massachusetts 02189

March 29, 2011

108519

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was
filed in this office by

PEPAL REALTY, LLC

In accordance with the provisions of Massachusetts General Laws Chapter 156C, on May 29,
2003.

I further certify that said Limited Liability Company has filed all annual reports due and
paid all fees with respect to such reports, that said Limited Liability Company has not filed a
certificate of cancellation or withdrawal, and that said Limited Liability Company is in good
standing with this office.

I also certify that the names of all managers listed in the most recent filing are: PETER
W. BARRY

I further certify, the names of all persons authorized to execute documents filed with this
office and listed in the most recent filing are: PETER W. BARRY

The names of all persons authorized to act with respect to real property listed in the most
recent filing are: PETER W. BARRY



In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Cahill
Secretary of the Commonwealth

Processed By: jps

