

#18-39



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Variance Petition Plan by: SITEC, Inc. dated: 6-18-2016

1. Application Information

Street Address: 152 & 160 BELLEVILLE AVENUE

Assessor's Map(s): 93 Lot(s) 138

Registry of Deeds Book: 12491 Page: 275-277

Zoning District: INDUSTRIAL A (IA)

Applicant's Name (printed): DBD INVESTMENTS LLC

Mailing Address: 73 COLUMBIA ST. FALL RIVER MA 02721
(Street) (City) (State) (Zip)

Contact Information: DANIEL AGUIAR, SITEC, INC. (508)998-2125 daguiar@sitec-engineering.com
Telephone Number Email Address

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

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

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.

9/10/16
Date

[Signature]
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
PH: (508)979-1488 • FX: (508)979-1576

2. Zoning ClassificationsPresent Use of Premises: MIXED-USE BUSINESSProposed Use of Premises: COMMERCIALZoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
NONE**3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:**

THE APPLICANT PROPOSES TO RECONFIGURE THE EXISTING LOT AND SEPARATE THE TWO STRUCTURES LOCATED ON THE PARCEL BASED UPON USE. AS SHOWN ON THE VARIANCE PLAN FILED WITH THIS APPLICATION, THE RESULTING COMMERCIAL PARCEL WOULD REQUIRE RELIEF FROM THE CITY OF NEW BEDFORD'S OFF STREET PARKING REGULATIONS. THE REQUIRED NUMBER OF SPACES IS 15 AND THE PROPOSED NUMBER OF SPACES IS 9.

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	10,900 SF	0	8,100 SF
Lot Width (ft)	80.04'	0	80.04'
Number of Dwelling Units	1	0	0
Total Gross Floor Area (sq ft)	2944 SF	0	2944 SF
Residential Gross Floor Area (sq ft)	1776 SF	0	0
Non-Residential Gross Floor Area (sq ft)	2944 SF	0	2944 SF
Building Height (ft)	<100'	100'	<100'
Front Setback (ft)	0'	25'	0'
Side Setback (ft)	0'	25'	0'
Side Setback (ft)	5'	25'	5'
Rear Setback (ft)	30'	25'	30'
Lot Coverage by Buildings (% of Lot Area)	43.5%	50%	42.3%
Permeable Open Space (% of Lot Area)	0%	20%	0%
Green Space (% of Lot Area)	0%		0%
Off-Street Parking Spaces	9	15	9
Long-Term Bicycle Parking Spaces	0		0
Short-Term Bicycle Parking Spaces	0		0
Loading Bays	1	1	1

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>5</u>
b) Number of employees:	<u>1</u>	<u>1</u>
c) Hours of operation:	<u>7am - 7pm</u>	<u>7am - 7 pm</u>
d) Days of operation:	<u>M-F</u>	<u>M-F</u>
e) Hours of deliveries:	<u>8 am - 5pm</u>	<u>8 am - 5 pm</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: SITEC, Inc.-Daniel Aguiar

at the following address: 449 Faunce Corner Road Dartmouth, MA 02747

to apply for: Planning Board-Special Permit

on premises located at: 152 & 160 Belleville Avenue

in current ownership since: 6/29/2018

whose address is: 73 Columbia Street Fall River, MA 02721

for which the record title stands in the name of: DBD Investments, LLC

whose address is: 73 Columbia Street Fall River, MA 02721

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 12491 Page: 275

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.

9/10/18
Date

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

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

DEVELOPMENT IMPACT STATEMENT

TO: CITY OF NEW BEDFORD
PLANNING BOARD

FROM: KORY MEDEIROS

DATE: SEPTEMBER 10, 2018

SUBJECT: **152 & 160 BELLEVILLE AVENUE
MAP 93 - LOT 138
NEW BEDFORD, MA**

The subject property is located on the east side of Belleville Avenue, approximately 200' north of the intersection of Coggeshall Street. The lot is located in the Industrial A (IA) Zoning District as delineated on the most recent City of New Bedford Zoning Map. The lot is not located in a flood zone on the most recent Flood Insurance Rate Map.

Currently two buildings are located on the 10,900 S.F. lot. A single-family home occupies one of the structures and a commercial building is also situated on the lot. The applicant is proposing to create the two parcels as depicted on the attached Variance Petition Plan dated June 18, 2016.

The applicant is seeking relief from the number of parking spaces required. Based on the building footprint the number of required parking spaces is as follows:

1944 SF / 200 SF per space = 15 parking spaces

The Variance Petition Plan filed with this application depicts the 9 available parking spaces that meet current parking standards. The existing commercial building has been operated for many years without any parking plan in place without issue. The parking needs have previously been met and no new construction is proposed. It is reasonable to assume that any future business operation would be of similar parking needs.

At this time we request the approval of the requested special permit to allow for the reduction in parking specified above.

Untitled Map

Write a description for your map.

Legend

- 152 - Belleville Ave
- Feature 1
- Papa John's Pizza
- Petro Mart Inc
- SUBWAY® Restaurants

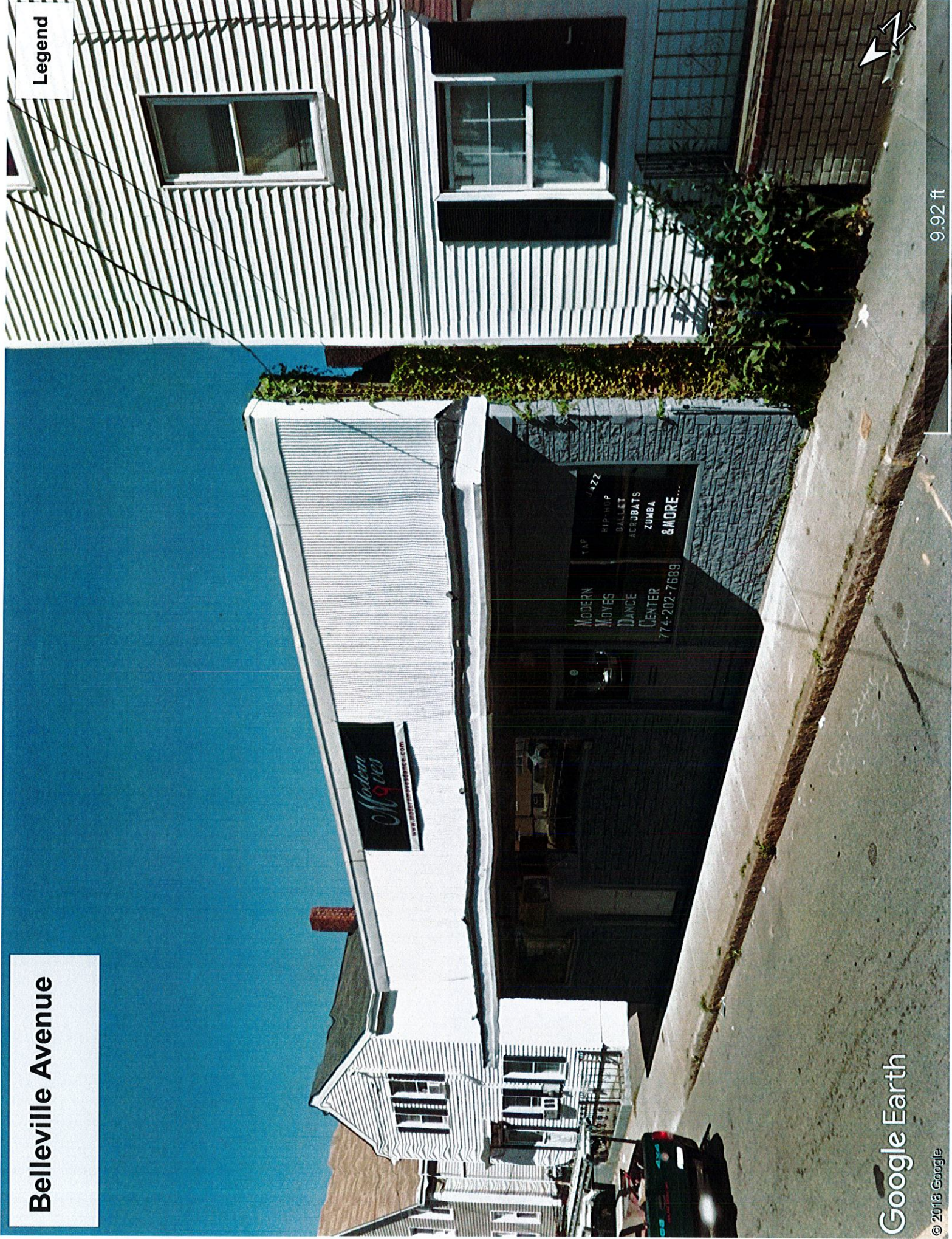


Google Earth

© 2018 Google

Belleville Avenue

Legend



Google Earth

© 2018 Google

9.92 ft

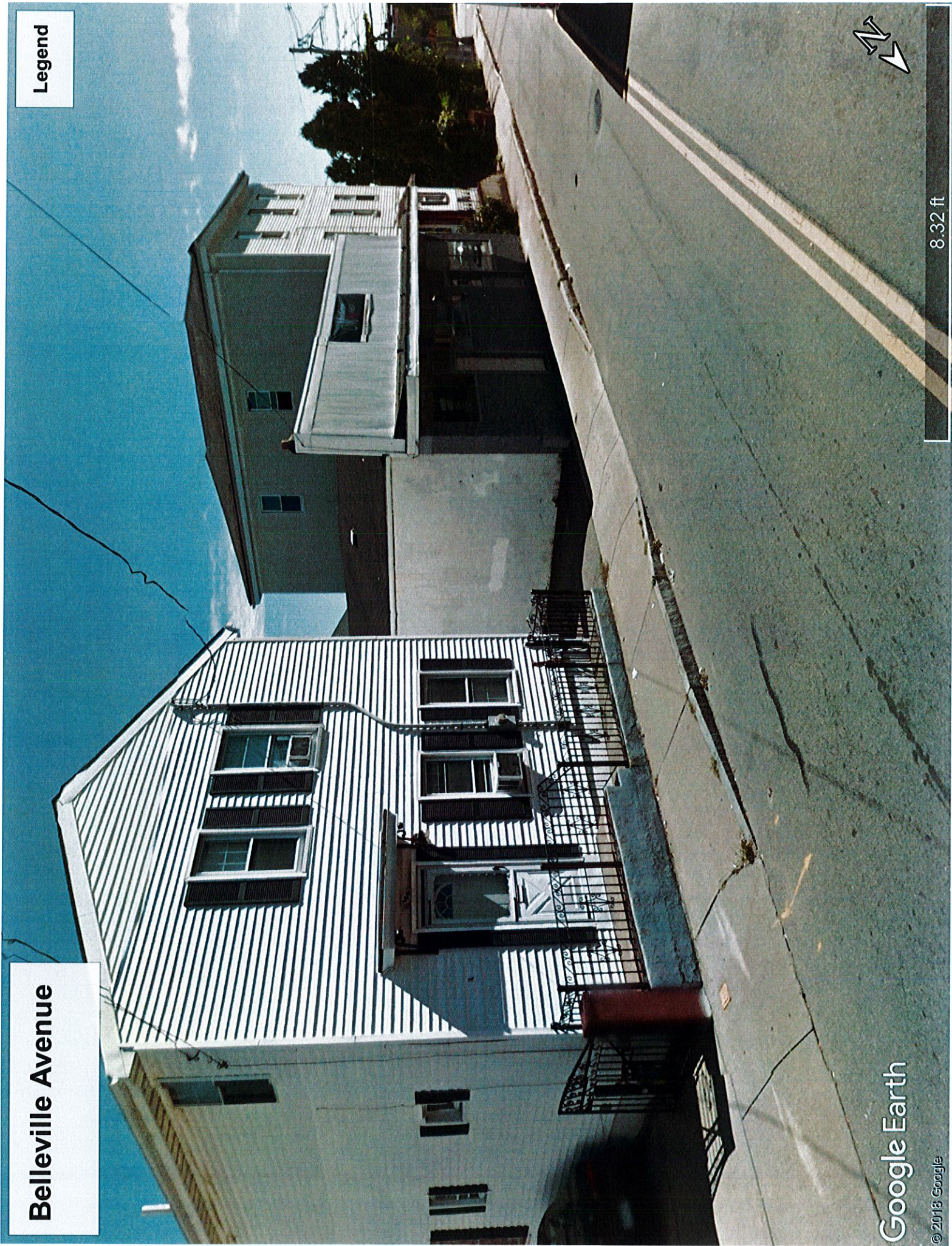
Belleville Avenue

Legend

Google Earth

© 2013 Google

8.32 ft





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 #	93
LOT(S)#	138
ADDRESS: 152-160 Belleville Avenue	
OWNER INFORMATION	
NAME: Kelly L. Almeida C/O M & T Bank	
MAILING ADDRESS: 1 Fountain Plaza Buffalo, NY 14203	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): SITEC, Inc. ATTN: Kory Medeiros	
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road Dartmouth, MA 02747	
TELEPHONE #	(508)998-2125
EMAIL ADDRESS:	kmediros@sitec-engineering.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<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.

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

8/1/2018
Date

PLANNING
DEPARTMENT

CITY CLERKS OFFICE
NEW BEDFORD, MA
2018 SEP 14 P 1:46



July 26, 2018
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 152-160 Belleville Avenue (Map: 93, Lot:138). 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
93-187	166 BELLEVILLE AVE	DACUNHA ABEL F, DACUNHA MARIA O 166 BELLEVILLE AVE NEW BEDFORD, MA 02746
93-209	171 BELLEVILLE AVE	CARVALHO HORACE M "TRUSTEE", CARVALHO IRREVOCABLE TRUST 171 BELLEVILLE AVE NEW BEDFORD, MA 02746
93-166	3 MITCHELL ST -5	ANDRADE GERMANO, 148 NORTH WARREN AVENUE BROCKTON, MA 02301
93-163	13 MITCHELL ST	DACUNHA ANTONIO, CUNHA OLIVIA 13 MITCHELL ST NEW BEDFORD, MA 02746
93-116	153 BELLEVILLE AVE	FROTHINGHAM REALTY LLC, P O BOX 248 RAYNHAM, MA 02767
93-118	209 COGGESHALL ST	OLIVEIRA RONALD "TRUSTEE", ROSO INVESTMENT REALTY TRUST 5 ARCHER'S WAY ACUSHNET, MA 02743
93-165 WS	COGGESHALL ST	RAYMOND M THERRIEN REVOCABLE TRUST (THE) , NASSIF Brothers 120 BULLOCK RD 205 Coggeshall St. E-FREETOWN, MA 02717 New Bedford, MA Enterprises LLC
93-162	148 BELLEVILLE AVE	MACHADO JOAO M, MACHADO SERAFINA D 377 CROSSROADS DR NO DARTMOUTH, MA 02747
93-115 WS	BELLEVILLE AVE	MOTTA CHARLES C, MOTTA MARY ANN 26 HOLLY LANE MATTAPoisett, MA 02739
93-161	17 MITCHELL ST	MENDONCA MANUEL R, 17 MITCHELL ST NEW BEDFORD, MA 02746
93-211	175 BELLEVILLE AVE	PEREIRA ARMANDO M, P O BOX 775 WEST WAREHAM, MA 02576
93-230	172 BELLEVILLE AVE	NUNES LUIS M, NUNES ALEXANDRE M Correia + Monteiro Property 71 EASTON ST 204 Mt Pleasant St LLC NEW BEDFORD, MA 02746
93-138	152 BELLEVILLE AVE -160	ALMEIDA KELLY L, ALMEIDA ROBERT C Mt + Bank 9304 NILE DRIVE 1 Fountain Plaza NEW PORT RICHEY, FL 34655 Buffalo, NY 14203

July 26, 2018
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 152-160 Belleville Avenue (Map: 93, Lot:138). 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
93-160	23 MITCHELL ST -25	MOURA ARLINDO, FONTES MARIA L 11 BEECHWOOD DR ACUSHNET, MA 02743
93-164	205 COGGESHALL ST	RAYMOND M THERRIEN REVOCABLE TRUST, NASSIF brother's 120 BULLOCK RD 205 Coggeshall St. Enterprises LLC SPREETOWN, MA 02747 new bedford, MA 02746

Planning Board Special Permit Application Checklist

- ✓☒ 1. **Completed Application Form** (with all required signatures; Original plus 15 Copies)
- ✓☒ 2. **Plans**
 - 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).
- ✓☒ 3. **Certified Abutters List** (4 copies)
- ✓☒ 4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)
- ✓☒ 5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)
- ✓☒ 6. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board
- ☐ 7. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board
- ✓☒ 8. **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.

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_Generals1.dwg

12-34_Generals.dwg

☒ **9. Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee 600-