



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

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: BP 17-ELEVEN # 32439 by: LSI GRAPHIC SOLUTIONS dated: 12/6/2017

#### 1. Application Information

Street Address: 1389 PHILLIPS ROAD  
Assessor's Map(s): 132 Lot(s): 585  
Registry of Deeds Book: 10111 Page: 135  
Zoning District: MUB  
Applicant's Name (printed): HEATHER DUDKO, NATIONAL SIGN CORPORATION  
Mailing Address: 2 PHOEBE WAY WORCESTER, MA 01605  
(Street) (City) (State) (Zip)  
Contact Information: (508) 856-7332 hwodhoptkins@charter.net  
Telephone Number Email Address  
Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other SIGN INSTALLER

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

- SIGN DRAWING
- DENIAL FROM BUILDING INSPECTOR
- ABUTTONS LIST
- COPY OF 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.

12/6/2017

Date

Heather Dudko

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: GAS STATION / CONVENIENCE STORE / GENERAL RETAIL  
 Proposed Use of Premises: NO CHANGE TO USE

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

N/A

4. Briefly Describe the Proposed Project:

ALTER EXISTING GROUND SIGN. EXISTING SIGN HAS 2 (TWO) 25' PANELS (A THIRD IS MISSING OR HAS BEEN REMOVED). PROPOSED SIGN WILL HAVE 3 (THREE) 25' PANELS.

5. Please complete the following: NO CHANGE TO USE OR PROPERTY OR BUILDING.

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	.822 ACRES		N/C
Lot Width (ft)	243.4 ft		N/C.
Number of Dwelling Units	ONE		
Total Gross Floor Area (sq ft)	2382		
Residential Gross Floor Area (sq ft)	N/A		
Non-Residential Gross Floor Area (sq ft)	2382		N/C
Building Height (ft)	10'		N/C
Front Setback (ft)	62.9 ft		N/C
Side Setback (ft)	45.3		N/C
Side Setback (ft)	16		N/C



Rear Setback (ft)	N/A		
Lot Coverage by Buildings (% of Lot Area)	N/A		
Permeable Open Space (% of Lot Area)	N/A		
Green Space (% of Lot Area)	N/A		
Off-Street Parking Spaces	N/A		
Long-Term Bicycle Parking Spaces	N/A		
Short-Term Bicycle Parking Spaces	N/A		
Loading Bays	N/A		

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>100</u>	<u>N/C</u>
b) Number of employees:	<u>7</u>	<u>N/C</u>
c) Hours of operation:	<u>24 HOURS</u>	<u>N/C</u>
d) Days of operation:	<u>7 DAYS</u>	
e) Hours of deliveries:	<u>VARIES</u>	<u>N/C</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.

N/A.

**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

3200 SIGN REGULATIONS  
3250 REGULATION GOVERNING PARTICULAR TYPES OF SIGNS  
13255 GROUND SIGNS IN MUB DISTRICTS.  
 CANNOT EXCEED 25 SQ FT IN AREA  
 NOT MORE THAN 15 FT FROM GROUND TO TOP OF SIGN.

**4. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: HEATHER DRUKO, AGENT NATIONAL SIGN

at the following address: 2 PHOEBE WAY WORCESTER, MA 01605

to apply for: GROUND SIGN ALTERATION

on premises located at: 1389 PHILLIPS ROAD

in current ownership since: 2011

whose address is: \_\_\_\_\_

for which the record title stands in the name of: KARMAL MANAGEMENT LLC

whose address is: 9265 ESTERO RIVER CIRCLE  
ESTERO, FL 33928

by a deed duly recorded in the:

Registry of Deeds of County: SD BEISTOL Book: 10111 Page: 135

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.

11/27/17  
Date

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

**Recording Requested By:**  
KARMAL MANAGEMENT, LLC  
9265 Estero River Circle  
Estero, FL 33928

BK 10111 PG 135  
07/25/11 12:11 DOC. 15188  
Bristol Co. S.D.

\***MAIL RECORDED DEED AND**  
**TAX STATEMENTS TO:**  
KARMAL MANAGEMENT, LLC  
9265 Estero River Circle  
Estero, FL 33928

**This Instrument Prepared by Grantor(s):**  
Michael A. Licciardi and Karen Licciardi  
9265 Estero River Circle  
Estero, FL 33928

Transfer Tax: \$ \_\_\_\_\_

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## **QUITCLAIM DEED**

Property Address: 1389 Phillips Road, New Bedford, MA 02745

THIS QUITCLAIM DEED, made this 19 day of July, 2011 by MICHAEL A. LICCIARDI AND KAREN LICCIARDI, with an address of 9265 Estero River Circle, Estero, FL 33928, hereinafter called Grantor, for in consideration of the sum of \$1.00 and other valuable consideration, receipt of which is acknowledged, does now hereby remise, release and forever **QUITCLAIM** any and all interest they may have in said real property, described below situated in Bristol County, in the State of Massachusetts **subject to** all taxes, covenants, conditions, reservations, assessments, restrictions, mortgages, liens, rights of way and easements of record, of whatsoever kind and nature to:

**KARMAL MANAGEMENT, LLC (GRANTEE)**  
of 9265 Estero River Circle, Estero, FL 33928

the land with the buildings and improvements thereon in New Bedford, Bristol County, Massachusetts, known as 1389 Phillips Road in said New Bedford, bounded and described as follows:

Beginning at an iron pin located on the westerly side of Phillips Road at land now or formerly of Nationwide Developers, Inc.;

Thence running S.  $86^{\circ} 49' 02''$  W., along land now or formerly of Nationwide Developers, Inc., one hundred sixty-six and  $54/100$  (166.54) feet to an iron pipe;

Thence turning at an interior angle  $115^{\circ} 46' 15''$  and running N.  $28^{\circ} 57' 13''$  W., still by land now or formerly of said Nationwide Developers, Inc., two hundred two and  $58/100$  (202.58) feet to a drill hole in a stone;

Thence turning at an interior angle of  $90^{\circ} 00' 00''$  and running N.  $61^{\circ} 02' 47''$  E., still by land now or formerly of said Nationwide Developers, Inc., one hundred fifty and  $00/100$  (150.00) feet to an iron pipe at the westerly side of Phillips Road;

Thence turning at an interior angle of  $90^{\circ} 00' 00''$  and running S.  $28^{\circ} 57' 13''$  E, by Phillips Road, two hundred seventy-five and  $00/100$  (275.00) feet to an iron pipe marking the point of beginning and forming an interior angle of  $64^{\circ} 13' 45''$  with the above mentioned first course;

Containing 35,827 square feet.

The said boundaries are shown on a survey entitled: "Plan of Land in New Bedford, Mass. Surveyed for Mobil Oil Corporation Scale 1" = 40' July 21, 1971 Cattley, Hanack & Richard Engineering Corp. New Bedford, Mass.", recorded in the Southern District Registry of Deed for Bristol County, Plan Book 86, Page 72.

Together with all the right, title and interest of the mortgagor in and to all land lying in all streets, highways, rights of way and gores abutting on or appurtenant to said premises.

Being the premises conveyed to Bank of Boston – Bristol, N.A., by deed of Mobil Oil Corporation, dated May 14, 1985 and recorded in the Bristol County S.D. Registry of Deeds.

Being the same premises conveyed to Grantor by Mortgage of Bank of Boston – Bristol, N.A., dated July 2, 1985, and recorded in Bristol County S.D. Registry of Deeds, Book 1927, Pages 0225 and 0226.

Subject to all covenants, conditions, restrictions, easements, provisions, exceptions, and reservations, if any, contained in former instruments of record.

This conveyance is made and accepted, and said realty is hereby transferred **SUBJECT TO** any taxes due, and subject to any conditions, covenants and restrictions, liens, mortgages and encumbrances now of record (all of which are hereby incorporated herein by this reference into the body of this Instrument as though fully set forth herein), and which shall run with the land and be binding on any transferees, and their successors and assigns.

WITNESS our hands and seals this 19 day of July  
in the year two thousand and eleven (2011).

Signed, sealed and delivered  
in presence of

[Signature]  
Witness Signature

[Signature]  
Witness Signature

[Signature]  
Michael A. Licciardi

[Signature]  
Karen Licciardi

### Commonwealth of Massachusetts

State of Florida )  
County of Lee ) ss.:

On July 19, 20 11 before me the undersigned, a Notary Public in and for said County and State appeared **Michael A. Licciardi and Karen Licciardi** personally known to me (or proven on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within Instrument, and acknowledged to me that the execution of the same in an authorized capacity and that by the signatures on this Instrument the persons or entity(ies) upon behalf of which the persons acted executed the Instrument.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature]

Notary Public

My Commission Expires







## 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 #	132	LOT(S)#	585
ADDRESS: 1389 PHILLIPS ROAD			
OWNER INFORMATION			
NAME: KARMA MAC MGT. LLC			
MAILING ADDRESS: 9265 ESTERO BLVD CIRCLE - ESTERO, FL 33928			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): HEATHER DUSKO			
MAILING ADDRESS (IF DIFFERENT): 2 PHOEBE WAY. WORCESTER, MA 01605			
TELEPHONE #	(508) 856-7332		
EMAIL ADDRESS:	hwoodhops@echarter.net		
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 16 2017  
DEPARTMENT

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

This sheet is NOT part of your ZBA application but you will need to 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

*Julith M. Serdahl*

Signature

8/16/2017

Date



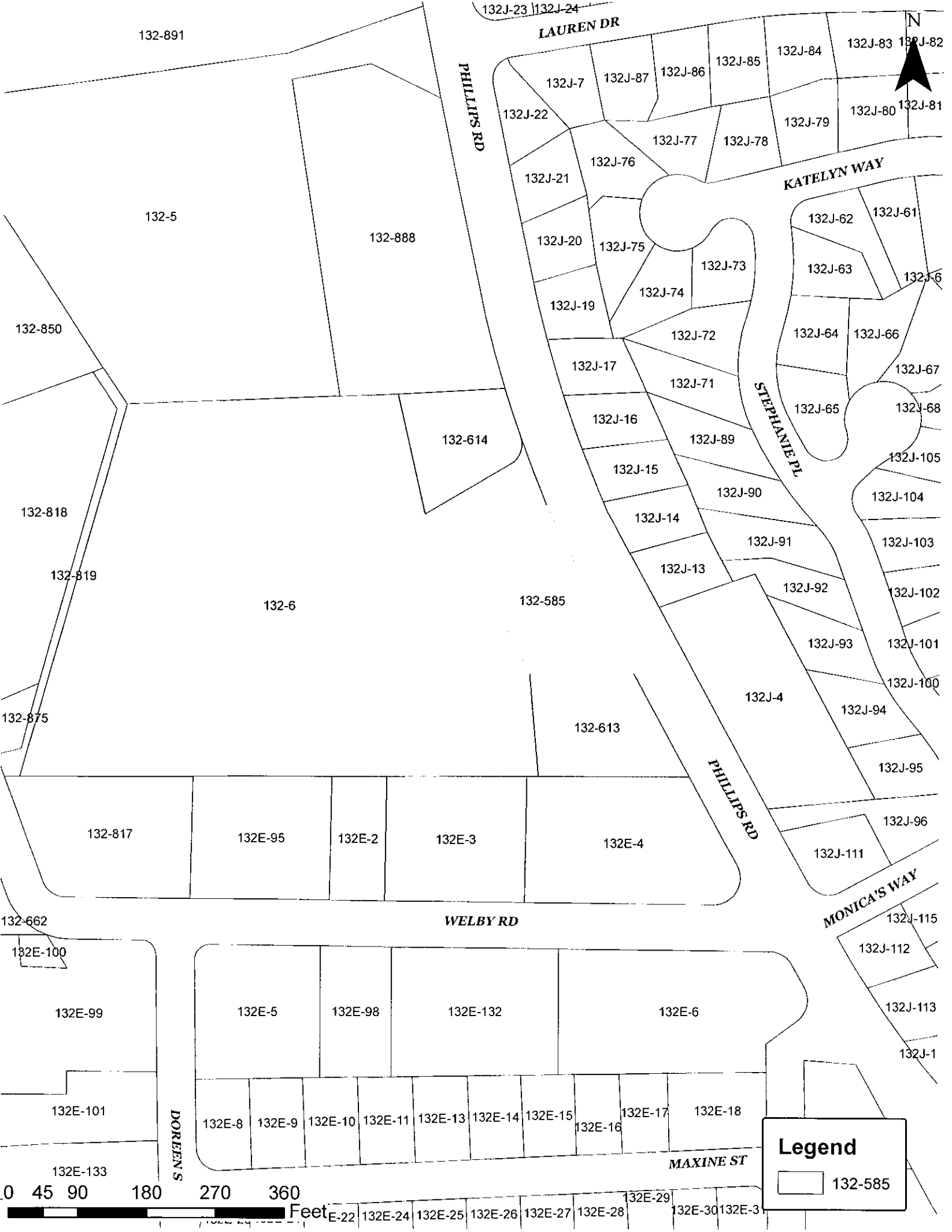
August 16, 2017

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 1389 Phillips Road (132-585). 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
132J-4 <i>ES</i>	PHILLIPS RD	POLISH NATIONAL CATHOLIC CHURCH HOLY CROSS PARISH, COUNTY ST NEW BEDFORD, MA 02740
132-6	1399 PHILLIPS RD	MOBILE-HARBOR LANDING LIMITED, C/O ASPEN REALTY MANAGEMENT 380 UNION STREET - SUITE 300 WEST SPRINGFIELD, MA 01089
132J-16	1408 PHILLIPS RD	LIMA MACLEANS C, LIMA CASSANDRA L 1408 PHILLIPS ROAD NEW BEDFORD, MA 02745
132-614	1411 PHILLIPS RD	PATEL ATULKUMAR S "TRUSTEE", AH REALTY TRUST 1411 PHILLIPS ROAD NEW BEDFORD, MA 02745
132E-2	13 WELBY RD	LIFESTREAM, INC, P O BOX 50487 NEW BEDFORD, MA 02745
132E-3	9 WELBY RD	<del>PINSKY BRUCE V.</del> <i>9 Welby Road LLC</i> 9 WELBY ROAD NEW BEDFORD, MA 02745
132E-4	1 WELBY RD	WELBY PARK ASSOCIATES LLC, 1 WELBY ROAD NEW BEDFORD, MA 02745
132J-13	1388 PHILLIPS RD	RODRIGUEZ ADJOVI R, RODRIGUEZ CAROL A 1388 PHILLIPS ROAD NEW BEDFORD, MA 02745
132-613	1309 PHILLIPS RD	GIN KAM YEE "TRUSTEE", K & W 38 REALTY TRUST 1309 PHILLIPS ROAD NEW BEDFORD, MA 02745
132-585	1389 PHILLIPS RD	KARMAL MANAGEMENT LLC, 9265 ESTERO RIVER CIRCLE ESTERO, FL 33928
132J-14	1394 PHILLIPS RD	SINGHAL PRAVEEN, SINGHAL JAIME A <del>1394 PHILLIPS ROAD</del> <i>3052 Mission Square Drive</i> <del>NEW BEDFORD, MA 02745</del> <i>Fairfax, VA 22031</i>
132J-15	1400 PHILLIPS RD	HACHEM YEHIA Z, HACHEM GHADA M 1400 PHILLIPS ROAD NEW BEDFORD, MA 02745



**Legend**

132-585

