



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

18-02
PLANNING
DEC 15 2017
DEPARTMENT

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: Site Plan by: Farland Corp. dated: December 15, 2017

1. Application Information

Street Address: 127 Duchaine Boulevard

Assessor's Map(s): 133 Lot(s) 21 and portion of 12

Registry of Deeds Book: 4877 Page: 287

Zoning District: Industrial C

Applicant's Name (printed): Heike Milhench

Mailing Address: 127 Duchaine Blvd New Bedford MA 02745
(Street) (City) (State) (Zip)

Contact Information: (508) 995-8331 heike@milhench.com
Telephone Number Email Address

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

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

Site Plan
Stormwater Management Report

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.

12/15/17

Date

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. 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: Warehouse

Proposed Use of Premises: Warehouse

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

4. Briefly Describe the Proposed Project:

A 90' x 200' addition beginning on the northeast corner of the existing structure. Relocating the existing loading docks to the south side of the building, and providing access for tractor trailers to new loading docks. Will also include additional parking spaces and associated grading and utilities.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	216,685	0	304,3700
Lot Width (ft)	375	0	525.75
Number of Dwelling Units	0	0	0
Total Gross Floor Area (sq ft)	29,662.6	108,343	47,682
Residential Gross Floor Area (sq ft)	0	0	0
Non-Residential Gross Floor Area (sq ft)	29,662.6	108,343	47,682
Building Height (ft)	25-30	100	25-30
Front Setback (ft)	60	25	51
Side Setback (ft)	50.8	25	200.8
Side Setback (ft)	223	25	134

Rear Setback (ft)	207	25	207
Lot Coverage by Buildings (% of Lot Area)	13.7	50	15.6
Permeable Open Space (% of Lot Area)	3	20	3.5
Green Space (% of Lot Area)	68.8	20	69.1
Off-Street Parking Spaces	14	13/17	35
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	4	3	5

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>5</u>	<u>8</u>
b) Number of employees:	<u>33</u>	<u>36</u>
c) Hours of operation:	<u>7am - 10pm</u>	<u>7am - 10pm</u>
d) Days of operation:	<u>M-F</u>	<u>M-F</u>
e) Hours of deliveries:	<u>7am - 3pm</u>	<u>7am - 3 pm</u>
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

7. Planning Board Special Permits:

☐ 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.

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

Specify zoning code section & title

☐ 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: Heike Milhench

at the following address: 127 Duchaine Boulevard

to apply for: _____

on premises located at: 127 Duchaine Boulevard

in current ownership since: 2001

whose address is: 127 Duchaine Boulevard

for which the record title stands in the name of: Arthur L. Milhench, Trustee

whose address is: 127 Duchaine Boulevard

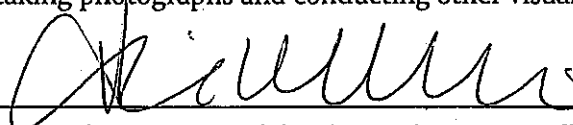
by a deed duly recorded in the:

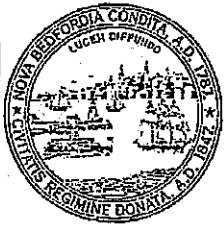
Registry of Deeds of County: Bristol Book: 133 Page: 21

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.

12/15/17
Date


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



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 #	133
LOT(S)#	21 & Portion of 12
ADDRESS: 127 Duchaine Boulevard, New Bedford, MA 02745	
OWNER INFORMATION	
NAME: Milhench 2001 Nominee Trust	
MAILING ADDRESS: 127 Duchaine Boulevard, New Bedford, MA 02745	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Stevie Carvalho	
MAILING ADDRESS (IF DIFFERENT): 401 County Street, New Bedford, MA 02740	
TELEPHONE #	508-717-3479
EMAIL ADDRESS:	scarvalho@farlandcorp.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):

PLANNING
AUG 10 2017
DEPARTMENT

CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 REC 15 P 12:2

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

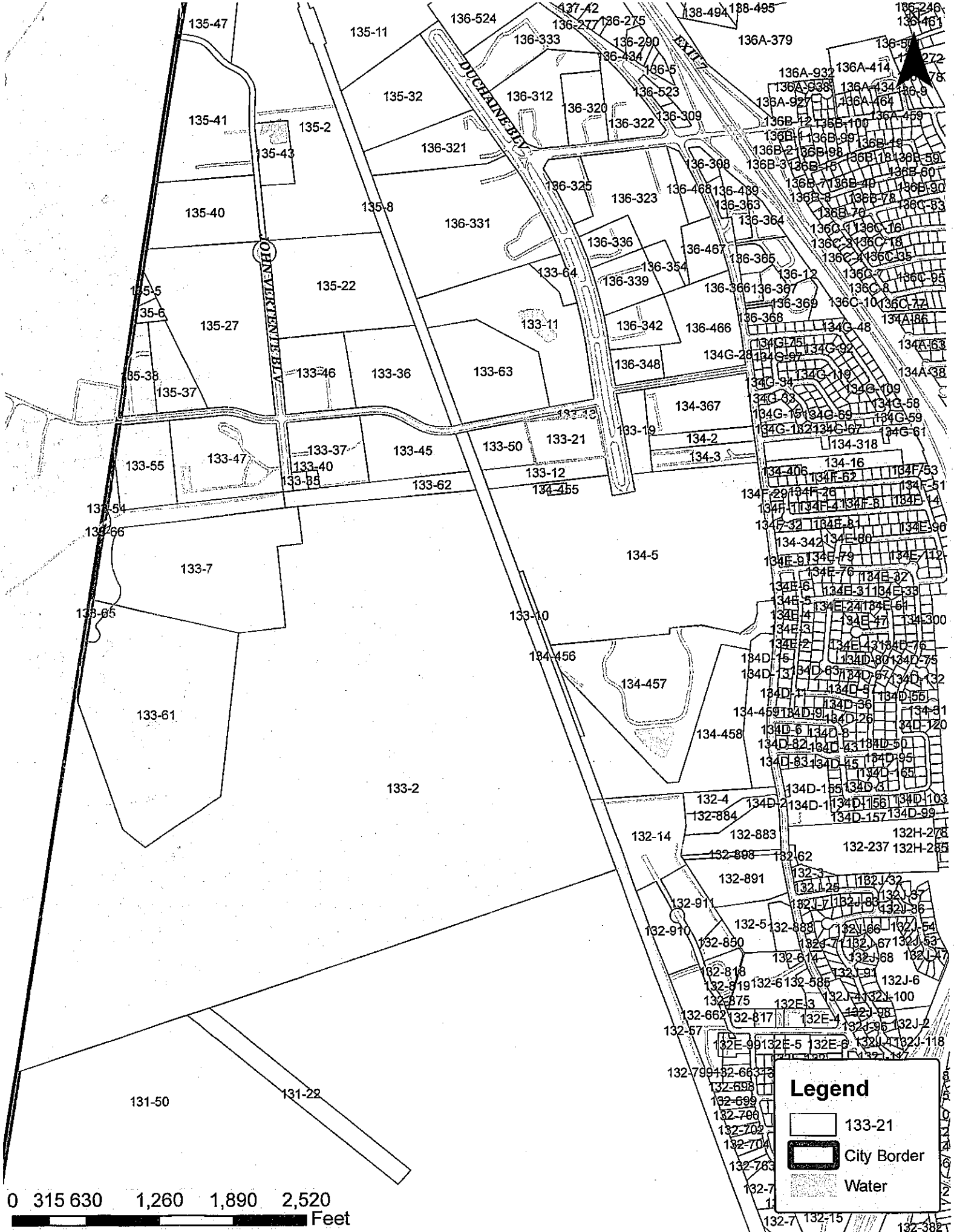
Printed Name

Judith Mordahl

Signature

8/14/2017

Date



August 11, 2017

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 127 Duchaine Blvd (133-21 & 12). 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
133-2 ES	JOHN VERTENTE BLVD	COMMONWEALTH OF MASSACHUSETTS, 251 CAUSEWAY STREET BOSTON, MA 02114
133-45	50 SAMUEL BARNETT BLVD	C P BOURG INC, 50 SAMUEL BARNET BLV NEW BEDFORD, MA 02745
134-455	107 DUCHAINE BLVD	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740
133-62 SS	SAMUEL BARNETT BLVD	GNBIF/POLAROID LLC, C/O CORPORATE REAL ESTATE 227 UNION STREET 1213 Purchase Street NEW BEDFORD, MA 02740
133-12 E-ES	SAMUEL BARNETT BLVD	GREATER NEW BEDFORD, INDUSTRIAL FOUNDATION 227 UNION ST RM 607 1213 Purchase Street Unit 2 NEW BEDFORD, MA 02740
133-10	RIGHT OF WAY	PENN CENTRAL CO, CONSOLIDATED RAIL CORP P O BOX 8097 500 Water Street Dept J910 PHILADELPHIA, PA 19101 Jacksonville, FL 32200
133-50	30 SAMUEL BARNETT BLVD	IMTRA CORPORATION, 30 SAMUEL BARNET BLVD NEW BEDFORD, MA 02745
133-21 -127-D	127 DUCHAINE BLVD	MILHENCH ARTHUR L "TRUSTEE", MILHENCH 2001 NOMINEE TRUST (THE) 127 DUCHAINE BLVD NEW BEDFORD, MA 02745
133-13 WS	DUCHAINE BLVD	GREATER NEW BEDFORD, INDUSTRIAL FOUNDATION 227 UNION STREET RM 607 1213 Purchase Street Unit 2 NEW BEDFORD, MA 02740
134-5	100 DUCHAINE BLVD	LOGAL LLC, C/O ERIC DE COSTA 89 BLACKMER STREET 100 Duchaine Blvd. NEW BEDFORD, MA 02744 02745
133-19	126 DUCHAINE BLVD	N E PLASTICS CORP, 310 SALEM ST WOBURN, MA 01801

KNOW ALL MEN BY THESE PRESENTS that I, ARTHUR L. MILHENCH of Marion, Plymouth County, Massachusetts, for consideration paid, and in full consideration of One and 00/100 (\$1.00) Dollars grant to Arthur L. Milhench, Trustee of THE MILHENCH 2001 NOMINEE TRUST, of even date and recorded herewith with a mailing address of 24 Point Road, Marion, Massachusetts 02738 with QUITCLAIM COVENANTS the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

Beginning at a cement bound in the westerly line of Duchaine Boulevard, and in the northerly line of an easement to the New Bedford Gas & Edison Light Company

SOUTH 84° 30' 50" WEST five hundred eighty-three and 44/100 (583.44) feet to a cement bound at land now or formerly of said Greater New Bedford Industrial Foundation; thence

NORTH 10° 15' 37" WEST by last named land, three hundred seventy-four and 99/100 (374.99) feet to a cement bound at other land now or formerly of said Foundation; thence

NORTH 84° 30' 50" EAST by last named land, five hundred eighty-three and 44/100 (583.44) feet to a cement bound set in the westerly line of Duchaine Boulevard; thence

SOUTHERLY in the westerly line of Duchaine Boulevard in an arc of a circle having a radius of fifteen thousand nine hundred eleven and 98/100 (15,911.98) feet, three hundred seventy-five (375) feet to the point of beginning.

Containing five (5) acres.

Being Parcel P as shown on a "Plan of Land in New Bedford, Mass., Southeastern, Mass. Development Corporation, New Bedford Industrial Found., Scale 1" - 200', Sept. 29, 1965, Tibbetts Engineering Corp., New Bedford, Mass." on file with the Bristol S. D. Registry of Deeds in Plan Book 73, Page 24.

Being the same premises conveyed by deed of Robert A. Hoagland and Gertrude F. Hoagland to Arthur L. Milhench dated April 23, 1984 and recorded in Bristol County (S.D.) registry of Deeds in Book 1890, Page 394.

Said premises are subject to mortgages, easement rights, and restrictions of record to extent the same remain in force and effect.

GRANTEE'S
Address: 24 Point Road
Marion, Massachusetts

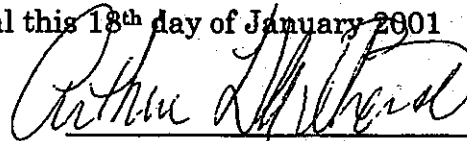
The address in the margin is
not part of this conveyance.
Its accuracy has not been verified

DOWNNEY & DOWNNEY, P.C.
700 Pleasant Street, Fourth Floor
P.O. Box 8936
New Bedford, MA 02742

- 2 -

Said premises are conveyed subject to real estate taxes for the current fiscal year, which the Grantee, by the acceptance of this deed, hereby assumes and agrees to pay.

WITNESS my hand and seal this 18th day of January 2001



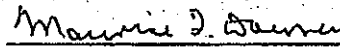
ARTHUR L. MILHENCH

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

January 18, 2001

Then personally appeared the above named ARTHUR L. MILHENCH
and acknowledged the foregoing instrument to be his free act and deed
before me,



Maurice F. Downey, Notary Public

My Commission expires: 09-16-05

