



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: NORTHSTAR CHILD CARE CENTER by: DAVIS SQUARE ARCHITECTS dated: 07/13/18

#### 1. Application Information

Street Address: Corner of Hyacinth St & Rivet St, New Bedford, MA 02740

Assessor's Map(s): 30 Lot(s) 235, 233, 231

Registry of Deeds Book: 247 Page: 205-207

Zoning District: RC

Applicant's Name (printed): Maria Rosario - NorthStar Learning Centers

Mailing Address: 53 Linden St New Bedford MA 02740  
(Street) (City) (State) (Zip)

Contact Information: 508-991-5907 mrosario@northstarlc.org  
Telephone Number Email Address

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

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

Application Form  
Architectural Plans (Site Survey, Site Plan, Floor Plans and Elevations)  
Certified Abutter's List  
Proof of Ownership  
Photos of existing site  
CD with electronic files

CITY CLERK'S OFFICE  
NEW BEDFORD, MA  
2018 JUL 13 P 3:29  
CITY CLERK

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.

07/12/18

Date

Maria A Rosario

Signature of Applicant

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

## 2. Zoning Classifications

Present Use of Premises: VACANT LOT

Proposed Use of Premises: CHILD CARE FACILITY

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

NONE

## 3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

THE PROPOSED PROJECT CONSISTS OF A NEW TWO STORY BUILDING HOUSING A CHILD CARE CENTER WITH ACCESSORY ADMINISTRATIVE OFFICES AND SUPPORT SPACES. RELATED SITE IMPROVEMENTS WILL INCLUDE ON SITE PARKING, LOADING AREA AND TRASH ENCLOSURE, WALKWAYS, PLAY SPACES AND PERIMETER FENCING. THE PROJECT TEAM IS REQUESTING A SPECIAL PERMIT FOR A REDUCTION IN PARKING SPACES. 38 PARKING SPACES TOTAL ARE REQUIRED PER ZONING ORDINANCE. THE PROJECT PROPOSES TO PROVIDE 19 PARKING SPACES, 19 SPACES LESS THAN REQUIRED.

## 4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	32,547.10 SF		
Lot Width (ft)	262'		
Number of Dwelling Units	N/A		0
Total Gross Floor Area (sq ft)	N/A		16,072 SF
Residential Gross Floor Area (sq ft)	N/A		0 SF
Non-Residential Gross Floor Area (sq ft)	N/A		16,072 SF
Building Height (ft)	N/A	60'	35' (25' TO ROOF)
Front Setback (ft)	N/A	4' (av. adjacent)	7' / 8'
Side Setback (ft)	N/A	8'	18.7'
Side Setback (ft)	N/A	12'	121'
Rear Setback (ft)	N/A	none	none
Lot Coverage by Buildings (% of Lot Area)	N/A	40%	26%
Permeable Open Space (% of Lot Area)	32,547.10 SF		40%
Green Space (% of Lot Area)	N/A	35%	40%
Off-Street Parking Spaces	N/A	38	19
Long-Term Bicycle Parking Spaces	N/A	N/A	0
Short-Term Bicycle Parking Spaces	N/A	N/A	8
Loading Bays	N/A	1	1

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>N/A</u>	<u>N/A</u>
b) Number of employees:	<u>N/A</u>	<u>35</u>
c) Hours of operation:	<u>N/A</u>	<u>6AM-6PM</u>
d) Days of operation:	<u>N/A</u>	<u>M-F</u>
e) Hours of deliveries:	<u>N/A</u>	<u>10A-12P</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily	<input 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: NorthStar Learning Centers, Inc.

at the following address: 33 Linden Street

to apply for: Special permit

on premises located at: Corner of Hyacinth and River Streets

in current ownership since: 1989

whose address is: P.O. Box 2577, Fall River, MA 02722

for which the record title stands in the name of: Roman Catholic Bishop of Fall River

whose address is: P.O. Box 2577, Fall River, MA 02722

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 247 Page: 205-207

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.

7/16/18  
Date

DMG  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)  
Edgar M. da Cunha, Bishop of Fall River

By: David T. Gay, Legal Counsel

# 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\_General1.dwg  
 12-34\_General2.dwg

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

**Special Permit Application fee \$600**

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**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 \_\_\_\_\_

## **NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION**

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.