



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE  
NEW BEDFORD, MA

## PLANNING BOARD

CITY

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 0274

### SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: PLOT PLAN by: MICHAEL WALKER D/B LLC dated: 1/9/2018

#### 1. Application Information

Street Address: 102-104 ROCKDALE

Assessor's Map(s): 17 Lot(s) 23, 24

Registry of Deeds Book: \_\_\_\_\_ Page: \_\_\_\_\_

Zoning District: R + BUS 80' BACK MUB

Applicant's Name (printed): \_\_\_\_\_

Mailing Address: 1 STONEHILL COURT WESTPORT MA 02790  
(Street) (City) (State) (Zip)

Contact Information: 508-264-4734

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:

ARCHITECTS PLOT PLAN - SHEETS P1 & P2  
CERTIFIED ABUTTER'S LIST  
NARRATIVE  
LOCUS PLAN  
DEED

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.

1/9/18  
Date

[Signature]  
Signature of Applicant

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- ☐ Residential  
☒ Commercial  
☐ Industrial  
☐ Mixed (Check all categories that apply)

Construction

- ☐ New Construction  
☐ Expansion of Existing  
☐ Conversion  
☐ Rehabilitation

Scale

- ☒ < 2,000 gross sq feet  
☐ > 2,000 gross sq feet  
☐ 3 or more new residential units  
☐ 1 or more new units in existing res. multi-unit  
☐ Drive Thru Proposed  
☐ Ground Sign Proposed  
☐ Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises:

DONUT SHOP

Proposed Use of Premises:

DONUT SHOP

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

NONE

4. Briefly Describe the Proposed Project:

RE-OPEN EXISTING DRIVE-THROUGH

5. Please complete the following:

|  | Existing    | Allowed/Required | Proposed    |
|--|-------------|------------------|-------------|
| Lot Area (sq ft) <u>(LOTS 23 &amp; 24)</u> | <u>8000</u> | <u>8000</u>      | <u>-</u>    |
| Lot Width (ft)                             | <u>80'</u>  | <u>80'</u>       | <u>-</u>    |
| Number of Dwelling Units                   | <u>-</u>    | <u>-</u>         | <u>-</u>    |
| Total Gross Floor Area (sq ft)             | <u>1600</u> | <u>1600</u>      | <u>1600</u> |
| Residential Gross Floor Area (sq ft)       | <u>-</u>    | <u>-</u>         | <u>-</u>    |
| Non-Residential Gross Floor Area (sq ft)   | <u>1600</u> | <u>1600</u>      | <u>1600</u> |
| Building Height (ft)                       | <u>14'</u>  | <u>14'</u>       | <u>14'</u>  |
| Front Setback (ft)                         | <u>35'</u>  | <u>35'</u>       | <u>35'</u>  |
| Side Setback (ft) <u>(R)</u>               | <u>35</u>   | <u>35</u>        | <u>35</u>   |
| Side Setback (ft) <u>(L)</u>               | <u>17'</u>  | <u>17</u>        | <u>17</u>   |

|   | EXIST | ALLOW/REQD | PROPOSED |
|---|-------|------------|----------|
| Rear Setback (ft)                         | 25'   | 25'        | 25'      |
| Lot Coverage by Buildings (% of Lot Area) | 20%   | 20%        | 20%      |
| Permeable Open Space (% of Lot Area)      | 6%    | 6%         | 6%       |
| Green Space (% of Lot Area)               | 6%    | 6%         | 6%       |
| Off-Street Parking Spaces                 | 10    | 10         | 10       |
| Long-Term Bicycle Parking Spaces          | 0     | 0          | 0        |
| Short-Term Bicycle Parking Spaces         | 0     | 0          | 0        |
| Loading Bays                              | 1     | 1          | 1        |

**6. Please complete the following:**

a) Number of customers per day:

Existing

Proposed

149

225

b) Number of employees:

9

9

c) Hours of operation:

5AM - 8PM

d) Days of operation:

6 DAYS/WK

e) Hours of deliveries:

AM

AM

f) Frequency of deliveries: ☐ Daily

WEDNESDAYS

☒ Weekly

☐ Monthly

☐ Other: \_\_\_\_\_

**7. Planning Board Special Permits:**

**NA**

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

**8. ZBA Variances and Special Permits:**

**NOTICE:** Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

**NA**

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_

**NA**

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_

**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: 102-104 ROCKDALE AV. N.B.

at the following address: 102-104 ROCKDALE AVE

to apply for: SITE PLAN REVIEW

on premises located at: 102-104 ROCKDALE AVE N.B.

in current ownership since: JANUARY 15th 2017

whose address is: 1 STONEWALL CT., WESTPORT MA 02790

for which the record title stands in the name of: 102-104 ROCKDALE, LLC

whose address is: 1 STONEWALL CT., WESTPORT MA 02790

by a deed duly recorded in the:

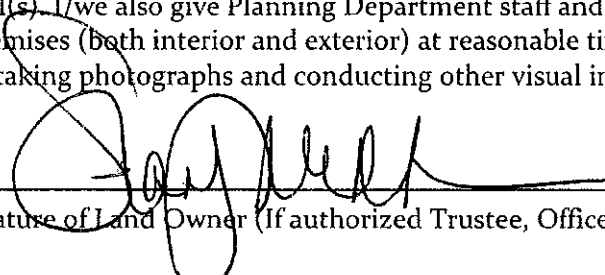
Registry of Deeds of County: BRISTOL Book: 11901 Page: 68

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.

1/11/2018

Date

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

Narrative regarding Site Plan Approval for the re-opening of the Donut Factory Drive-Thru, located at 102 Rockdale Avenue, New Bedford, MA.

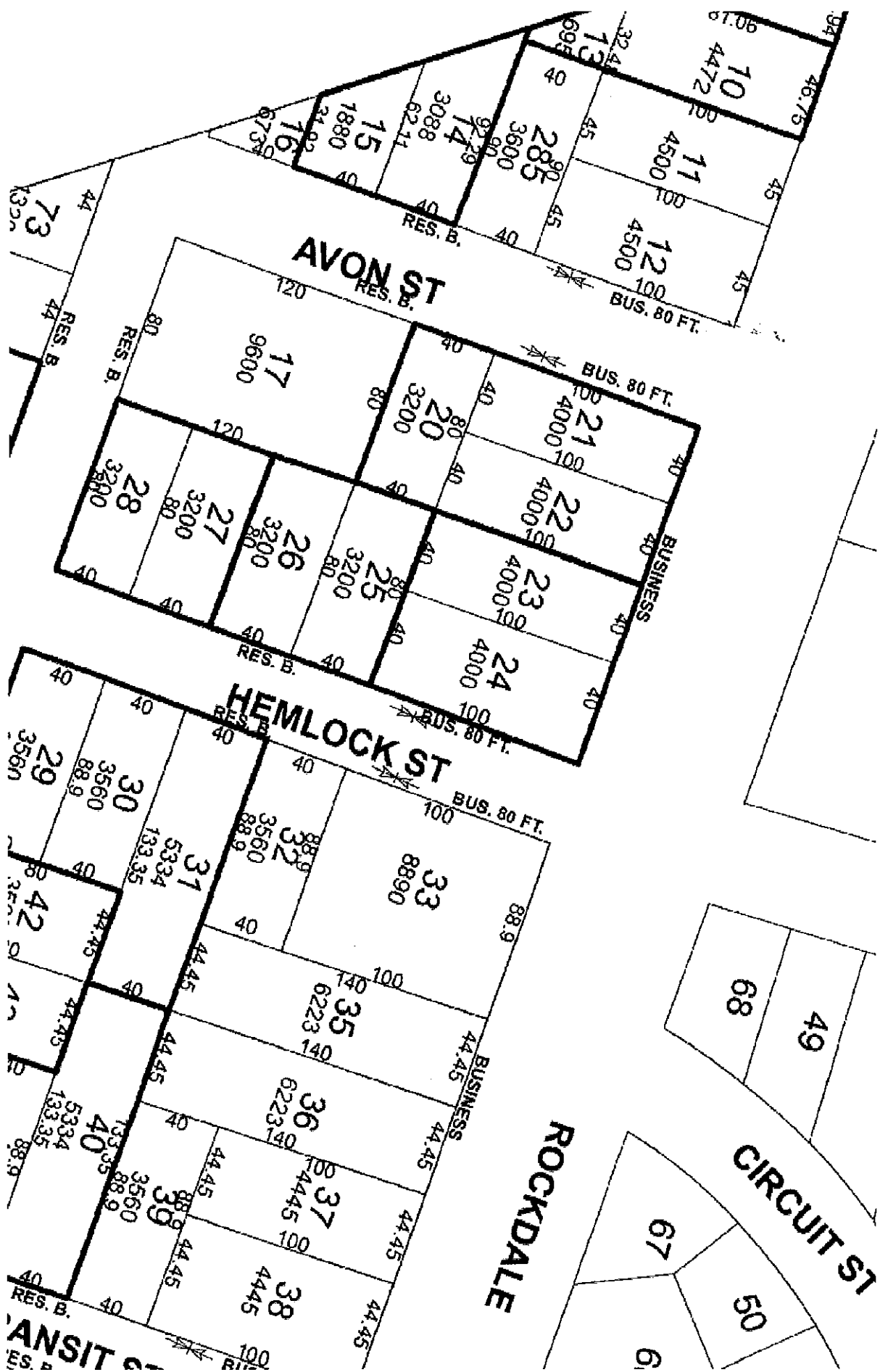
The Supreme Donut Shop has been operating under an occupancy permit originating in 1982 and has continued in operation under the original occupancy permit until it was closed for alterations on April 20, 2017 when the shop was voluntarily closed for alterations. Alterations were to refurbish the sales area and develop an expanded inventory including premium coffees, pastries, distinctive donuts sandwiches and other items now part of the updated menus associated with coffee shops.

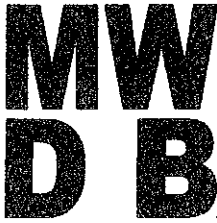
Prior to the temporary shut-down the Supreme Donut Shop (as it was known prior to the alteration) had an occupancy of 19 persons and contained a drive-thru coffee station. The drive through coffee station has remained continuously operational and unchanged since 1982 according to city records. The occupancy remains at 19 persons.

The parking lot and drive through have been patch paved and a concrete apron has been installed at the drive through window replacing the original asphalt. Pavement grading remains unchanged and as a result storm drainage remains unchanged. A catchbasin is installed at the right rear in proximity with the trash dumpster. A review of the police log regarding the facility shows any indication of on-premise accidents.

The city of New Bedford has installed granite curbing and a new five foot wide concrete sidewalk with a two foot wide grass verge behind the curbing along the west side of Hemlock Street. In addition, two street trees have been planted in the grass verge. This improvement will eliminate the use of the sidewalk for overflow parking along the east sideyard of the donut factory.

We respectfully request that the Zoning board approve the re-activation of the drive-through donut station, keeping in mind that the donut shop has been in continuous operation for a period of approximately 35-years. The on site traffic and the use of the property is unchanged during the thirty-five years of continuous use under an occupancy permit granted in 1982.





**MICHAEL WALKER DESIGN/BUILDER, LLC**

500 Horseneck Road  
South Dartmouth, MA 02748  
Tel: (508) 287-4313 Fax: (508) 300-6051  
e-mail: mwdb@comcast.net  
michaelwalkerarchitect.com

Michael Walker, A.I.A.

January 8, 2018

City of New Bedford  
133 William Street, Room 303  
New Bedford, MA 02740  
(508) 979 1488

Tel: 508-627-6185


RE: Request for Waiver

Gentlemen:

Speaking for the owner, this letter represents a request for a waiver from site plan review requirements for the donut shop located at 102-104 Rockdale Avenue on the basis that the technical requirements of Section 5430 and 5440 apply to largew properties under development and that the subject property is totally developed. The propose project does not involve any development and consists only of re-opening a functioning and existing drive-thru window.

Respectfully yours,

Michael Walker Design Builder, LLC

  
Michael Walker, AIA, NCARB  
Manager



*City of New Bedford*  
**REQUEST FOR WAIVER**

**CASE #:**

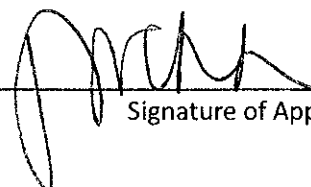
**APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS**

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

**Any granted waivers must be disclosed on the final submitted and approved site plan.**

| SUBJECT PROPERTY   |  |   |   |
|--|--|---|---|
| ASSESSOR'S MAP PLOT#   | 17   | LOT(S)#                                     | 23, 24  |
| REGISTRY OF DEEDS BOOK:  |  | PAGE #                                      |   |
| PROPERTY ADDRESS: 102-104 ROCKDALE AVE.                        |  |   |   |
| ZONING DISTRICT: MUB BUS. 80 FT. BACK                          |  |   |   |
| OWNER INFORMATION  |  |   |   |
| NAME: JACQUELYN WEBB   |  |   |   |
| MAILING ADDRESS: 1 STONEHILL COURT, WESTPORT MA 02790          |  |   |   |
| APPLICANT/CONTACT PERSON INFORMATION                           |  |   |   |
| NAME (IF DIFFERENT): (SAME)                                    |  |   |   |
| APPLICANT'S RELATIONSHIP TO THE PROPERTY:<br><i>Check one:</i> | OWNER<br><input checked="" type="checkbox"/> | CONTRACT<br>VENDEE <input type="checkbox"/> | OTHER<br><i>Describe</i> <input type="checkbox"/> _____ |
| MAILING ADDRESS (IF DIFFERENT):<br>(SAME)                      |  |   |   |
| TELEPHONE #  | 508-264-4734                                 |   |   |
| EMAIL ADDRESS:   | mwdb@comcast.net                             |   |   |

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

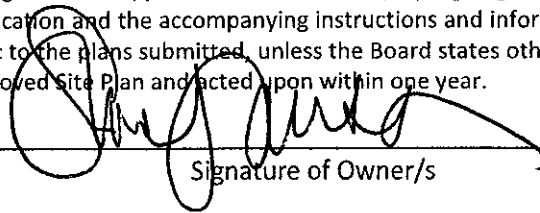
  
\_\_\_\_\_  
Signature of Applicant/s

1/1/18  
\_\_\_\_\_  
Date



If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.


  
 Signature of Owner/s


  
 Date

| DESCRIPTION | Ordinance Section |   | CLEARLY Describe why this request is being made.  |
|-------------|-------------------|---|---|
|             | 1                 | ***Example***<br>5451. b.<br>Topography and Drainage Plan | ***Example***<br>There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered. |
|             | 2                 | 5430-5440<br>SITE PLAN REVIEW                             | THE SITE EXISTS AND HAS BEEN IN OPERATION FOR APPROXIMATELY 35YRS UNINTERRUPTED. S.P.R. needed to REACTIVATE USE OF DRIVE-THRU AS A RESULT OF RENOVATIONS.                        |
|             | 3                 |   |   |
|             | 4                 |   |   |

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

☐

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:



# Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate  
Item Submitted.

For subparts of the required plans, please mark as follows:

☐ X = Shown on Plans    ☐ W = Waiver Requested    ☐ NA = Not Applicable

Staff    Applicant

1. **Completed Application Form** (with all required signatures; 16 Copies)

2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

3. **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).



**3a. Cover Sheet, to include the following information:**

- ☐ **Title Block**
  - ☐ Project name/title
  - ☐ Assessor's map and parcel number(s)
  - ☐ Registry Book and Page
  - ☐ Name and address of property owner
  - ☐ Name and address of Engineer / Architect / Landscape Architect
  - ☐ Name and address of developer
  - ☐ Revision Date Block
  - ☐ Street Number and/or Lot Number
- ☐ **Zoning Requirements Table (Indicate Required vs. Provided)**
  - ☐ Zoning District
  - ☐ Lot Area
  - ☐ Lot Frontage
  - ☐ Front, Side & Rear Setbacks of Buildings and Parking Areas
  - ☐ Building Height
  - ☐ Lot Coverage
  - ☐ Green Space
  - ☐ Off-Street Parking Spaces
  - ☐ Compact Parking Spaces
  - ☐ Accessible Parking Spaces
  - ☐ Van Accessible Parking Spaces
  - ☐ Screening Buffers
  - ☐ Percentage of Lot that is Upland
  - ☐ Total Square Footage of Upland
- ☐ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)
- ☐ **Plan Index** with latest revision date of each individual plan



**3b. Existing Conditions Plan**

- ☐ Name of Surveyor or Surveyor Firm
- ☐ Date of survey
- ☐ Property lines with bearings and distances
- ☐ Monuments set/found at all lot corners
- ☐ Easements with bearings and distances suitable for registry filing
- ☐ Names of all abutters
- ☐ Street names
- ☐ Benchmark locations (Based on USGS NGVD – show year)
- ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- ☐ Existing 21E Contaminated Site Information
- ☐ Existing Buildings and Structures
  - ☐ Area of building
  - ☐ Number of stories
  - ☐ Principal use
  - ☐ Setbacks from property lines
  - ☐ Floor elevations
  - ☐ Door locations with sill elevations



**Existing Topography:**

- ☐ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
- ☐ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
- ☐ Existing parking/paved areas including pavement type (parking, walkways, etc.)
- ☐ All Existing Curbcuts
- ☐ Listing of all existing utility owners and contact info located within the project limits
- ☐ Adequate utility information outside the site to verify proposed utility connections
- ☐ All utility pipe types, sizes, lengths, and slopes
- ☐ All utility structure information including rim and invert elevations
- ☐ All existing easements within 50 feet of property line-Identify any utility within the easement
- ☐ All existing utility easements with bearings and distances
- ☐ Existing pavement markings within site and on connecting roads
- ☐ Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
- ☐ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
- ☐ Streams, water courses, swales and all flood hazard areas
- ☐ Rock Outcroppings
- ☐ Test pit locations including groundwater depths when encountered
- ☐ Historic buildings within 250 feet of the subject property

**3c. Demolition Plan**



- ☐ **Existing Conditions Plan plus:**
- ☐ Existing Buildings and Structures to be removed/demolished
- ☐ Existing parking/paved areas to be removed/demolished
- ☐ Existing utilities to be removed/demolished
- ☐ Existing hydrants to be removed
- ☐ Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
- ☐ Dust Control Measures
- ☐ Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

**3d. Construction/Layout Plan**



- ☐ Proposed Buildings and Structures

**Staff**   **Applicant**

**W**

- ☐ Area of building or additions
- ☐ Number of stories
- ☐ Principal use
- ☐ Floor elevations
- ☐ Door locations with sill elevations
- ☐ Setback dimensions from property lines
- ☐ Out-buildings, detached garages, temp. construction trailers, etc.
- ☐ Proposed Topography, including but not limited to:
  - ☐ Proposed contours at 2' intervals
  - ☐ Curb type(s) and limits
  - ☐ Parking lot setbacks to property line
  - ☐ Lighting / Poles / Guys
  - ☐ Parking lot grades (not to exceed 5% or be less than 0.5%)
  - ☐ Signs (include sign schedule)
  - ☐ Walls
  - ☐ Pavement markings
  - ☐ Parking spaces (delineated and dimensioned)
  - ☐ Loading areas / Loading Docks / Platforms
  - ☐ Fences
  - ☐ Accessible parking spaces & aisles
  - ☐ Dumpster(s), Compactor(s) & Pads
  - ☐ Wheelchair ramps
  - ☐ Spot Grades at 4 Building Corners
  - ☐ Sidewalks
  - ☐ Overall Plan Showing Areas of Cut & Fill
  - ☐ Pavement type(s)
- ☐ Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.
- ☐ Grading at entrance-show spot grades if required
- ☐ Emergency Vehicle Access
- ☐ Truck Access (WB-50 unless otherwise approved by City Engineer)
- ☐ Snow Storage Areas, with limits of any fence protection (if applicable)
- ☐ Construction notes, including the following notes:
  - Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.
  - Any work and material within the City right-of-way shall conform to the City of New Bedford requirements
  - All handicap parking, ramps, and access shall conform to AAB & MAAB requirements
  - All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
  - All pavement markings and signs shall conform to MUTCD requirements

**2e. Grading and Drainage Plan**

**W**

- ☐ Existing Conditions Plan and Construction/ Layout Plan plus:
- ☐ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

**Staff** | **Applicant**



- ☐ Proposed parking lots, sidewalks, islands, etc.
  - Parking lot grades shall not exceed 5% or be less than 0.5 %
- ☐ Floor elevations & door locations
- ☐ Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- ☐ Adequate information off site to verify proposed drain connections
- ☐ Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- ☐ Utility easements with bearings and distances suitable for registry filing
- ☐ Delineation of all stockpile areas
- ☐ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- ☐ For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- ☐ A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

**3f. Utility and Grading Plan** (Show appropriate info from Existing Conditions & Construction/Layout Plan)



- ☐ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
  - Adequate utility information outside the site to verify proposed utility connections
  - All utility pipe types, sizes, lengths, and slopes
  - All utility structure information including rim and invert elevations
  - Any utility access vaults
  - All utility access handholes
  - All water services, hydrants, gates, shutoffs, tees
  - Utilities shall be underground if possible
  - All transformer locations
  - Required utility easements with dimensional bearings and distances
- ☐ Force main, if required, conforming to City of New Bedford requirements
- ☐ Water main loop
- ☐ Sewer profile showing all utility crossings
- ☐ Sections through detention basin(s)
- ☐ Include the following notes:
  - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
  - All water and sewer material and construction shall conform to the City of New Bedford requirements

| Staff | Applicant |
|-------|-----------|
|-------|-----------|

- |  |  |
|--|--|
|  | <ul style="list-style-type: none"><li>• All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled</li><li>• The City shall be notified at least 24 hours prior to the required inspections</li></ul> <p><input type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.</p> |
|--|--|

|  |   |
|--|---|
|  | <p><b>3g. <u>Landscape Plan</u></b></p> |
|--|---|



- |  |  |
|--|--|
|  | <p><input type="checkbox"/> Location, species &amp; size of all proposed plantings</p> <p><input type="checkbox"/> All existing landscaping to be removed or retained</p> <p><input type="checkbox"/> Plant and tree legend</p> <p><input type="checkbox"/> Delineate &amp; label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments</p> <p><input type="checkbox"/> Snow storage areas</p> <p><input type="checkbox"/> Proposed irrigation methods (on-site wells to be used unless otherwise approved)</p> <p><input type="checkbox"/> Verify sight distances at entrances</p> |
|--|--|

|  |   |
|--|---|
|  | <p><b>3h. <u>Erosion Control Plan</u></b> (show appropriate information from Existing Conditions and Construction/Layout Plans)</p> |
|--|---|



- |  |  |
|--|--|
|  | <p><input type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes</p> <p><input type="checkbox"/> Anti-tracking BMP area at all construction entrances</p> <p><input type="checkbox"/> Dust Control (Methods of)</p> <p><input type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks</p> <p><input type="checkbox"/> Delineation of all temporary stockpile areas</p> <p><input type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access</p> <p><input type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles</p> <p><input type="checkbox"/> Include the following notes:</p> <ul style="list-style-type: none"><li>• All BMP erosion control measures shall be in place prior to demolition or any site work.</li><li>• Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.</li><li>• Maintenance specifications for all proposed erosion and sedimentation controls.</li></ul> |
|--|--|

|  |                                     |
|--|-------------------------------------|
|  | <p><b>3i. <u>Floor Plan</u></b></p> |
|--|-------------------------------------|



- |  |  |
|--|--|
|  | <p><input type="checkbox"/> Include complete floor plan of all floors (entire building), including existing &amp; proposed work</p> <p><input type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes</p> <p><input type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls</p> <p><input type="checkbox"/> For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project</p> |
|--|--|

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- ☐ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

**3j. Building Elevations**



- ☐ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☐ For additions/alterations: label existing and new construction, as well as items to be removed
- ☐ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☐ Show any exterior mechanical, duct work, and/or utility boxes
- ☐ Include dimensions for building height, wall length and identify existing and proposed floor elevations

**3k. Sign Plan**



- ☐ Fully-dimensioned color elevations for all proposed signs
- ☐ Total square footage of existing signs and total square footage of proposed signs
- ☐ Existing and proposed sign locations on site plan
- ☐ Existing and proposed materials and methods of lighting for all signs

**3l. Lighting Plan**



- ☐ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- ☐ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☐ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☐ New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- ☐ Provide Cut Sheet for All Lighting Fixtures

**3m. Detail Sheets (Typical Details)**



- |  |  |
|--|--|
| <input type="checkbox"/> Pavement Section Detail                   | <input type="checkbox"/> Sewer Manhole Detail (26" cover)                        |
| <input type="checkbox"/> Sidewalk Detail                           | <input type="checkbox"/> Detention / Retention Basin Sections (from plan)        |
| <input type="checkbox"/> Curb Detail                               | <input type="checkbox"/> Detention Basin Outlet Structure Detail                 |
| <input type="checkbox"/> Driveway Detail                           | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details       |
| <input type="checkbox"/> Wheel Chair Ramp Detail                   | <input type="checkbox"/> Infiltration Device Details                             |
| <input type="checkbox"/> Concrete Pad Detail                       | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input type="checkbox"/> Catch Basin Detail                        | <input type="checkbox"/> Bollards  |
| <input type="checkbox"/> Drainage Manhole Detail                   |  |
| <input type="checkbox"/> Water/Sewer Trench Details (12" envelope) |  |



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- ☐ Water and Sewer Trench Sections
- ☐ Anti-Seepage Collar Detail
- ☐ Flared End Detail
  - ☐ Rip Rap Detail
  - ☐ Straw bales/Silt Fence Detail
  - ☐ Silt Sac Detail
  - ☐ Compost Filter Tube Detail
  - ☐ Light Pole Foundation Detail
  - ☐ Retaining Wall Details
  - ☐ Tree/Shrub Planting Detail

- ☐ Sign Detail
- ☐ Fence Detail
- ☐ Flowable Fill Trench
- ☐ Pavement Marking Details
- ☐ Handicap Parking/Compact Parking Signs
- ☐ Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right)
- ☐ Thrust Block Detail

**4. Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
- Evidence of compliance with parking and off-street loading requirements
- The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
- Identification of all land that will become common or public land
- Any other evidence necessary to indicate compliance with the zoning ordinance
- A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
- A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

**5. Certified Abutters List** (16 copies)

**6. Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

**7. Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

**8. Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

**9. Stormwater Management Report** (9 Copies), if required, comprised of the following:

- ☐ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- ☐ Overall Project Description
- ☐ Existing Conditions

| Staff | Applicant |
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- |  |  |
|--|--|
|  | <ul style="list-style-type: none"><li><input type="checkbox"/> Proposed Improvements</li><li><input type="checkbox"/> Proposed Conditions</li><li><input type="checkbox"/> Hydrologic Analysis for Existing &amp; Proposed Conditions for Milestone Storm Event Intensities</li><li><input type="checkbox"/> Stormwater Management Regulations</li><li><input type="checkbox"/> Summary</li><li><input type="checkbox"/> Appendix - Existing/Proposed Conditions Plans showing the following:<ul style="list-style-type: none"><li><input type="checkbox"/> Overall Existing Subcatchment Area Table<ul style="list-style-type: none"><li>• Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)</li></ul></li><li><input type="checkbox"/> Soil Classifications Table (Existing Soils)<ul style="list-style-type: none"><li>• Map Unit Symbol, Map Unit Name, Hydrologic Soil Code</li></ul></li><li><input type="checkbox"/> Overall Proposed Subcatchment Area Table<ul style="list-style-type: none"><li>• Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)</li></ul></li><li><input type="checkbox"/> Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)<ul style="list-style-type: none"><li>• Map Unit Symbol, Map Unit Name, Hydrologic Soil Code</li></ul></li></ul></li><li><input type="checkbox"/> Appendix - Hydrologic Analyses<ul style="list-style-type: none"><li><input type="checkbox"/> HydroCAD Software Analyses (or equivalent software) Analyses (Existing &amp; Proposed Conditions)</li></ul></li><li><input type="checkbox"/> Appendix - Illicit Discharge Certification (signed &amp; dated)</li></ul> |
|--|--|

#### **10. Electronic PDF and AutoCAD Files**

- |  |   |
|--|---|
|  | <ul style="list-style-type: none"><li><input type="checkbox"/> Shall consist of a CD with a printed CD Label in a CD case</li><li><input type="checkbox"/> CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D</li><li><input type="checkbox"/> All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.<ul style="list-style-type: none"><li>• AutoCAD Drawing format (.dwg)</li><li>• Adobe Portable Document Format (.pdf)</li></ul></li><li><input type="checkbox"/> PDF files shall be created from within the AutoCAD environment and contain Layer information.</li><li><input type="checkbox"/> 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.</li><li><input type="checkbox"/> <b><u>File Naming:</u></b><p>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.</p></li></ul> |
|--|---|

| Staff | Applicant |
|-------|-----------|
|-------|-----------|

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

|  |   |
|--|---|
|  | <b>11. Application Fee</b> (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: \_\_\_\_\_

DE: 11961 PM 89



DE: 11961 PM 89  
For DEED 0118201/011821

NOTARY PUBLIC  
STATE OF MASSACHUSETTS  
COMMISSION EXPIRES 12/31/99  
My Comm. No. 123456789

**QUITCLAIM DEED**

I, **YIANNIS DAVOS, TRUSTEE, ROCKDALE AVENUE REAL ESTATE TRUST**,  
just dated June 30, 1998 and recorded in Bristol County Book 1978, Page 743 for  
consideration paid of Two Hundred Thousand (\$200,000.00) grants to 102-194  
**ROCKDALE AVENUE, LLC, 1 Bay Road, Court, Westport, MA 02793 with QUITCLAIM**  
**COVENANTS:**

**FIRST PARCEL**

Beginning at the northeastern corner of the land to be conveyed as a point  
formed by the intersection of the southerly line of Rockdale Avenue with the westerly  
line of Hemlock Street

Thence southerly by said westerly line of Hemlock Street 100 feet to 102-29 on a  
plan hereunto referred to

Thence southerly by said westerly line of Hemlock Street 100 feet to 102-29 on a  
plan hereunto referred to

Thence northerly in line of lot owned by 100 feet to said southerly line of  
Rockdale Avenue 40 feet to the POINT OF BEGINNING

Containing 14.50 square rods more or less and being lot 31 on plan of Escondido  
Terrace, made by F.M. Mahant, C.E., dated May 1914 and recorded in Bristol County  
S.D. Registry of Deeds, Plan Book 14, Page 64

**SECOND PARCEL**

Beginning at the northeast corner of the land to be conveyed at a point in the  
southerly line of Rockdale Avenue 40 feet distant thereon westerly from the westerly line  
of Hemlock Street

Thence southerly in a line parallel with Hemlock Street 100 feet

Thence westerly 40 feet

Thence northerly 100 feet to the southerly line of Rockdale Avenue, and

Thence easterly more or less 40 feet to the point of beginning

Containing 14.50 square rods more or less and being lot 30 on a Plan of  
Escondido Terrace made by F.M. Mahant, C.E., dated May 1914 and recorded in Bristol  
County S.D. Registry of Deeds, Plan Book 14, Page 64

For my true use dated July 30, 1998 recorded in Bristol County Book 1978 Page  
743

YIANNIS DAVOS, TRUSTEE  
ROCKDALE AVENUE REAL ESTATE TRUST

YIANNIS DAVOS, TRUSTEE  
ROCKDALE AVENUE REAL ESTATE TRUST

WITNESS MY HAND AND SEAL THIS 18<sup>th</sup> day of January, 2017.

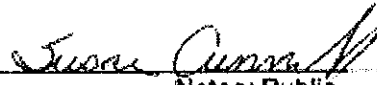
ROCKDALE AVENUE REAL ESTATE TRUST

  
YIANNIS DAVOS, TRUSTEE

Bristol, ss

COMMONWEALTH OF MASSACHUSETTS

On this 18<sup>th</sup> day of January, 2017, before me, the undersigned Notary Public, personally appeared YIANNIS DAVOS, who proved to me through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.

  
\_\_\_\_\_, Notary Public  
My Commission Exp. July 24, 2020



SUSAN M. CUNIFF  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
November 2, 2023



*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 #  | 17                                  | LOT(S)# | 24 23 |
| ADDRESS: 102 Rockdale Ave  |                                     |         |       |
| OWNER INFORMATION  |                                     |         |       |
| NAME: Stanley Webb   |                                     |         |       |
| MAILING ADDRESS:<br>1 Stonewall Ct<br>Westport, MA 02740.              |                                     |         |       |
| APPLICANT/CONTACT PERSON INFORMATION                                   |                                     |         |       |
| NAME (IF DIFFERENT):<br>Jacquie Webb                                   |                                     |         |       |
| MAILING ADDRESS (IF DIFFERENT):<br>102-104 ROCKDALE AVE. NB, MA 02740. |                                     |         |       |
| TELEPHONE #  | 508-264-4734                        |         |       |
| EMAIL ADDRESS:   | donutfactories@yahoo.com            |         |       |
| REASON FOR THIS REQUEST: Check appropriate                             |                                     |         |       |
| <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 (Please explain):             |         |       |

PLANNING  
DIVISION  
OCT 24 2017  
DEPARTMENT

2018 JAN 11 P 3:41  
CITY CLERK  
NEW BEDFORD, MA

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

10/26/2017  
Date

October 25, 2017

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 102 Rockdale Avenue (17-23). 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  |
|--------|---------------------|--|
| 18-112 | 109 ROCKDALE AVE    | LOTZ NELSON HOCKERT- "TRS", 109 ROCKDALE REALTY TRUST<br>P O BOX 790<br>MATTAPOISETT, MA 02739   |
| 18-68  | 91 ROCKDALE AVE -95 | <del>RAFFA ATTILIO J, RAFFA LUCILLE</del> MA Raffa's Mill LLC<br><del>85 ROCKDALE AVENUE</del> 3945 Riverside Avenue<br><del>NEW BEDFORD, MA 02740</del> Somerset, MA 02726                          |
| 17-32  | 276 HEMLOCK ST      | DEMELLO EDUARDA M,<br>276 HEMLOCK STREET<br>NEW BEDFORD, MA 02740  |
| 17-33  | 90 ROCKDALE AVE -96 | NETO MANUEL F "TRS", MANUEL F NETO LIVING TRUST<br>13 COUNTRY CLUB BLVD<br>NO. DARTMOUTH, MA 02747   |
| 18-69  | 105 ROCKDALE AVE    | AREC 21 LLC,<br>2727 N CENTRAL AVENUE<br>PHOENIX, AZ 85004   |
| 17-21  | 108 ROCKDALE AVE    | RODNEY STREET REAL ESTATE LLC,<br>32 PIERCE STREET<br>ROCHESTER, MA 02770  |
| 17-23  | 102 ROCKDALE AVE    | <del>YIANNIS DAVOS "TRS", ROCKDALE AVENUE REAL ESTATE TRUST</del><br><del>855 BROADWAY STREET</del> 1 Stonehill Court 102-104 Rockdale<br><del>RAYNHAM, MA 02767</del> Westport, MA 02790 Avenue LLC |
| 17-25  | 279 HEMLOCK ST      | BAPTISTA MANUEL F "TRUSTEE", ELVAS REALTY TRUST<br>600 DARTMOUTH STREET<br>SO DARTMOUTH, MA 02748  |
| 17-30  | 282 HEMLOCK ST      | DEMELO TONY R,<br>11 ANTHONY TERRACE<br>NEW BEDFORD, MA 02740  |
|        |                     |  |
|        |                     |  |
|        |                     |  |
|        |                     |  |