



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

2018 MAY 14 P 2:53

CITY CLERK

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: Self-Storage Facility by: Stantec dated: 5/11/18

1. Application Information

Street Address: 387 Church Street

Assessor's Map(s): 113 Lot(s) 475

Registry of Deeds Book: 12396 Page: 236

Zoning District: IB - Industrial B

Applicant's Name (printed): Stantec (Attn: Frank Holmes, Principal)

Mailing Address: 226 Causeway St, Boston, MA 02114
(Street) (City) (State) (Zip)

Contact Information: (617) 654-6059 frank.holmes@stantec.com
Telephone Number Email Address

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

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

Special Permit Checklist
Project Narrative
Proof of Ownership (Deed)
Planning Board Submittal Plan Set (15 Sheets)
Preliminary Color Elevations Drawing
Sign Plans
Electronic Files Compact Disc
Photos of Existing Conditions
Application Check

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.

5/11/18

Date

Frank Holmes

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 Classifications

Present Use of Premises: Manufacturing facility

Proposed Use of Premises: Self-storage mini-warehouse

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

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

Modification of existing building to provide a new second floor with two internal loading areas for use as a self-storage mini-warehouse facility. Request for special permit to reduce the required number of parking spaces to eight (8), due to the low volume of traffic generated by the facility.

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	179,902.8 SF	NA	No change
Lot Width (ft)	450'		No change
Number of Dwelling Units	NA	NA	NA
Total Gross Floor Area (sq ft)	78,085		153,638 (+/-)
Residential Gross Floor Area (sq ft)	NA	NA	NA
Non-Residential Gross Floor Area (sq ft)	78,085		153,638 (+/-)
Building Height (ft)	19'		25' (+/-)
Front Setback (ft)	94.7'	25'	No Change
Side Setback (ft)	25.8'	25'	No Change
Side Setback (ft)	43.0'	25'	No Change
Rear Setback (ft)	4.9'	25'	No change
Lot Coverage by Buildings (% of Lot Area)	43.4%	50%	No change
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)	<20%	20%	20% min.
Off-Street Parking Spaces	156	300+	9
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays			4

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>?</u>	<u>20-25</u>
b) Number of employees:	<u>?</u>	<u>2</u>
c) Hours of operation:	<u>24 hour</u>	<u>8AM-6PM</u>
d) Days of operation:	<u>S-S</u>	<u>S-S</u>
e) Hours of deliveries:	<u>?</u>	<u>6AM-10PM</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: Stantec

at the following address: 226 Causeway Street, Boston, MA 02114

to apply for: Special Permit

on premises located at: 387 Church Street, New Bedford, MA

in current ownership since: March 29, 2018

whose address is: 31100 Telegraph Rd, #250, Bingham Farms, MI 48025

for which the record title stands in the name of: BRK 1, LLC

whose address is: 31100 Telegraph Rd, #250, Bingham Farms, MI 48025

by a deed duly recorded in the:

Registry of Deeds of County: Southern Bristol Book: 12396 Page: 236

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.

5/11/18 Mike Kennedy Mike Kennedy, VP of Real Estate
Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

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_Existng Conditions2.dwg

12-34_Generall.dwg

12-34_Generale.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 _____

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

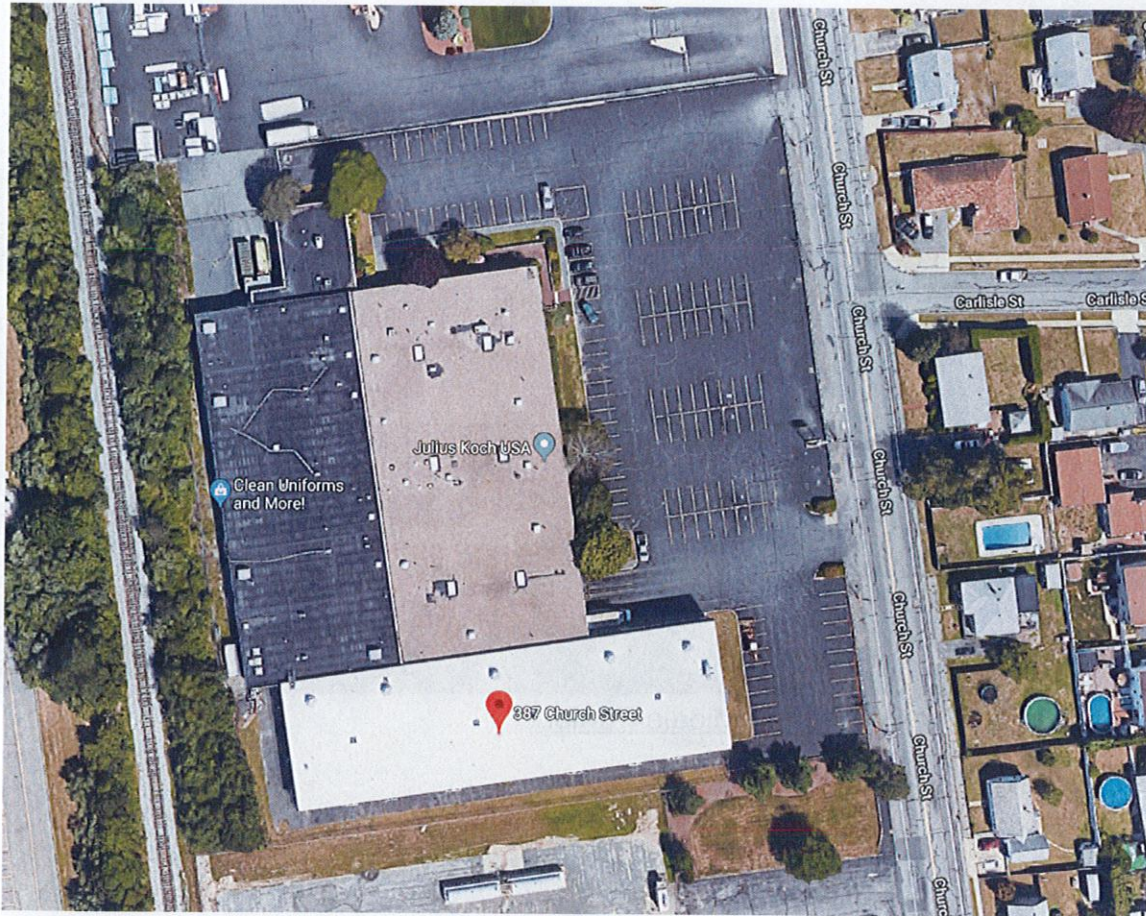
(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 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.

Photos Depicting Existing Conditions

387 Church Street, New Bedford, MA

May 11, 2018



Aerial View



East Elevation (Facing Church Street) Southern Portion



East Elevation (Facing Church Street) Middle Portion



East Elevation (Facing Church Street) Northern Portion