



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

18-38

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:  
Proposed Convenience Store / Gas Station by: SITEC, Inc. dated: 07/17/2018

#### I. Application Information

Street Address: 209 Theodore Rice Boulevard

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

Registry of Deeds Book: 12310 Page: 189

Zoning District: Mixed Use Business

Applicant's Name (printed): SITEC, Inc.

Mailing Address: 449 Faunce Corner Road Dartmouth MA 02747  
(Street) (City) (State) (Zip)

Contact Information: (508)998-2125 acesar@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:

Site Layout Plan  
Theodore Rice Boulevard Entrance Sign Elevations  
Braley Road Entrance Sign Elevations  
Building Permit Rejection Package  
Certified Abutters List  
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.

9.10.18

Date

Signature of Applicant

## 2. Zoning Classifications

Present Use of Premises: Convenience Store / Gas Station

Proposed Use of Premises: N/A

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

N/A

3. Will sign be illuminated? Yes, How? Internal LED Lighting

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:

The Applicant proposes the addition of two (2) ground signs, one sign to accompany each of the business's entrances.

## 6. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Total Sign Area (sq ft)	0	25	104.5 / 167.7
Sign Height (ft)	0	15	9.5 / 27.9
Total Number of Signs at Subject Parcel(s)	0	1	2
Front Setback (ft)	N/A	6	8 / 6
Side Setback (ft)	N/A	-	91.1 / 79
Side Setback (ft)	N/A	-	402.7 / 763.6

## 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:

<u>3255</u>	<u>Area Restrictions for Ground Signs</u>
<u>3256</u>	<u>Location Restrictions</u>

## 8. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: SITEC, Inc.

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

to apply for: Ground Sign Site Plan Review

on premises located at: Assessor's Map 136, Lot 322

in current ownership since: December 19, 2017

whose address is: 209 Theodore Rice Boulevard

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

whose address is: 280 Ayer Road, Harvard, MA 01451

by a deed duly recorded in the:

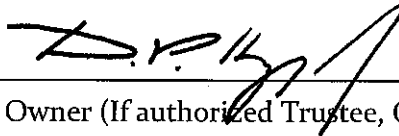
Registry of Deeds of County: South Bristol Book: 12310 Page: 189

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

## Steps for Site Plan Review (Ground Sign) Application Submittal

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

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

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

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

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



# *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: 209 Theodore Rice Boulevard	
OWNER INFORMATION	
NAME: Cornish Partners, LLC.	
MAILING ADDRESS: P.O. Box 4023, New Bedford, MA 02741	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Alison Cesar - SITEC, Inc.	
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road, Dartmouth, MA 02747	
TELEPHONE #	(508)998-2125
EMAIL ADDRESS:	acesar@sitec-engineering.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<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):

2018 SEP 11 A 10:58  
CITY CLERKS OFFICE  
NEW BEDFORD, MA 02741  
PLANNING DEPARTMENT

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

6/22/2018

Date

June 19, 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 I UMBELINA MELANIE M</del> Bryan T. Rebello, 2284 PHILLIPS ROAD Ashley E. Rebello 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 P O BOX 4023 280 Ayer Road Harvard, MA NEW BEDFORD, MA 02741 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

