



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

18-16

PLANNING BOARD 1: 18

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: Reilly Residence Proposed Music Studio by: Ricardo Romão-Santos dated: August 1, 2017

1. Application Information

Street Address: 14 S. 6th Street New Bedford, MA 02740
Assessor's Map(s): # 46 Lot(s) # 256
Registry of Deeds Book: 11054 Page: 115
Zoning District: MUB
Applicant's Name (printed): Trevor J. Reilly
Mailing Address: 14 S. 6th St. New Bedford MA 02740
(Street) (City) (State) (Zip)
Contact Information: (508) 415-4868 TrevorJReilly@yahoo.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:

REILLY RESIDENCE Proposed Music Studio
AREA PARKING CALC'S SITE/KEY PLAN SHEET NUMBER 1 (11x17")
CERTIFIED ABUTTERS LIST
DEED FOR THE PROPERTY
PHOTOS (color copies) ONE Aerial View + 3 Angles

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.

3/15/18

Date

Trevor J. Reilly
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:

MUB, 2 Residential Units

Proposed Use of Premises:

MUB, 2 Residential Units, 1 Business

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

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

(Please see narrative / cover letter)

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	5227	10,000	5227
Lot Width (ft) (FRONTAGE)	57.20'	100	57.20'
Number of Dwelling Units	2	2	2
Total Gross Floor Area (sq ft)	4,379 sqft		4,379 sqft
Residential Gross Floor Area (sq ft)	3,437 sqft		3,437 sqft
Non-Residential Gross Floor Area (sq ft)	942 sqft		942 sqft
Building Height (ft) 3 stories	2.5 stories		2.5 stories
Front Setback (ft) STREET TO FRONT PORCH	17'	20'	17'
Side Setback (ft)		10, 12	
Side Setback (ft)		10, 12	
Rear Setback (ft)		20	
Lot Coverage by Buildings (% of Lot Area)	51.6%	30%	51.6%
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)	7.7%	35%	
Off-Street Parking Spaces	3	9	3
Long-Term Bicycle Parking Spaces	0		0
Short-Term Bicycle Parking Spaces	0		0
Loading Bays	0		0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day: <u>BY APPOINTMENT ONLY</u>	<u>0</u>	<u>0-1</u>
b) Number of employees:	<u>0</u>	<u>1</u>
c) Hours of operation:	<u>N/A</u>	<u>9am - 6pm</u>
d) Days of operation:	<u>N/A</u>	<u>MON - SUN (7)</u>
e) Hours of deliveries:	<u>N/A</u>	<u>0</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>SPECIAL OCCASIONS</u>		

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Trevor Reilly

at the following address: 14 S. 6th St.

to apply for: Special Parking Permit

on premises located at: 14 S 6th St.

in current ownership since: 4/11/16

whose address is: 14 S. 6th St.

for which the record title stands in the name of: Trevor S. Reilly and Kate R. Reilly

whose address is: 14 S. 6th St.

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL Book: 11654 Page: 115

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.

3/15/18
Date

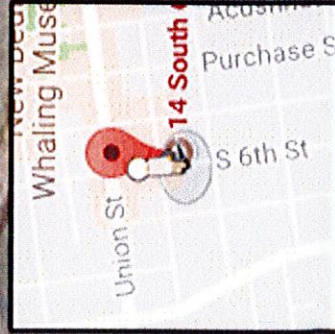
Trevor Reilly
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

14 S 6th St

New Bedford, Massachusetts



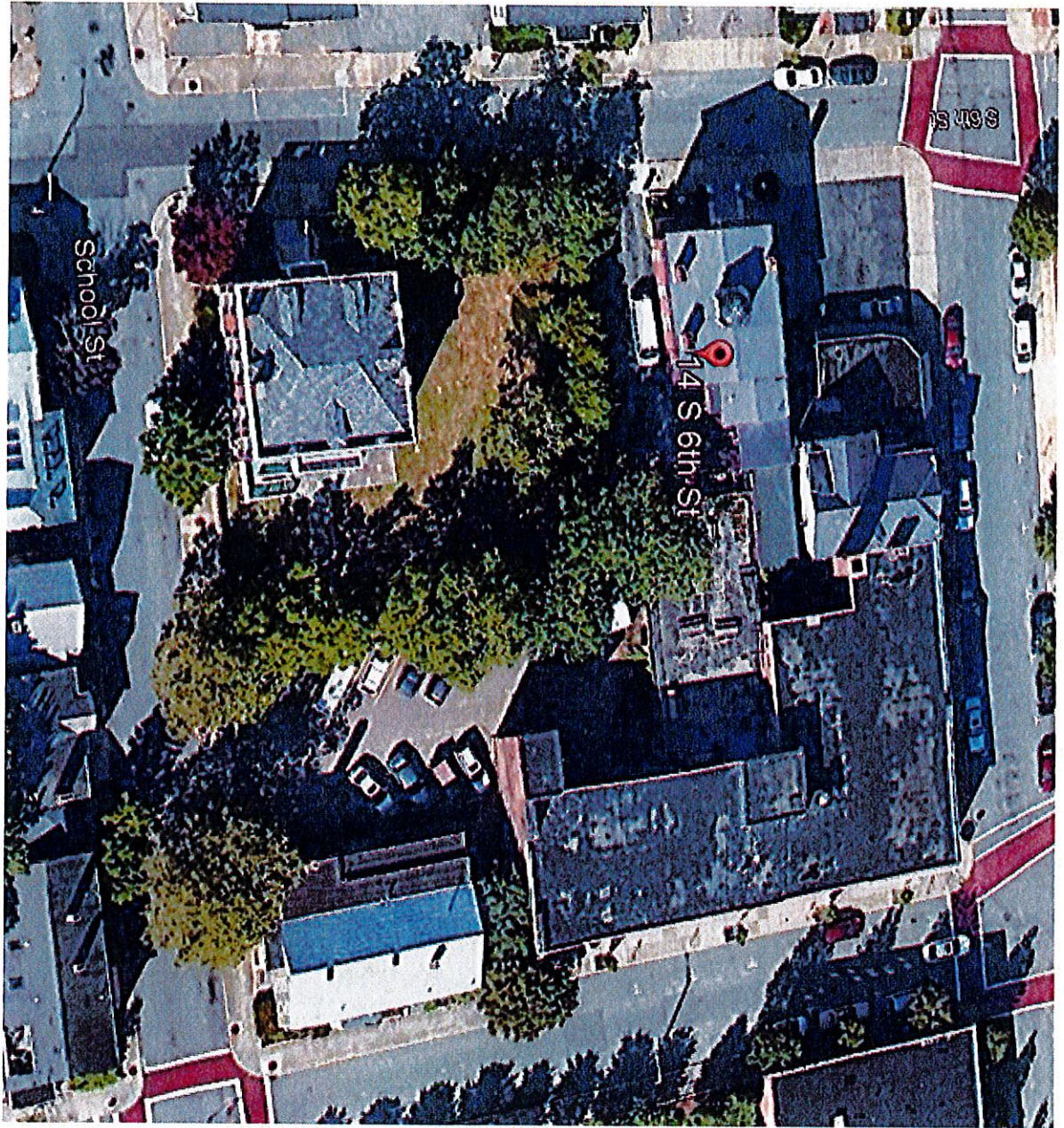
Street View - Aug 2017



Google







REG OF DEEDS
REG #07
BRISTOL, MS

BK 11654 PG 115
04/11/16 02:34 DOC. 7676
Bristol Co. S.D.

04/11/16 2:05PM 01
000000 #5389

FEE \$820.80

CASH \$820.80

QUITCLAIM DEED

We, Dennis R. Dube and Beverly D. Dube, both of New Bedford, Bristol County, Massachusetts

for consideration paid, and in full consideration of One Hundred Eighty Thousand (\$180,000.00) and 00/100-----Dollars

grant Trevor J. Reilly and Kate A. Reilly, husband and wife of 14 South Sixth Street, New Bedford, MA 02740 as tenants by the entirety

With Quitclaim Covenants

The land with buildings thereon, in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a point in the east line of South Sixth Street, fifty-seven and 16/100 (57.16) feet southerly therein from the south line of Spring Street at the southwest corner of land now or formerly of Winston Stephens;

Thence Easterly in line of said Stephens land one hundred seven and 3/10 (107.3) feet to other land now or formerly of the New Bedford Young Women's Christian Association;

Thence Southerly by last-named land sixteen and 40/100 (16.40) feet;

Thence Westerly by last-named land twenty-three and 30/100 (23.30) feet;

Thence Southerly by last-named land forty-three and 12/100 (43.12) feet to land of the New Bedford Women's Club;

Thence Westerly in line of last-named land eighty-four (84) feet to said easterly line of South Sixth Street; and

Thence Northerly in said east line of South Sixth Street about fifty-six and 84/100 (56.84) feet to the place of beginning.

Containing 19.24 rods more or less.

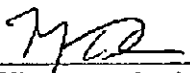
MICHAEL T. FRIAR
ATTORNEY AT LAW
342 UNION STREET
NEW BEDFORD, MASS.

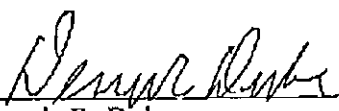
New Bedford, MA
St. 14 South Sixth

Under the pains and penalties of perjury, we Dennis R. Dube and Beverly D. Dube release all rights of homestead in the property at 14 South Sixth Street, New Bedford, Massachusetts being conveyed by this deed and state that said property was not the principal residence of any other person at the time of this conveyance, and that there were no other persons entitled to the protection of the homestead act with respect to the property conveyed hereby.

Being the same premises conveyed to these grantors by deed dated December 19, 2003 which is recorded with the Bristol County S.D. Registry of Deeds in Book 6714, Page 208.

Witness our hands and seals this 11th day of April, 2016.


Witness to both



Dennis R. Dube


Beverly D. Dube

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, SS.,

On this 11th day of April, 2016, before me, the undersigned notary public, personally appeared Dennis R. Dube and Beverly D. Dube (name of document signers), proved to me through satisfactory evidence of identification, which were valid Driver's Licenses, or _____ (source of identification) to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purposes.


Notary Public: Michael T. Friar
My Commission Expires: 1-25-2019



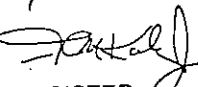
Michael T. Friar
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 25, 2019

Property Address:
14 South Sixth Street
New Bedford, MA

A true copy of instrument as recorded in
Bristol County (S.D.) Registry of Deeds

Book 11654 Page 115

ATTEST:


REGISTER



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 #	46	LOT(S)#	256
ADDRESS: 14 S. 6th St. New Bedford, MA 02740			
OWNER INFORMATION			
NAME: Trevor Reilly			
MAILING ADDRESS: 14 S. 6th St. New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	(508) 415-4868		
EMAIL ADDRESS:	TrevorJReilly@yahoo.com		
REASON FOR THIS REQUEST: Check appropriate			
<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):		

CITY CLERKS OFFICE
NEW BEDFORD, MA
2010 MAR 16 P 1:18

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

9/15/2017

Date

PLANNING
SEP 14 2017
DEPARTMENT

September 14, 2017

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 14 South Sixth Street (46-256). 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
46-62	21 S SIXTH ST	SOUTH COASTAL COUNTIES LEGAL, SERVICES, INC P O BOX 2507 FALL RIVER, MA 02722
46-185	101 SCHOOL ST	NATIVITY PREPARATORY SCHOOL / NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-59	17 S SIXTH ST	ZEMAN MICHAEL "TRUSTEE", DONALD ZEMAN LIVING TRUST 58 TOBEY LANE 26413 Doverstone Street DARTMOUTH, MA 02742 Bonita Springs, FL 34135
46-69	20 S SIXTH ST	YWCA OF SOUTHEASTERN MASSACHUSETTS, INC., 20 SOUTH SIXTH STREET NEW BEDFORD, MA 02740
46-70	103 SCHOOL ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-256	14 S SIXTH ST	DUBE DENNIS R, DUBE BEVERLY D Trevor J. + Kate A. Reilly 28 MARION ROAD 14 South Sixth Street MATTAPOISETT, MA 02739 New Bedford, MA 02740
46-57	13 S SIXTH ST	FRIEDLAND SHELDON, 13 SO SIXTH ST NEW BEDFORD, MA 02740
46-63	72 SPRING ST -74	AGUIAR LOUIS F "TRUSTEE", N B REALTY TRUST 12 SO SIXTH ST NEW BEDFORD, MA 02740
46-64	66 SPRING ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740



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_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 600