

## IX. HOMEOWNER LICENSE EXEMPTION

### Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

### DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE \_\_\_\_\_

## X. CONSTRUCTION DEBRIS DISPOSAL

### Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: \_\_\_\_\_  
(Location of Facility)

Signature of Permit Applicant \_\_\_\_\_

Date \_\_\_\_\_

## XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

### Supplement #3

MGLc. 142A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: INSTALLING Ground Signs Est. Cost \_\_\_\_\_

Address of Work: 209 Theodore Rice Boulevard

Owner Name: \_\_\_\_\_ Date of Permit Application: \_\_\_\_\_

I hereby certify that: Registration is not required for the following reason(s):

\_\_\_\_\_ Work excluded by law \_\_\_\_\_ Job under \$1,000 \_\_\_\_\_ Building not owner-occupied \_\_\_\_\_ Owner obtaining own permit

Other (specify) \_\_\_\_\_

Notice is hereby given that:

**OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.**

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner: \_\_\_\_\_

Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Registration No. \_\_\_\_\_

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date \_\_\_\_\_

Owner Signature \_\_\_\_\_

## XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected

☒ ZBA - VARIANCE

Reason For Rejection:

Planning Board - Modification of Site Plan Case #34-17  
See Attachments

Fee

Permit #

B-18-2138

Comments and Conditions:

Signed \_\_\_\_\_

Date: 8/22

2018

Title \_\_\_\_\_

Not valid unless signed (not stamped) by Building Commissioner



DEPARTMENT OF INSPECTIONAL SERVICES  
133 WILLIAM STREET – ROOM 308  
NEW BEDFORD, MA 02740

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## ***New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9***

209 Theodore Rice Boulevard – PLOT: 136 – LOT: 322 – ZONED DISTRICT: MUB

Site Plan Review Modification is Required from the Planning Board

Variance Required from the Zoning Board of Appeals

*Zoning Code Review as follows:*

*Modification of the Site Plan Review on Oct. 18, 2017 Case #34-17*

*Planning Board*

❖ **SECTIONS**

- 5400 – Site Plan Review
- 5410 – Purpose
- 5420 – Applicability
  - 5427 – Commercial or Industrial Ground Signs
- 5430-5490B

*Variance*

*Zoning Board of Appeals*

❖ **SECTIONS**

- 3200 – Sign Regulations
- 3201 – Purpose
- 3210 – General Regulation
- 3250 – Regulation Governing Particular Types of Signs
  - 3254 – Ground Signs
  - 3255 – Area Restrictions for Ground Signs
  - 3256 – Location Restrictions

## **3200. - SIGN REGULATIONS.**

### **3201. Purpose.**

- (A) Signs constitute a separate and distinct use of the land upon which they are placed and affect the use of adjacent streets sidewalks and other public places and adjacent private places open to the public. The unregulated construction, placement and display of signs constitute a public nuisance detrimental to the health, safety, convenience and welfare of the residents of the City.
- (B) The purpose of article 3200 is to establish reasonable and impartial regulations for all exterior signs and those interior signs designed to attract the attention of persons located outdoors in order to: reduce traffic hazards caused by such unregulated signs which may distract and confuse, and impair the visibility of, motorists and pedestrians; ensure the effectiveness of public traffic signs and signals; protect property values by ensuring the compatibility of property with that surrounding it; provide an attractive visual environment throughout the City; protect the character and appearance of the various neighborhoods in the City; attract tourists to the City; protect the public investment in streets, highways, and other public improvements; and protect and improve the public health, safety, and general welfare. Additionally it is intended to protect the Central Business District and Historic District in accordance with the purposes stated in Section 3200AA.
- (C) The regulations contained in this Section advance these significant government interests and are the minimum amount of regulation necessary to achieve them.

(Ord. of 12-23-03, § 1)

### **3210. General Regulations.**

This sign ordinance shall apply to all City signs and their supporting devices, including signs located within the Chapter 40C Historic District. Signs in the Historic District will require approval from the New Bedford Historical Commission.

This ordinance shall not apply to signs erected by government agencies.

Any sign or any related frame, structure or mounting device, deemed to be abandoned by the Inspector of Buildings must be removed from the premises by the owner of the premises upon cessation of the business, activity, trade, product or service.

Any sign, display or device allowed in this Section may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, and that complies with all other requirements of this Chapter.

(Ord. of 12-23-03, § 1)

### **3220. Prohibited Signs.**

The following signs are prohibited:

construction, reconstruction, enhancement, upgrading or conversion of an existing off-premise sign to an off-premise Dynamic Display Sign, Electronic Sign, or Commercial Electronic Variable Message Sign (CEVMS) such that no off-premise Dynamic Display Signs, Electronic Signs, or CEVMS are permitted.

(Ord. of 12-23-03, § 1; Ord. of 6-15-11, § 1)

**3230. Permit Required.** The following types of signs require a permit:

**3240. Signs Extending Over a Street Layout.** No person shall attach to or maintain on any building, structure or other support or otherwise locate or maintain any sign, board or other device in the nature of a notice, designation or other advertisement, so that it shall extend or project over the sidewalk of any street in the City, except under a permit therefor and in compliance with this Section.

**3241. Display of banners.** No banner shall be displayed across a street without the application to and issuance by the City Clerk, who shall consult with the Fire Department prior to the issuance of a permit.

**3242. Awning, shade; minimum height; maximum projection.** No awning or shade shall be placed or maintained on any building so as to project into the sidewalk area of a street, without a permit from the City clerk. All such awnings or shades shall be supported from above, and shall not be less than eight (8) feet above the level of the sidewalk over which they are placed, and shall not reach within twenty-four (24) inches of a line perpendicular to the outer edge of the curbing of said sidewalk. Nothing herein shall be construed to prohibit any marking or printing upon any awning constructed and maintained according to law.

(Ord. of 12-23-03, § 1)

### **3250. Regulations Governing Particular Types of Signs.**

**3251. Wall signs.** Wall sign shall mean and include any sign attached to or erected against a building or other structure with the face of the sign in a plane parallel to such building or other structures and not projecting more than twelve (12) inches therefrom. Individual letters or devices cut into masonry or so affixed as to form an integral part of an exterior wall, shall not be considered wall signs if they are cut into or project out of said wall for a depth of one-fourth ( $\frac{1}{4}$ ) of an inch or less.

**3252. Area Restrictions for wall signs.** In Mixed-Use Business districts, no wall sign shall have an area in square feet in excess of the product of the width of the building or storefront, as may be appropriate, times two (2). Such allowable area shall also include the length of the building, if on a corner lot, times two (2). This section shall not apply in the Central Business District (CBD) which is controlled by Section 3200A.

**3253. Diagonal Walls.** Where a wall upon which a wall sign is located is not parallel to the street toward which it faces, the length of the wall shall be calculated as the length of street frontage between two (2) lines developed perpendicular to the street line from the ends of the diagonal wall.

**3254. Ground Signs.** Ground sign shall mean and include any sign having as supports wood or metal columns, pipes, angle iron framing, masonry, plastic or any combination of these materials unattached to any building or other structure.

**3255. Area restrictions for ground signs.** In Mixed-Use Business districts, no ground sign shall exceed one square foot in area for each linear foot of street frontage of the lot upon which it is erected, but in no event shall such sign exceed twenty-five (25) square feet in area, nor shall there be a distance of more than ten (10) feet from the ground to the bottom of the sign and not more than fifteen (15) feet from the ground to the top of the sign.

**3256. Location restrictions.** No ground sign shall project over a public way, nor shall a ground sign be located closer than six (6) feet from a lot line. Only one ground sign shall be permitted per lot in a Mixed-Use Business district.

3257. Deleted.

3258. Shopping Center signs. Each shopping center in a Mixed-Use Business district is authorized to have a ground sign of the size allowed in Section 3212. This sign may identify the shopping center or list the several businesses therein, or a combination of the two. Separate ground signs identifying separate establishments are prohibited.

3259. Signs on nonconforming buildings. When a building used for business or industrial purposes exists in a residential district as a nonconforming use, wall signs in existence on the date of enactment of this Ordinance may be maintained, repaired or replaced provided in the latter case that the sign area is neither increased nor larger than would be allowed in a Mixed-Use Business district, whichever is smaller. Projecting, roof or ground signs are prohibited and cannot be replaced.

(Ord. of 12-23-03, § 1)

**3260. Application for and Issuance of Permits.** Upon application, the City Clerk may issue permits to the owner, lessee, or occupant of a building, structure or other support, for activities regulated by Section 3203, subject to the conditions, limitations and requirements of this Section. Every applicant for a permit shall sign an agreement on the application blank to observe and conform with the conditions, limitations and requirements, subject to which the permit is granted. The City Clerk shall not grant any such permit until such Clerk shall have submitted the application therefor to the Inspector of Buildings, and such Inspector shall have approved the definite location and construction thereof. In each application the specifications of the proposed construction shall be stated and said superintendent may require a plan thereof to be filed along with the application.

3261. Permit fee. A fee of one dollar (\$1.00) shall be charged by the City Clerk upon the issuance of any permit as required by the provisions of this Section.

## **5400. - SITE PLAN REVIEW.**

**5410. Purpose.** The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

(Ord. of 12-23-03, § 1)

**5420. Applicability.** The following types of activities and uses require site plan review by the Planning Board:

5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

5423. Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

5424. Any residential subdivision which is submitted under the subdivision control process;

5425. New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

5426. Driveways in residential areas which require more than one new curb cut.

**5427. Commercial or industrial ground signs.**

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)

**5430. Procedures.** Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board

shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

5431. Application for Building Permit. An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

5432. Application for Special Permit or Variance. An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

5433. Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

**5440. Preparation of Plans.** Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

**5450. Contents of Plan.** The contents of the site plan are as follows:

5451. Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

5451.a. Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

5451.b. Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

5451.c. Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

5451.d. Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

5451.e. Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

5451.f. Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

5452. The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

5453. A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the 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, and any other evidence necessary to indicate compliance with this Ordinance.

5454. The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

5455. The Planning Board may require a DIS as set forth in Section 5300, above.

5456. Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

**5460. Waivers.** The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

**5470. Approval.** Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;

5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

**5480. Lapse.** Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

**5490. Regulations.** The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

**5490A. Fee.** The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.

(Ord. of 12-23-03, § 1)

**5490B. Appeal.** Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)

Permit No. **B-18-2138**  
 Completion Date



**City of New Bedford, Massachusetts**  
**Building Department**  
**Application for Plan Examination**  
**and Building Permit**

<b>FOR BUILDING DEPT. USE</b>	
DATE RECEIVED:	
RECEIVED BY:	<b>JUL 31 2018</b>
ISSUED BY:	
By:	<i>[Signature]</i>

**IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT**

(A) LOCATION: **209 Theodore Rice Boulevard**  
 (NO) (STREET)  
 BETWEEN **Braley Road** AND **Duchaine Boulevard**  
 (CROSS STREET) (CROSS STREET)  
 PLOT: **136** (Lot) **322** DISTRICT: **MUB** ACCEPTED STREET  
 PLANS FILED: ☒ YES ☐ NO

**II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT**

<b>A. TYPE OF IMPROVEMENT</b> 1 <input type="checkbox"/> New Building 2 <input type="checkbox"/> Addition (if residential, enter number of new housing units added; if any, in Part D-14) 3 <input checked="" type="checkbox"/> Alteration (if residential, enter number of new housing units added; if any, in Part D-14) 4 <input type="checkbox"/> Repair/replacement 5 <input type="checkbox"/> Demolition (if residential, enter number of units in building; if any, in Part D-14; if non-residential, indicate most recent use checking D-1B-D-31) 6 <input type="checkbox"/> Moving (relocation) 7 <input type="checkbox"/> Foundation only		<b>B. OWNERSHIP</b> 8 <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9 <input type="checkbox"/> Public (Federal, State, or local government)	
<b>C. COST</b> 10. Cost of construction to be installed but not included in the above cost: a. Electrical _____ b. Plumbing _____ c. Heating, air conditioning _____ d. Other (elevator, etc.) _____ 11. TOTAL VALUE OF CONSTRUCTION _____ 12. TOTAL ASSESSED BLDG. VALUE _____		<b>D. PROPOSED USE</b> (For residential, most recent use) 13 <input type="checkbox"/> One-family 14 <input type="checkbox"/> Two or more family — Enter number of units _____ 15 <input type="checkbox"/> Transient (elevator, etc.) 16 <input type="checkbox"/> Other — Specify _____ 17 <input type="checkbox"/> Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building, hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building, industrial plant. If use of existing building is being changed, enter proposed use. <b>New England Farms is a convenience store and gas station. They intend to add 2 signs to the previously approved location.</b>	

**III. SELECTED CHARACTERISTICS OF BUILDING**

For new buildings, complete parts E through I. For demolition, complete only parts G, H & I.  
 For all others (additions, alterations, repair, moving, foundation), complete E through I.

<b>E. PRINCIPAL TYPE OF FRAME</b> 33 <input type="checkbox"/> Masonry (wall bearing) 34 <input type="checkbox"/> Wood frame 35 <input type="checkbox"/> Structural steel 36 <input type="checkbox"/> Reinforced concrete 37 <input checked="" type="checkbox"/> Other — Specify _____	<b>G. TYPE OF SEWAGE DISPOSAL</b> 43 <input checked="" type="checkbox"/> Public or private company 44 <input type="checkbox"/> Private (septic tank, etc.)	<b>J. DIMENSIONS</b> 53 Number of stories <b>N/A</b> 54 Height _____ 55 Total square feet of floor area, all floors based on exterior dimensions _____ 56 Building length _____ 57 Building width _____ 58 Total sq. ft. of bldg. footprint _____ 59 Front lot line width _____ 60 Rear lot line width _____ 61 Depth of lot _____ 62 Total sq. ft. of lot size _____ 63 % of lot occupied by bldg. (58 ÷ 62) _____ 64 Distance from lot line (front) _____ 65 Distance from lot line (rear) _____ 66 Distance from lot line (left) _____ 67 Distance from lot line (right) _____
<b>F. PRINCIPAL TYPE OF HEATING FUEL</b> 38 <input checked="" type="checkbox"/> Gas 39 <input type="checkbox"/> Oil 40 <input type="checkbox"/> Electricity 41 <input type="checkbox"/> Coal 42 <input type="checkbox"/> Other — Specify _____	<b>H. TYPE OF WATER SUPPLY</b> 45 <input checked="" type="checkbox"/> Public or private company 46 <input type="checkbox"/> Private (well, cistern)	
	<b>I. TYPE OF MECHANICAL</b> Is there a fire sprinkler system? 47 <input checked="" type="checkbox"/> YES 48 <input type="checkbox"/> NO Will there be central air conditioning? 49 <input checked="" type="checkbox"/> Yes 50 <input type="checkbox"/> No Will there be an elevator? 51 <input type="checkbox"/> Yes 52 <input checked="" type="checkbox"/> No	

# OTHER APPLICABLE REVIEWS

## K. FLOODPLAIN

Is location within flood hazard area? yes no

If yes, zone : \_\_\_\_\_ and base elevation \_\_\_\_\_

## L. WETLANDS PROTECTION

Is location subject to flooding? No

Is location part of a known wetland? Yes

Has local conservation commission reviewed this site? Yes

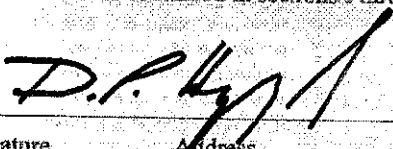
## IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Beta Realty, LLC.	280 Ayer Road, Harvard, MA	01451	(978) 391-1014
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
SIGNATURE OF OWNER	APPLICANT SIGNATURE		DATE

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.


280 Ayer Road Harvard, MA 01451  
 Applicant's Signature Address City



# V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

## VI. ZONING REVIEW

DISTRICT: MUB

USE: Convenience Store / Gas Station

FRONTAGE: 450.35'

LOT SIZE: 4.9 Acres

SETBACKS:

FRONT: 0'

LEFT SIDE: 10'

RIGHT SIDE: 10'

REAR: 10'

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING 2.14%

VARIANCE HISTORY

## VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I

(licensee/permittee), with a principal place of business/residence at:

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

☐ I am an employer providing worker's compensation coverage for my employees working on this job.

Insurance Company

Policy Number

☐ I am a sole proprietor and have no one working for me.

☐ I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor

Insurance Company/policy number

Name of contractor

Insurance Company/policy number

☐ I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (G.L. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

# 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

## MEMORANDUM

TO: DANNY ROMANOWICZ  
DIRECTOR OF INSPECTIONAL SERVICES

FROM: ALISON CESAR 

DATE: JULY 30, 2018

SUBJECT: 209 THEODORE RICE BOULEVARD  
SOUTH COAST DEVELOPMENT

Attached please find a building permit application for the above referenced project. Per the Planning Board Site Plan Review Application process, a building permit rejection is required as part of the application package.

The subject property is located on the northwest corner of Theodore Rice Boulevard and Braley Road. The site is zoned Mixed Use Business. As of December 19, 2017, the subject property is under ownership of Beta Realty, LLC.

A Site Plan Review Application is being submitted for the purpose of constructing two ground signs to accompany the previously approved convenience store and gas station.

At this time we hereby respectfully request a rejection letter so that we can submit our application to the Planning Board.

Thank you in advance for your time. Should you have any questions or comments, please do not hesitate to ask.

# SITEC

Civil and Environmental Engineering  
Land Use Planning

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Dartmouth, MA 02747  
(508) 998-2125 FAX (508) 998-7554

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

## LETTER OF TRANSMITTAL

TO

City of New Bedford Department of Inspectional Services  
133 William Street - Room 308  
New Bedford, MA 02740

DATE <u>07/31/2018</u>	JOB NO. <u>110-6434</u>
ATTENTION <u>Danny Romanowicz</u>	
RE <u>209 Theodore Rice Boulevard</u> <u>Ground Signs Rejection Package</u>	

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via delivery the following items:

- ☐ Shop drawings    ☐ Prints    ☒ Plans    ☐ Samples    ☐ Specifications  
☐ Copy of letter    ☐ Change order    ☒ Request

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>	<u>07/30/2018</u>		<u>Memo regarding request for Rejection Package</u>
<u>1</u>	<u>—</u>		<u>Building Permit Application</u>
<u>1</u>	<u>07/17/2018</u>		<u>Site Layout Plan</u>
<u>4</u>	<u>—</u>		<u>Sign Design Plans (4 individual details)</u>

THESE ARE TRANSMITTED as checked below:

- ☐ For approval    ☐ Approved as submitted    ☐ Resubmit \_\_\_\_\_ copies for approval  
☐ For your use    ☐ Approved as noted    ☐ Submit \_\_\_\_\_ copies for distribution  
☐ As requested    ☐ Returned for corrections    ☐ Return \_\_\_\_\_ corrected prints  
☒ For review and comment    ☐ \_\_\_\_\_  
☐ FOR BIDS DUE \_\_\_\_\_    ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_

If enclosures are not as noted, kindly notify us at once.

**Location:** 209 THEODORE RICE BLVD

**Parcel ID:** 136 322

**Zoning:** IC

**Fiscal Year:** 2018

**Current Owner Information:**

CORNISH PARTNERS LLC

P O BOX 4023

NEW BEDFORD , MA 02741

**Current Sales Information:**

**Sale Date:**

06/21/2005

**Sale Price:**

\$650,000.00

**Legal Reference:**

7612-348

**Grantor:**

COASTLOG,INDUSTRIES LLC

Card No. 1 of 1

This Property contains 4.87 acres of land mainly classified for assessment purposes as LAND-I

**Building Value:**

0

**Land Value:**

235800

**Yard Items Value:**

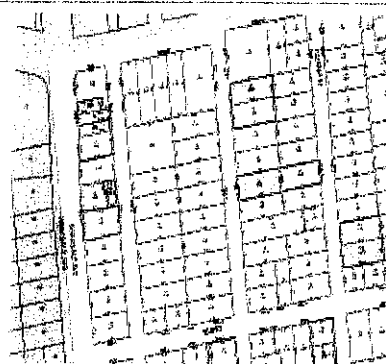
0

**Total Value:**

235800

**No  
Sketch  
Available**

**NO  
IMAGE  
AVAILABLE**



Fiscal Year 2018		Fiscal Year 2017		Fiscal Year 2016	
Tax Rate Res.:	16.63	Tax Rate Res.:	16.69	Tax Rate Res.:	16.49
Tax Rate Com.:	35.65	Tax Rate Com.:	36.03	Tax Rate Com.:	35.83
Property Code:	440	Property Code:	440	Property Code:	440
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	235800	Total Land Value:	186500	Total Land Value:	186500
<b>Total Value:</b>	<b>235800</b>	<b>Total Value:</b>	<b>186500</b>	<b>Total Value:</b>	<b>186500</b>
<b>Tax:</b>	<b>\$8,406.27</b>	<b>Tax:</b>	<b>\$6,719.60</b>	<b>Tax:</b>	<b>\$6,682.30</b>

Disclaimer: Classification is not an indication of uses allowed under city zoning.

This information is believed to be correct but is subject to change and is not warranted.





Map Produced By:  
City of New Bedford  
Department of  
Management Information Systems  
January 2017

Legend

- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels
- Water Bodies
- Town Boundary
- Text Engineering Lot Number
- Lot Area

1 inch = 200 feet

8500 00 Feet

City of New Bedford  
Massachusetts

Map: 136-2

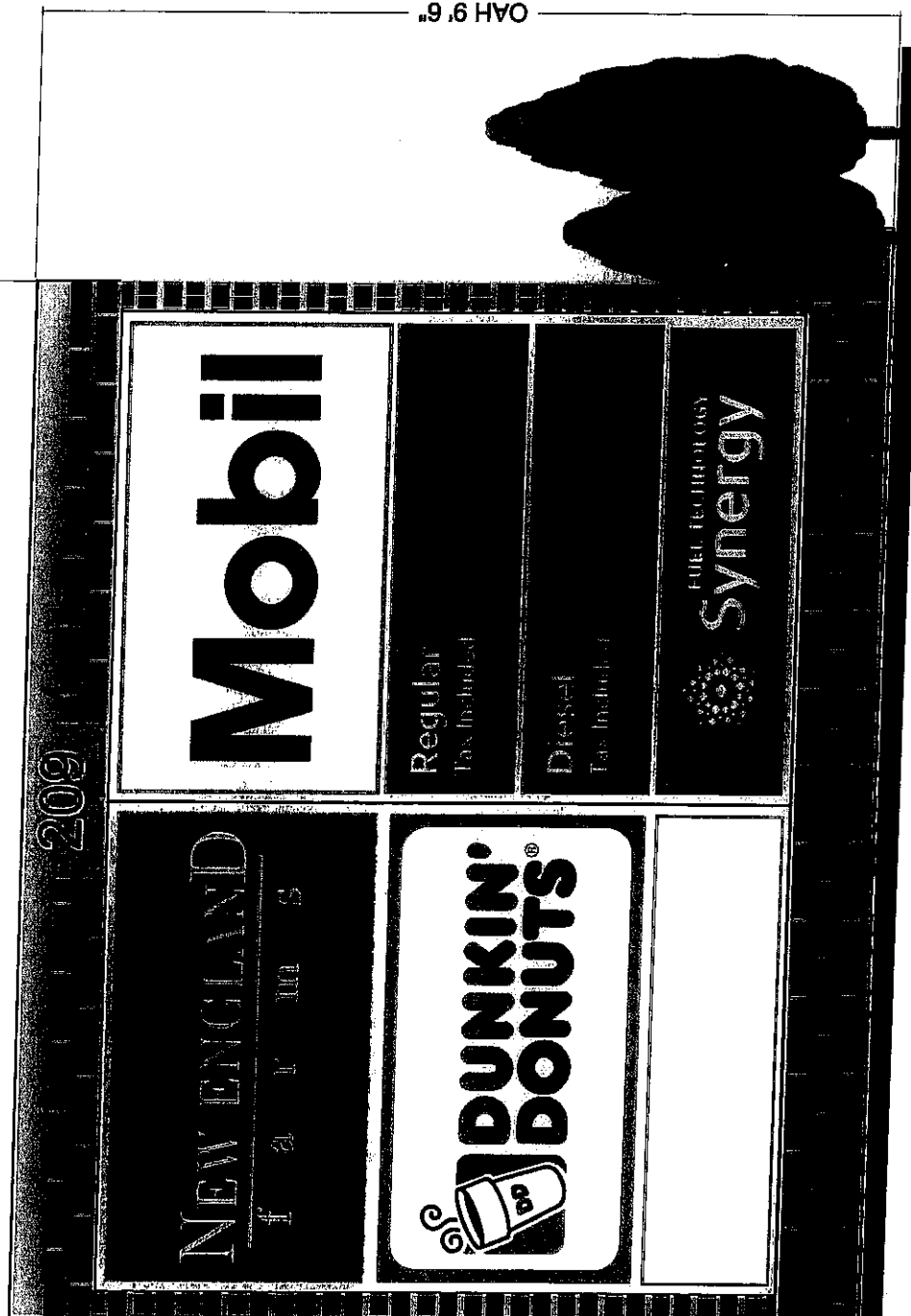
Fiscal Year 2017  
This parcel map should be used for planning  
and assessment purposes only.

[illegible]

382150-6

7' 4 3/8 x 10' 5 5/8" 10" LD4

OAW 11'



Everbrite

DISCLAIMER: This drawing is for informational purposes only. It is not to be used for construction or other purposes without the written approval of Everbrite.

Customer: **EXXON MOBIL**

Project No: 382150-6.fs

Date: 7/26/2018

Location & Site No.: # EM209TH-EODOREADR

Scale:

Drawn By: JG

Revised:

Revised:

Description:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

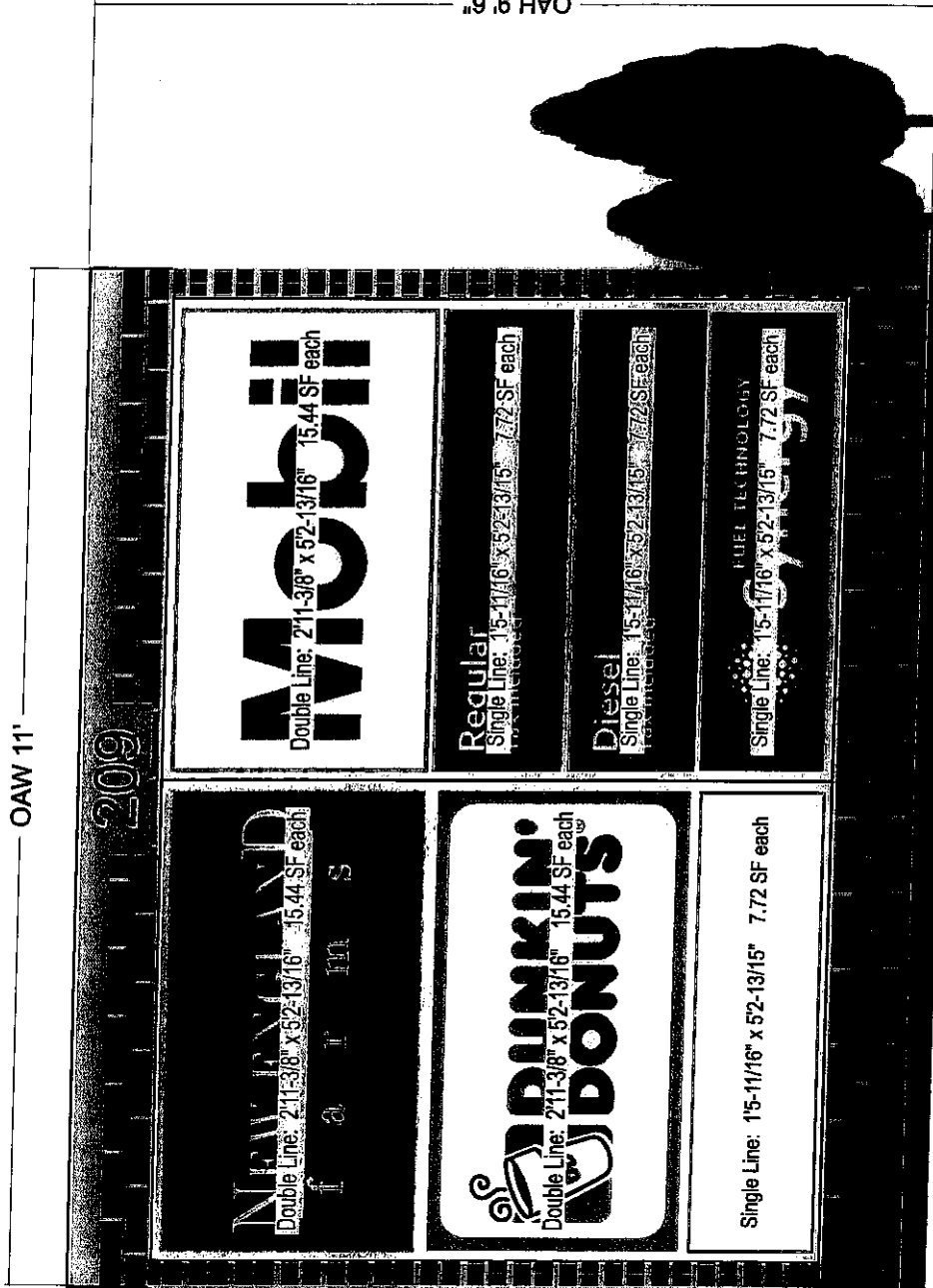
DATE

LANDLORD SIGNATURE

DATE

382150-6  
7' 4 3/8" x 10' 5 5/8" 10" LD4

OAW 11'



OVERALL SIGN DIMENSIONS: 7'4-3/8" X 10'5-5/8" - 77.20 Total SF

### Everbrite

DISCLAIMER:

Customer: **EXXON MOBIL**

Project No: 382150-6.fs

Date: 7/26/2018

Location & Site No.:  
# EM209THEODOREADR

Scale:

Drawn By: JG

Description:

Revised:

Revised:

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

382150-6 B  
A MID 16" LD4

98.5"

# Mobil

NEW ENGLAND  
f a r m s



Regular  
Tax Included

Diesel  
Tax Included

FUEL TECHNOLOGY  
Synergy

OAH 27' 10 3/8"

Clearance 7' 5 3/16"

**Everbrite**

DISCLAIMER: This drawing is the property of Everbrite and is not to be reproduced or used in any manner without the written consent of Everbrite. The information contained herein is for informational purposes only and does not constitute an offer or a contract. The information is subject to change without notice. The information is not to be used for any purpose other than that for which it was intended. The information is not to be used for any purpose other than that for which it was intended.

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Revised:

Revised:

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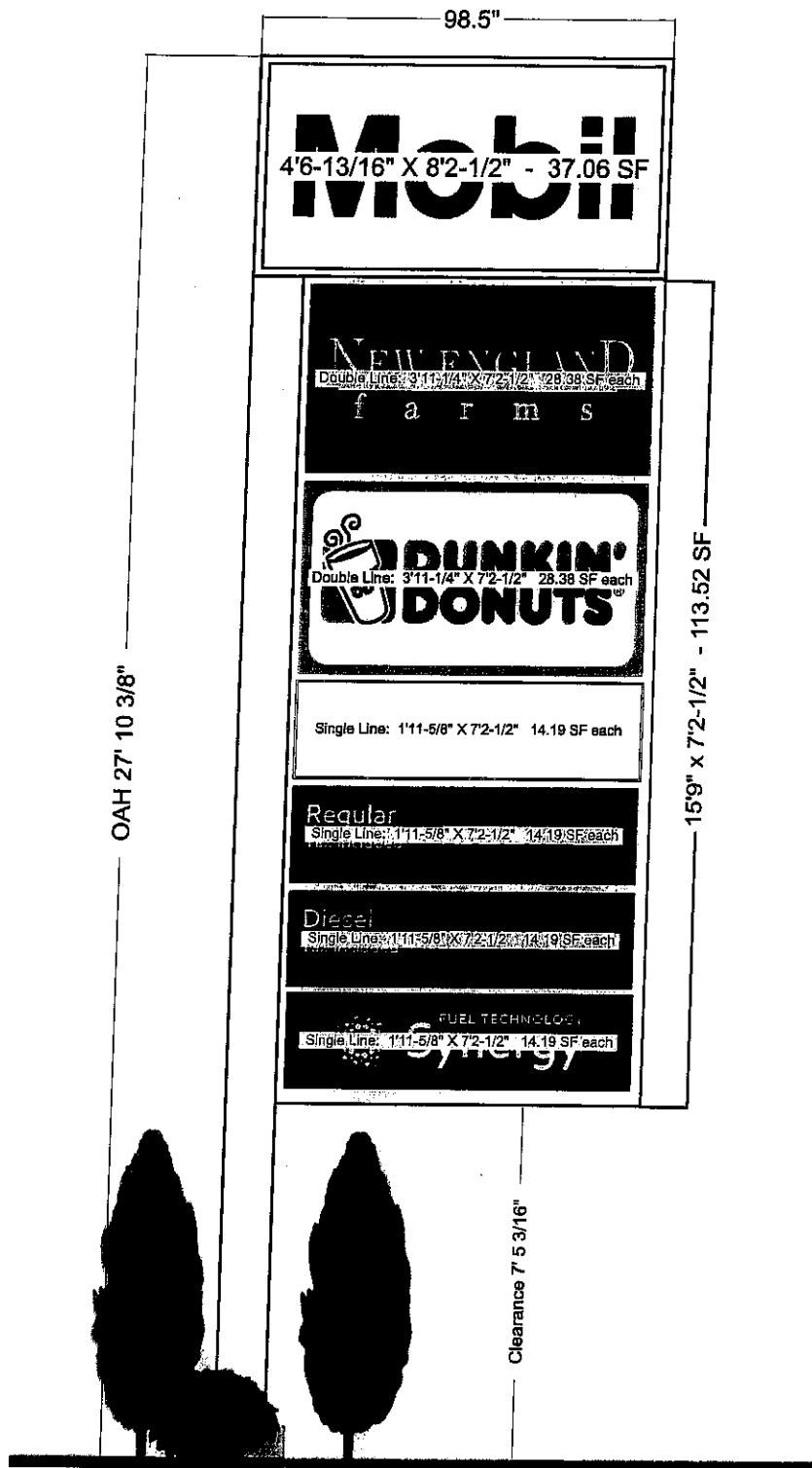
CUSTOMER SIGNATURE

DATE

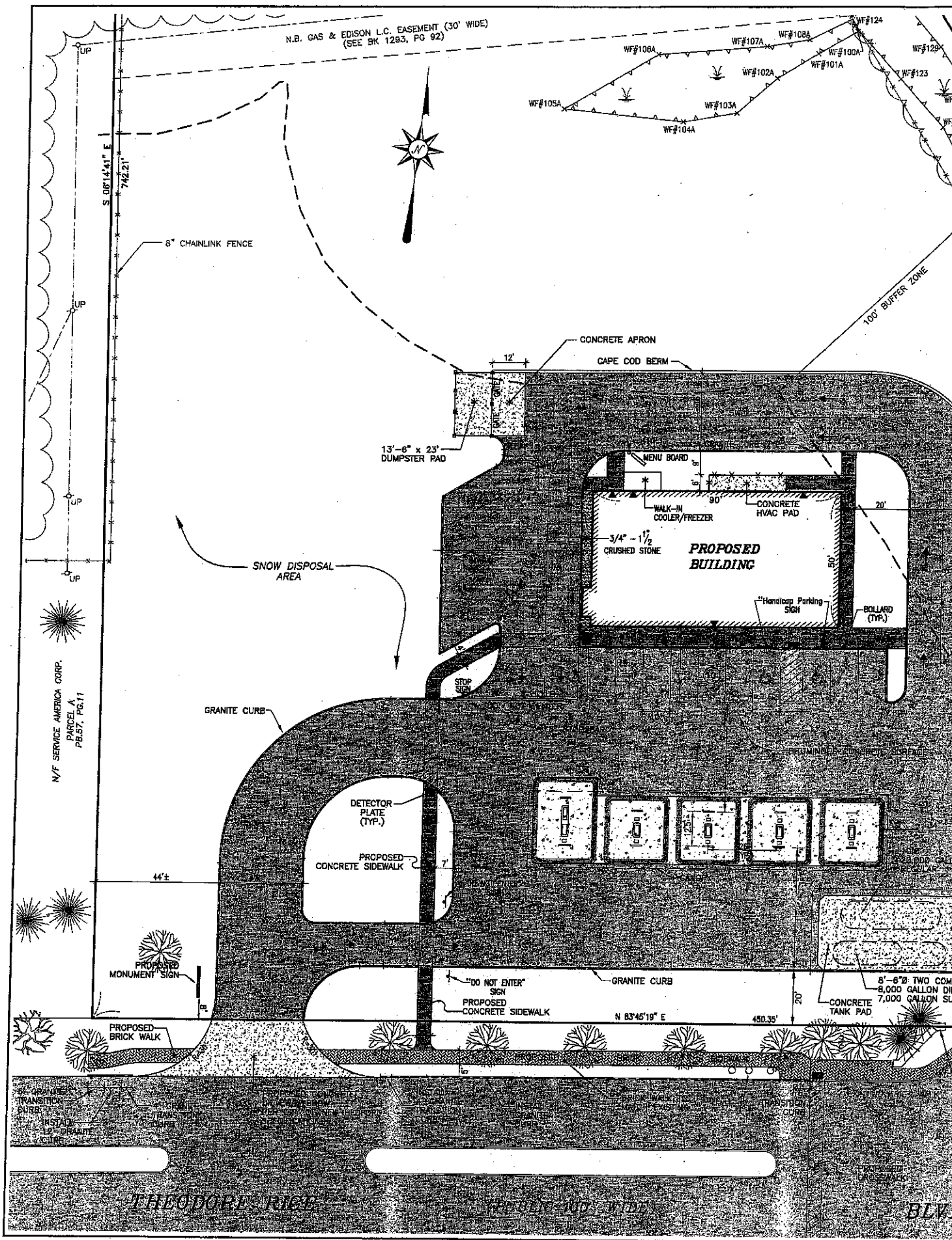
LANDLORD SIGNATURE

DATE

382150-6 B  
A MID 16" LD4



<b>Everbrite</b>		<small>DISCLAIMER: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.</small>	
Customer: <b>EXXON MOBIL</b>		Description:	Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.
Project No: 382150-6.fs	Scale:		
Date: 7/26/2018	Drawn By: JG		
Location & Site No.: # EM209THEODOREADR		Revised:	CUSTOMER SIGNATURE _____ DATE _____
		Revised:	LANDLORD SIGNATURE _____ DATE _____



N.B. GAS & EDISON L.C. EASEMENT (30' WIDE)  
(SEE BK 1293, PG 92)

S 06°14'41" E  
742.21'

6" CHAINLINK FENCE

13'-6" x 23"  
DUMPSTER PAD

SNOW DISPOSAL  
AREA

GRANITE CURB

DETECTOR  
PLATE  
(TYP.)

PROPOSED  
CONCRETE SIDEWALK

PROPOSED  
MONUMENT SIGN

PROPOSED  
BRICK WALK

"DO NOT ENTER"  
SIGN

PROPOSED  
CONCRETE SIDEWALK

GRANITE CURB

8'-6" TWO COMP  
8,000 GALLON DIE  
7,000 GALLON SUF

CONCRETE  
TANK PAD

THEODORE RICE

BLVD

BLVD