



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

CITY PLANNING OFFICE  
111 W. BEDFORD ST.  
NEW BEDFORD, MA 02740  
PHONE: (508) 979-1488  
FAX: (508) 979-1576  
CITY OF NEW BEDFORD  
PLANNING BOARD  
APR 12 A 9:21

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: See attached list of drawings by: Prime Engineering, Inc. dated: January 8, 2018

### 1. Application Information

Street Address: 160 County Street

Assessor's Map(s): Map 30 Lot(s) Lots 247 and 320\*

Registry of Deeds Book:  Page: \*see attached list

Zoning District: Mixed Use Business

Applicant's Name (printed): Fall River Five Cents Savings Bank dba as BankFive

Mailing Address: 79 N. Main Street Fall River MA 02720  
(Street) (City) (State) (Zip)

Contact Information: Richard J. Rheaumé, (774) 213-0611, rich@primeengineering.org  
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:

See attached letter

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.

4/9/18

Date

Russell Bergeron

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: Existing bank and vacant land

Proposed Use of Premises: Improved parking lot and expanded drive through

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

None known

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

Improved parking lot and expanded drive through

## 4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	19,567	N/A	19,567
Lot Width (ft)	105	N/A	105
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	4,550	N/A	4,550
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	4,550	N/A	4,550
Building Height (ft)	<25	100	<25
Front Setback (ft)	0	0	0
Side Setback (ft)	N/A	0	N/A
Side Setback (ft)	N/A	0	N/A
Rear Setback (ft)	38	10	27
Lot Coverage by Buildings (% of Lot Area)	24	0	25
Permeable Open Space (% of Lot Area)		N/A	
Green Space (% of Lot Area)	20	0	10
Off-Street Parking Spaces	7	23	23
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	1
Loading Bays	0	0	0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>275</u>	<u>275</u>
b) Number of employees:	<u>8</u>	<u>8</u>
c) Hours of operation:	<u>8-5</u>	<u>8-5</u>
d) Days of operation:	<u>6</u>	<u>6</u>
e) Hours of deliveries:	<u>N/A</u>	<u>N/A</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: BankFive

at the following address: 79 N. Main Street, Fall River, MA

to apply for: Special Permit

on premises located at: 160 County Street

in current ownership since: North lot - 10/18/2013; South lot - 12/31/1989 and prior

whose address is: 160 County Street

for which the record title stands in the name of: Fall River Five Cents Savings Bank

whose address is: 79 N. Main Street, Fall River, MA

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 10928 Page: 317

\*see  
attached list

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.

4/9/18  
Date

Russell Bergeron  
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

N/A

☐ 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\_General.dwg

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

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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 \_\_\_\_\_



Google Earth

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Google Earth

feet  
meters

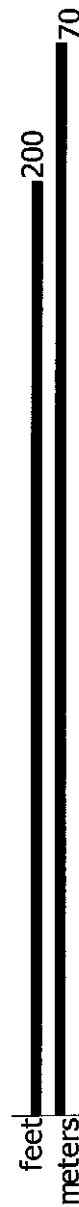
10

5

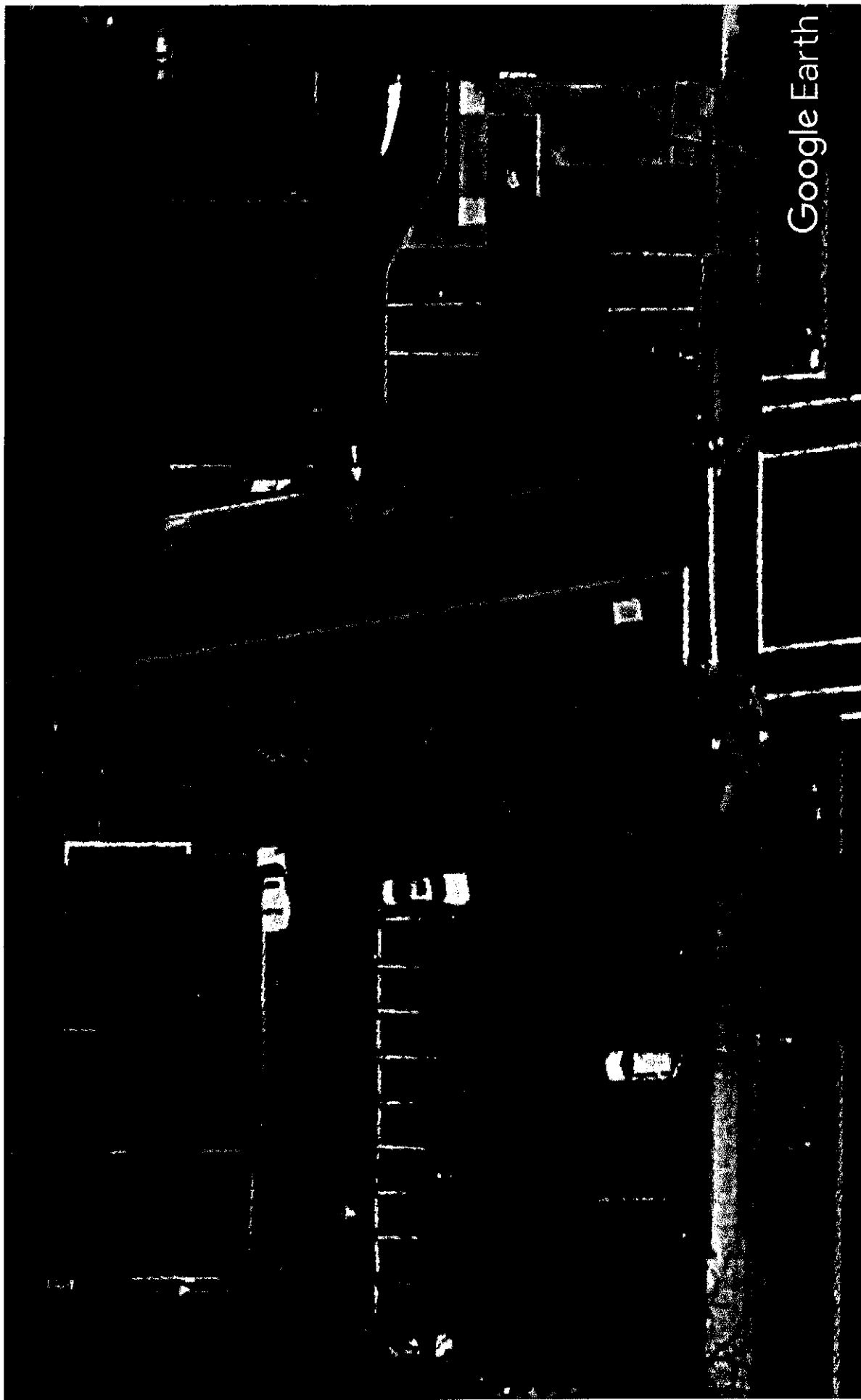




Google Earth



Google Earth



Google Earth



50

100

feet  
meters

Google Earth