



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: Proposed Self Storage Facility by: SITEC, Inc. dated: Jan 2, 2018

#### 1. Application Information

Street Address: 91 Cove Street

Assessor's Map(s): 21 Lot(s) 53

Registry of Deeds Book: 12183 Page: 50

Zoning District: Industrial B/Cove Street Mill Overlay District

Applicant's Name (printed): Green River Development, LLC

Mailing Address: 430 Franklin Village Dr #123 Franklin MA 02038  
(Street) (City) (State) (Zip)

Contact Information: (617) 625-3940 john.christopher@greenriverdevelopment.com  
Telephone Number Email Address

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

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

Site Plans Cover Sheet, Sheets 1-10  
Building Floor Plans/Elevations  
Project Report w/Drainage Calculations

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.

2/12/18

Date

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: Warehouse/storage with vacant space

Proposed Use of Premises: Self Storage 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 Applicant proposes to convert approximately 149,300 SF of a mill building into a self storage facility. The remainder of the building, approximately 80,000SF will remain vacant at this time. The project will include the removal of a loading dock from the courtyard area of the complex as well as the removal of a small addition located on the north face of the storage building. A new parking facility with a drive in garage component is proposed. A Special Permit is requested under Section 3120 of the Zoning Ordinance to allow 73 parking spaces where 620 spaces are required. The parking requirement is calculated as a high value due to the fact that self storage parking requirements are not specifically identified in the Ordinance requiring the calculation to be based on a "use not specifically listed".

## 4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	121,012 SF	N/A	121,012 SF
Lot Width (ft)	280 ft	N/A	280 ft
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	229,400SF	N/A	229,400SF
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	229,400SF	N/A	229,400SF
Building Height (ft)	65'	100'	65'
Front Setback (ft)	0'	25'	0'
Side Setback (ft)	0'	25'	0'
Side Setback (ft)	18'	25'	18'
Rear Setback (ft)	22'	25'	22'
Lot Coverage by Buildings (% of Lot Area)	62.24%	50%	62%
Permeable Open Space (% of Lot Area)	3.6%	20%	4%
Green Space (% of Lot Area)	3.6%	20%	4%
Off-Street Parking Spaces	17	620	73
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	5	10	3

**5. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>unknown</u>	<u>30</u>
b) Number of employees:	<u>unknown</u>	<u>5</u>
c) Hours of operation:	<u>N/A</u>	<u>6AM-7PM</u>
d) Days of operation:	<u>unknown</u>	<u>Sun-Sat</u>
e) Hours of deliveries:	<u>unknown</u>	<u>6AM-7PM</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other:	<u>variable</u>

**6. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Green River Development, LLC

at the following address: 430 Franklin Village Dr #123, Franklin, MA 02038

to apply for: Site Plan Review/Special Permit

on premises located at: 91 Cove Street

in current ownership since: August 25, 2017

whose address is: 91 Cove Street, New Bedford, MA 02744

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

whose address is: 23219 West 30th Street North, Haskell, OK 74436

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 12183 Page: 50

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.

2/12/18  
Date

[Signature]  
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\_General1.dwg

12-34\_Generale.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 \_\_\_\_\_

## **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.



*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 #	21	LOT(S)#	53
ADDRESS: 73 Cove Street <i>(91 Cove St)</i>			
OWNER INFORMATION			
NAME: Woodnb, LLC.			
MAILING ADDRESS: 23219 W 30th Street N, Haskell, OK 74436			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Alison Cesar - SITEC, Inc.			
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road			
TELEPHONE #	(508)998-2125		
EMAIL ADDRESS:	acesar@sitec-engineering.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input 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 <i>(Please explain):</i>		

PLANNING  
FEB 01 2018  
DEPARTMENT

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

*2/5/2018*  
Date



February 2, 2018

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 73 Cove Street (21-53). 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
15-61	88 COVE ST - 96	DEMATOS RUI M, 31 BOLTON ROAD SO DARTMOUTH, MA 02748
15-62 SS	COVE ST	BELOLI ANA P, 106 AQUIDNECK STREET NEW BEDFORD, MA 02744
21-21	50 MORTON CT - 52	BOUTHILLETTE PAUL M, BOUTHILLETTE NORMA J <del>P O BOX 40582</del> 705 SW 19th Street NEW BEDFORD, MA 02744 Cape Coral, FL 33991
21-29	30 MORTON CT	SOUTH COAST MILLS LLC, 57 COVE STREET NEW BEDFORD, MA 02744
21-41	12 MORTON CT	DOBSON SALLY P, 12 MORTON COURT NEW BEDFORD, MA 02744
21-37	10 MORTON CT	MARK FELIX, MARK SYLVIA <del>3 YANKEE WAY</del> 101 E2 Chestnut Street Apt 1 NORTH DARTMOUTH, MA 02747 Foxborough, MA 02035
21-36	14 MORTON CT	<del>ROCHA MARCELO, C/O RODA SARAIVA</del> Lucia DaSilva c/o Rosa 1098 RHONDA DRIVE NEW BEDFORD, MA 02745 Saraiva
21-25	18 MORTON CT	PACZOSA JACK, 20 MORTON COURT NEW BEDFORD, MA 02744
21-24	24 MORTON CT	MARTINS MANUEL A, 24 MORTON COURT NEW BEDFORD, MA 02744
21-22	44 MORTON CT	GIBBONS KEVIN A, 44 MORTON COURT NEW BEDFORD, MA 02744
21-38	48 MORTON CT	VIEIRA ANTONIO M, VIEIRA ANGELINA M 48 MORTON CT NEW BEDFORD, MA 02744
21-53	91 COVE ST	<del>JR MILLS LLC,</del> WOODNB LLC <del>73 COVE STREET</del> 23219 W. 36th Street N. NEW BEDFORD, MA 02744 Haskell, OK 74436
21-45 NS	45 COVE ST	CITY OF NEW BEDFORD, 133 WILLIAM ST NEW BEDFORD, MA 02740



February 2, 2018

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 73 Cove Street (21-53).  
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and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
21-50	34 GIFFORD ST	<del>CENTER FOR HEALTH AND HUMAN SERVICES INC</del> Gifford Street <del>P.O. BOX 2097</del> 6100 Tower Circle - Ste 1000 <del>NEW BEDFORD, MA 02741</del> Franklin, TN 37067 Wellness Center LLC
21-30	46 HARBOR ST -92	HATHAWAY MILLS LLC, 57 COVE STREET NEW BEDFORD, MA 02744
15-120	68 COVE ST	<del>DUTRA MANUEL S, DUTRA CLEMENTINA B</del> 68 COVE STREET NEW BEDFORD, MA 02744
15-212	106 COVE ST	MIRANDA MARIA C 'TRS', MURTOSA REALTY TRUST 185 NORWELL STREET NEW BEDFORD, MA 02740
15-59	96 COVE ST -98	DEMATOS RUI M, DEMATOS ROSA B 31 BOLTON ROAD SO DARTMOUTH, MA 02748
15-87	82 COVE ST	BELOLI ANA P, 106 AQUIDNECK STREET NEW BEDFORD, MA 02744
15-89 55	COVE ST	BELOLI ANA P, 106 AQUIDNECK STREET NEW BEDFORD, MA 02744



8-422

8-420

8-383

8-423

8-375

8-379

8-393

8-398

8-356

8-382

8-366

8-399

AQUIDNECK ST

8-174

8-171

8-169

8-167

8-166

8-163

8-197

8-194

8-193

8-190

8-189

8-187

8-425

8-5

MINA ST

8-97

8-95

8-100

8-99

8-101

BELLEVUE ST

8-217

8-215

8-213

8-211

8-209

8-208

8-207

8-205

8-237

8-235

8-233

8-231

8-230

8-228

8-227

BELLEVUE ST

8-141

8-140

8-139

8-143

8-145

8-146

RICKETSON ST

6-1

6-76

6-75

6-74

6-73

6-72

6-71

6-70

6-69

6-68

DOUGLAS ST

RIVERVIEW TER

RIVERVIEW TER

6-65

6-66

6-67

6-63

0 25 50 100 150 200 Feet







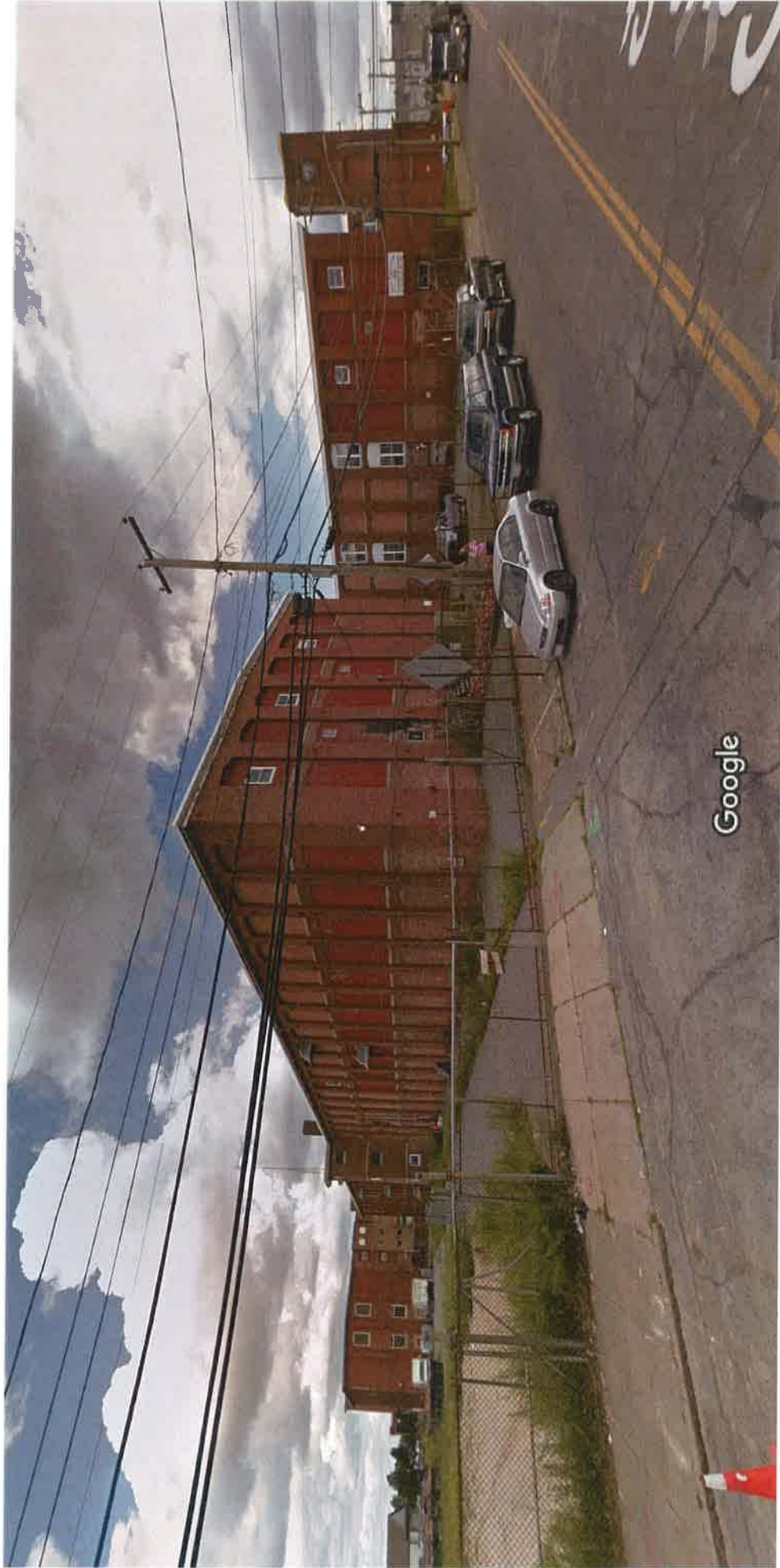


Image capture: Aug 2017 © 2018 Google

New Bedford, Massachusetts



Street View - Aug 2017



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New Bedford, Massachusetts



Google, Inc.

Street View - Aug 2017





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