



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

# PLANNING BOARD

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

## SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: SITE LAYOUT by: SITEL, INC. dated: 9/25/18

### 1. Application Information

Street Address: 209 THEODORE RICE BLVD.

Assessor's Map(s): 136 Lot(s) 322

Registry of Deeds Book: 12310 Page: 189-191

Zoning District: MIXED USE BUSINESS

Applicant's Name (printed): VIEWPOINT SIGN & AWNING OBO DUNKIN DONUTS

Mailing Address: 35 LYMAN ST NORTHBORO MA 01532  
(Street) (City) (State) (Zip)

Contact Information: 508 393 8200 x21 LCRONIN@VIEWPOINTSIGN.COM  
Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other AUTHORIZED AGENT (SIGN CONTRACTOR)

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

• APPLICATION	• DIRECTIONAL DRAWING
• LANDLORD AUTHORIZATION LETTER	("DD NEW BEDFORD 209 TRICE DIRECTIONAL 1A.PLT")
• ADJUTERS LIST	• SITE PLAN ("SITE LAYOUT" BY SITEL INC.)
• CLEARANCE BAR DRAWING ("DD NEW BEDFORD 209 TRICE CLEARANCE BARS 1A.PLT")	

• DENIAL PACKET

• DEED

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.

9/26/18  
Date

Lauren Cronin - VIEWPOINT SIGN & AWNING  
Signature of Applicant

## 2. Zoning Classifications

Present Use of Premises: CONVENIENCE STORE / GAS STATION

Proposed Use of Premises: NO CHANGE

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

NA

CLEARANCE BARS = NO

3. Will sign be illuminated? DIRECTIONAL = YES, How? DIRECTIONAL = INTERNAL LEDS.

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:

INSTALL (2) NON-ILLUMINATED CLEARANCE BARS FOR DRIVE THRU, OVERALL HEIGHT ~10', SMALL NON-ILLUMINATED PVC "DRIVE THRU" LETTERS (1.1 SF) ON TOP; INSTALL (1) INTERNALLY ILLUMINATED FLAG STYLE DIRECTIONAL TO INDICATE DRIVE THRU ENTRANCE, CABINET IS 3.1 SF PER SIDE (DOUBLE SIDED), OVERALL HEIGHT FROM GRADE

6. Please complete the following: 15' 58"

	Existing	Allowed/Required	Proposed
Total Sign Area (sq ft)	0	25 SF	C.B (x2) = 1.1 SF DIR = 3.1 SF
Sign Height (ft)	0	15'	C.B (x2) = 10' DIR = 58"
Total Number of Signs at Subject Parcel(s)	2*	1	3
Front Setback (ft) <u>FRONTING TIED RICE BLVD.</u>	NA	6	SEE BELOW
Side Setback (ft) <u>FRONTING BRADLEY RD.</u>	NA	/	
Side Setback (ft)	NA	/	

\* 2 EXISTING BY OTHERS, IN PROCESS w/ PLANNING BOARD & ZBA

## 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:

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

Specify zoning code section & title:

3254 GROUND SIGNS

3256 LOCATION RESTRICTIONS

\* SIDE SETBACK (WEST PROPERTY LINE)

CB #1 = ~287'

CB #2 = ~175'

DIR = ~285'

\* FRONT SETBACK (FRONTING TIED RICE BLVD)

CB #1 = ~124'

CB #2 = ~199'

DIR = ~118'

\* SIDE SETBACK (FRONTING BRADLEY RD)

CB #1 = ~155'

CB #2 = ~221'

DIR = ~164'

## 8. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner: (SEE ATTACHED LETTER)

I hereby authorize the following Applicant: VIEWPOINT SIGN OBO DUNKIN  
& AWNING DONUTS

at the following address: 35 LYMAN ST. NORTHBORO MA 01532

to apply for: REV SITE PLAN REVIEW

on premises located at: 209 THEODORE RICE BLVD. (MAP 136)  
(LOT 322)

in current ownership since: DECEMBER 19 2017

whose address is: 209 THEODORE RICE BLVD.

for which the record title stands in the name of: BETA REALTY LLC

whose address is: 280 AYER RD. HAVARD, MA 01451

by a deed duly recorded in the:

Registry of Deeds of County: S. BRISTOL Book: 12310 Page: 189-191

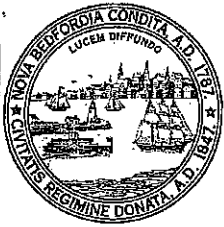
OR Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

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.

9/26/18

Date

Lauren Cimin - VIEWPOINT SIGN (AGENT OF OWNER +)  
& AWNING SIGN CONTRACTOR  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



## 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 #	136	LOT(S)#	322
ADDRESS: NS Theodore Rice Blvd.			
OWNER INFORMATION			
NAME: Beta Realty, LLC			
MAILING ADDRESS:			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Lauren Cronin			
MAILING ADDRESS (IF DIFFERENT): 35 Lyman St. View Point Sign Northboro, MA 01532			
TELEPHONE #	508-393-8200		
EMAIL ADDRESS:	lcronin@viewpointsign.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):		

PLANNING  
SEP 14 2018  
DEPARTMENT

2018 OCT 10 P 1:44  
CITY CLERKS OFFICE  
NEW BEDFORD, MA  
3010 STATE ST 110

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

9/18/2018

Date

September 14, 2018

Dear Applicant,

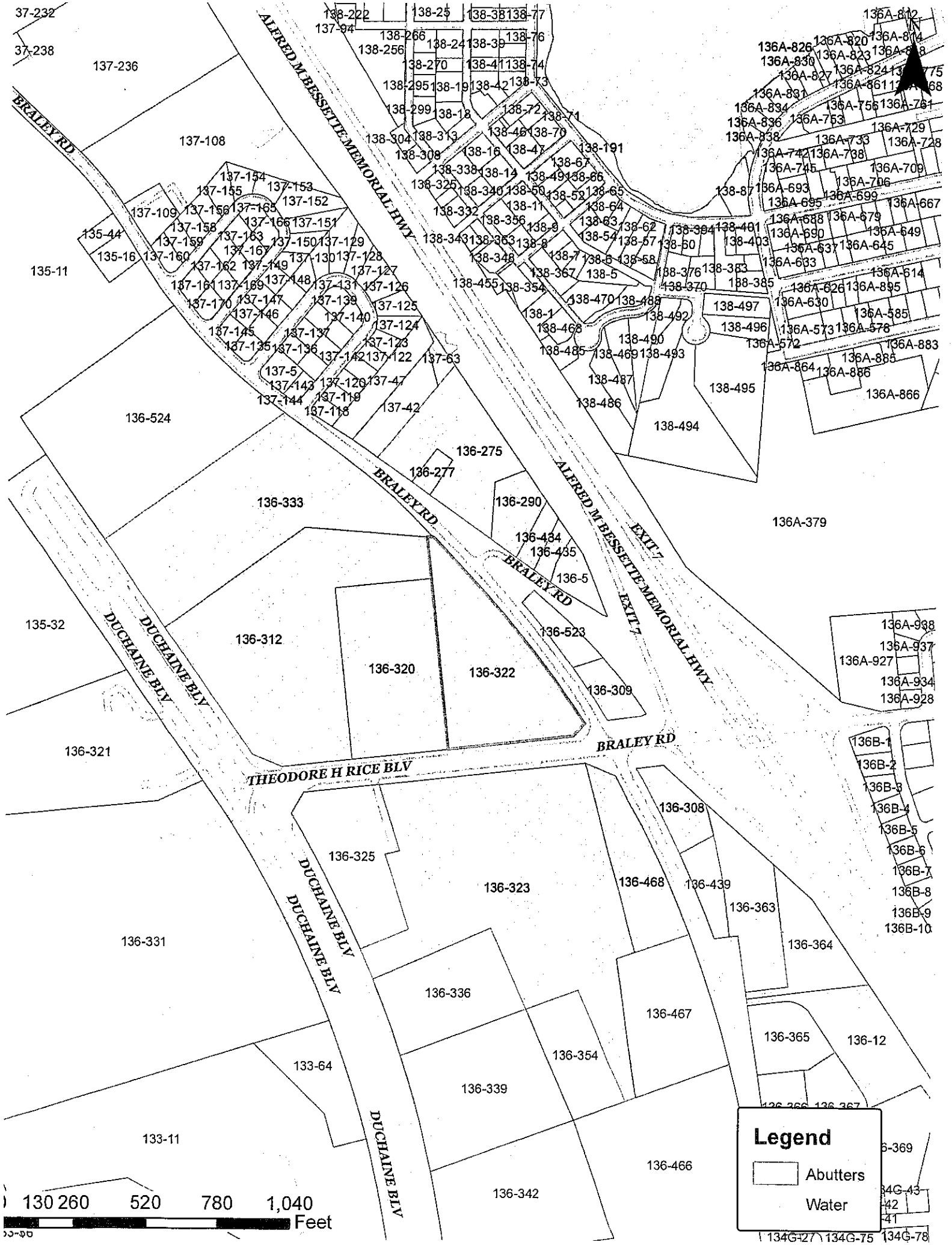
Please find below the List of Abutters within 300 feet of the property known as 209 Theodore Rice Blvd (136-322).

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
136-308	1230 BRALEY RD	COMPASS BANK FOR SAVINGS, C/O TRAMMELL CROW SOVEREIGN BANK P O BOX 14115 READING, PA 19612-4115
136-323	200 THEODORE RICE BLVD -214	HIGHLAND NEW BEDFORD ASSOCIATES LIMITED, PARTNERSHIP 65 SPRAGUE STREET HYDE PARK, MA 02136-2061
136-468 WS	PHILLIPS RD	PHILLIPS RD. NORTH LLC, P O BOX 7924 7171 NEW BEDFORD, MA 02742
136-309 ES	BRALEY RD	ADAMOWSKI MICHAEL F "TRUSTEE", BRALEY NORTH REALTY TRUST (THE) 70 LAMBETH STREET NEW BEDFORD, MA 02745
136-277	1361 BRALEY RD	GONSALVES PATRICIA ANN, 1361 BRALEY RD NEW BEDFORD, MA 02745
136-523	2284 PHILLIPS RD	<del>PINE PHILLIP J, UMBELINA MELANIE M</del> Bryan T. Rebello, Ashley E Rebello 2284 PHILLIPS ROAD NEW BEDFORD, MA 02745
136-320	213 THEODORE RICE BLVD	RUDNICK DONALD F "TRUSTEE", RUDNICK SUSAN R "TRUSTEE" 213 THEODORE RICE BLVD NEW BEDFORD, MA 02745
136-322 NS	<del>209</del> THEODORE RICE BLVD	<del>CORNISH PARTNERS LLC,</del> BETA Realty LLC <del>P O BOX 4023</del> 280 Ayer Road <del>NEW BEDFORD, MA 02741</del> Harvard, MA 01451
136-312	225 THEODORE RICE BLVD	ALBEROX CORPORATION, 225 THEODORE RICE BLVD NEW BEDFORD, MA 02745
136-435	1307 BRALEY RD	CHRISTY GARY J, CHRISTY ANABELA J 1307 BRALEY ROAD NEW BEDFORD, MA 02745
136-434	1315 BRALEY RD	BULHOES NELSON J, BULHOES SONIA I 1315 BRALEY ROAD NEW BEDFORD, MA 02745
136-290	1327 BRALEY RD	FIEJDASZ ELIZABETH, C/O HEATHER FRENETTE 1327 BRALEY ROAD NEW BEDFORD, MA 02745
136-275	1373 BRALEY RD	DENEALT ROGER L, DENEALT MARTHA A 22 BURNS LANE EAST FREETOWN, MA 02717
136-333	260 DUCHAINE BLVD	AFC CABLE SYSTEMS INC, 260 DUCHAINE BLVD NEW BEDFORD, MA 02745



**Legend**

- Abutters
- Water

0 130 260 520 780 1,040 Feet



35 Lyman Street  
Northboro, MA 01532

508 393-8200  
508 393-4244 Fax  
signs@ViewPointSign.com  
www.ViewPointSign.com

#### INTERIOR/EXTERIOR SIGNAGE

Electric  
Architectural  
Dimensional  
Wayfinding  
Channel Letters  
LED/Neon  
Electronic Message Centers  
Digital Graphics

#### AWNINGS

Commercial  
Backlit  
Canvas  
Retractable

#### SIGN SERVICE

#### ARCHITECTURAL METAL FABRICATION

#### VEHICLE GRAPHICS

#### MEMBERS

Massachusetts Sign Association  
Rhode Island Sign Association  
International Sign Association  
Northeast States Sign Association  
North East Canvas Products  
Association  
Industrial Fabrics Association  
International

UL LISTED FABRICATORS

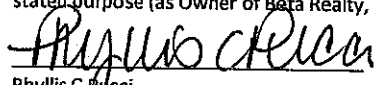
## Landlord Authorization

Commonwealth of MA  
County of Worcester

On this 4<sup>th</sup> day of September 2018, before me, Phyllis C Pucci, the undersigned notary public, personally appeared D. P. Higgins, Jr., proved to me through satisfactory evidence of identification, which were MA Drivers License, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose (as Owner of Beta Realty, LLC)

Date: 9/4/18

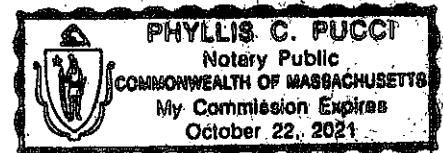
To whom it may concern:

  
Phyllis C Pucci  
Notary Public  
My Commission Expires October 22, 2021

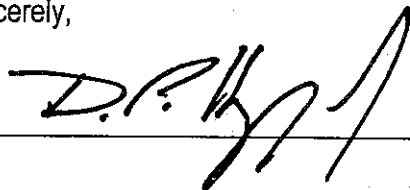
| D. P. Higgins, Jr.

Owner of the property located at 209 Theodore Rice Blvd. (N.E. Farms / Dunkin')  
New Bedford, MA 02745

Do hereby consent to allow **Sean Donovan or Lauren Cronin** of ViewPoint Sign and Awning to act on my behalf pertaining to permitting and installation of signs and/or awnings for the property named above.



Sincerely,



Address 280 Ayer Road, Harvard, MA 01451

Telephone 978-391-1014

Email: mhiggins@southcoastdevelopment.com  
(Please print carefully)

Deeded name of property:

Beta Realty, LLC  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2017 00031321

Bk: 12310 Pg: 189 Pg: 1 of 3 BS  
Doc: DEED 12/19/2017 03:19 PM

MASSACHUSETTS EXCISE TAX  
Bristol ROD South 001  
Date: 12/19/2017 03:19 PM  
Ctrl# 023988 29729 Doc# 00031321  
Fee: \$3,192.00 Cons: \$700,000.00

**CORNISH PARTNERS, LLC**, a Massachusetts limited liability company and having its usual place of business at 700 Pleasant Street, New Bedford, Bristol County, Massachusetts, for consideration paid, and in full consideration of Seven Hundred Thousand (\$700,000) Dollars grants to **BETA REALTY, LLC**, a Massachusetts limited liability company with a mailing address of 280 Ayer Road, Harvard, MA 01451, with **QUITCLAIM COVENANTS**

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

**PARCEL ONE:**

**BEGINNING** at a cement bound in the northerly line of the Braley Road Extension and being at the southeasterly corner of land now or formerly of Lloyd Investment Associates, Inc.; thence

North 6° 14' 41" West by last-named land, six hundred (600) feet to land now or formerly of Acushnet Saw Mills Company; thence  
North 83° 45' 19" East one hundred thirty-six and 63/100 (136.63) feet to a cement bound in the southwesterly line of Phillips Road as laid out in 1956; thence

Southeasterly by said Road in a radius of three thousand nine hundred sixty (3,960) feet, six hundred seventy-one and 35/100 (671.35) feet to a stone bound at the intersection of said southwesterly line of Phillips Road with the northwesterly line of Braley Road Extension; thence

*Consider not @ Property*

209 Theodore Rice Blvd.  
New Bedford, MA

Property Address:



- 2 -

South 47° 01' 10" West, fifty-four and 79/100 (54.79) feet to a stone bound;  
and thence continuing in said line of Braley Road  
Extension

South 83° 45' 19" West four hundred fifty and 35/100 (450.35) feet to a  
cement bound and the point of beginning.

CONTAINING four and 6/10 (4.6) acres more or less.

PARCEL TWO:

Beginning at a concrete bound in the southwesterly sideline of Phillips Road;  
thence

South 83° 45' 19" West by other land of the Grantor one hundred thirty-six  
and 63/100 (136.63) feet; thence

North 6° 14' 41" West by Parcel A-1 on plan hereinafter mentioned, one  
hundred forty-two and 21/100 (142.21) feet; thence

South 86° 20' 25" East by land now or formerly of Cambridge Industries,  
Inc. twenty-eight and 55/100 (28.55) feet; thence

Southeasterly by the southwesterly sideline of Phillips Road one hundred  
seventy-five and 02/100 (175.02) feet to the point of beginning.

Containing .26 acres more or less.

Parcels One and Two are shown as Parcel "C" and Parcel "C-1", respectively,  
on a plan entitled "Plan of Land in New Bedford, Mass. For The Greater New  
Bedford Industrial Foundation, Scale 1" = 100', March 21, 1974, Tibbetts  
Engineering Corp., New Bedford, Mass.," recorded in the Bristol County  
(S.D.) Registry of Deeds in Plan Book 93, Page 43.

Being the same premises conveyed to this Grantor by foreclosure deed dated  
June 15, 2005 and recorded in the Bristol County (S.D.) Registry of Deeds in  
Book 7612, Page 348.

Said premises are conveyed subject to real estate taxes for the current fiscal  
year, which the Grantee(s), by the acceptance of this deed, hereby assume(s)  
and agree(s) to pay.

- 3 -

IN WITNESS WHEREOF, the said CORNISH PARTNERS, 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 Paul C. Downey, its Manager hereunto duly authorized, this 19<sup>th</sup> day of December 2017.

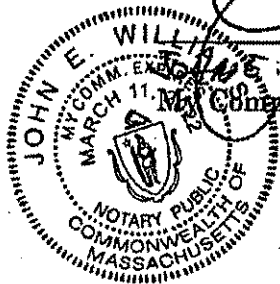
CORNISH PARTNERS, LLC

By: Paul C. Downey, Manager  
Paul C. Downey, Manager

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 19<sup>th</sup> day of December, 2017 before me, the undersigned notary public, personally appeared PAUL C. DOWNEY, whose identity was proved to me through ☒ personal knowledge [ ] oath or affirmation of \_\_\_\_\_ who personally knows the signatory [ ] viewing of the signatory's valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.



John E. Williams Notary Public  
My Commission Expires: 3/11/22