



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740

Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN

DIRECTOR

STAFF REPORT

PLANNING BOARD MEETING

JUNE 14, 2017

Case #22-17: SITE PLAN REVIEW

Case #23-17: SPECIAL PERMIT

874 Purchase Street

Map: 53 Lots: 30, 73, 75 & 77

Applicant's

Agent:

SITEC, Inc.

449 Faunce Corner Road

Dartmouth, MA 02747

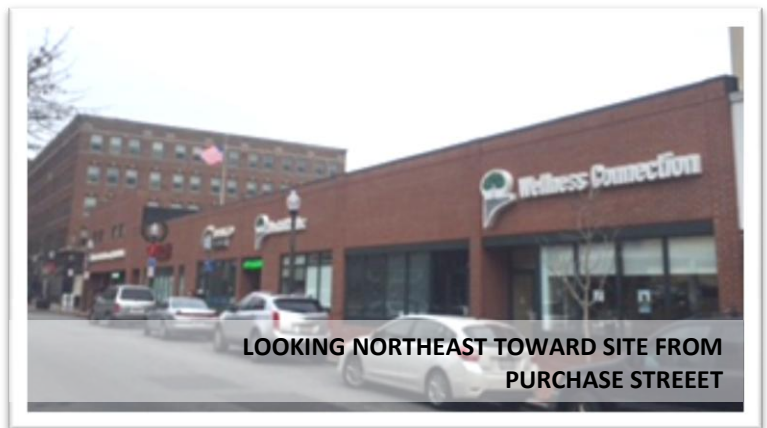
Owner:

Greater New Bedford Community

Health Center, Inc

874 Purchase Street

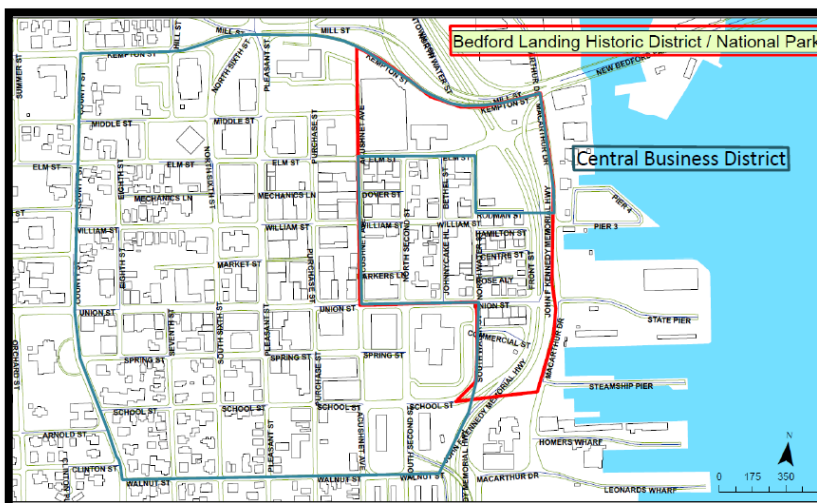
New Bedford, MA 02740



LOOKING NORTHEAST TOWARD SITE FROM
PURCHASE STREET

Overview

Request by applicant for Site Plan approval under **Chapter 9 Comprehensive Zoning. §5400. Site Plan Review** for an 11,138+/- SF expansion to an existing 34,000+/- SF medical center and **§5300. Special Permit** and **§3120** for parking space reduction located at 874 Purchase Street (Map 53, Lots 30, 73, 75 & 77), on a 0.92 acre site in the Mixed Use Business (MUB) zoning district and Central Business District.



The Planning Board previously heard a proposal for expansion of use in 2016 under Case 01-16: Special Permit and 02-16: Site Plan Approval on January 13, 2016, with case continuance to February 10, then final hearing March 9 of 2016. The Notice of Decision for these items is included under Attachment 1. The approved plan for construction expansion of 4,854+/- SF has been modified to now show an increase of 11,131+/- SF and applications are once again before the Board.

The use of this Medical Office, Center or Clinic predates the City of New Bedford 2003 zoning code revision and is a preexisting use. To serve the expansion of use, the applicant is required to provide 86 parking spaces.

Existing Conditions

Renovation construction is proposed at Map 53, Lot 30 (A, B & C), 73, 75 & 77 shown by the City of New Bedford Assessor's parcel look up as 840 Purchase Street, 874 Purchase Street, 391 Acushnet Avenue, and 399 Acushnet Avenue. In total, the site of the Greater New Bedford Community Health Center brick exterior structure encompasses 35,240+/- SF, excluding the 4,982+/- SF rear parking area/courtyard.

This clinic is located at the southeast corner of Purchase and Elm Streets. Linear frontage at Purchase Street where primary ingress and egress occurs is 197.65 feet. Secondary ingress and egress is provided from the courtyard/parking area (Lots 221 and 82) and includes an outdoor picnic table and bike rack. An area is dedicated for a single dumpster on Lot 221. There is an ingress/egress which appears to serve in emergencies along the 200.59 linear frontage at Elm Street, near the intersection of Acushnet Avenue.

Site visit conducted by staff finds eleven (11) parking spaces laid out at the south side of the courtyard/parking lot (221 & 82), three (3) handicap spaces identified at the north side of the courtyard/parking lot, and two (2) additional spaces parallel to the structure located on Lot 73.

Neighboring commercial entities include: Bamboo Garden Restaurant, Rite Aid Corporation, Verizon New England, Olympia Building, and the Bank of America building. A private parking lot is located at the southwest corner of Purchase and Elm Streets.

Proposed Conditions

This is a zero lot line urban reconstruction project, running from edge of pavement to edge of pavement. The applicant intends to add a second level for pediatric health care services above a portion of the Purchase Street frontage of the building. The proposed addition will extend 75 feet east of the Purchase Street building face and will run 148' five (5) inches along Purchase Street from the southern property line. The existing footprint of the structure will not be altered. Construction materials have not been specified. Clarification is needed on the specification and type of construction materials to be used for the exterior finish.

Hours of operation will remain 7:00 a.m. to 8:00 p.m. Sunday to Saturday. Deliveries are weekly with varying schedule.

Anticipated project completion is 10-12 months, at an estimated cost of \$2,000,000.00.



Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

Outside of this, no further comments from city offices were received in this matter.

Site Plan Review

Plans submitted for consideration:

The submittal is shown as the Greater New Bedford Community Health Center-Pediatric Floor Addition for 838-874 Purchase Street in New Bedford, MA, dated May 5, 2017, prepared by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747;

And

GNBCHC-Pediatric Project Floor Addition for 838-852 Purchase Street, New Bedford, MA, dated 3/27/2017, prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, 10 Whiteweed Drive, Dartmouth, MA 02747 consisting of six (6) sheets;

A check box is provided next to recommended revisions.

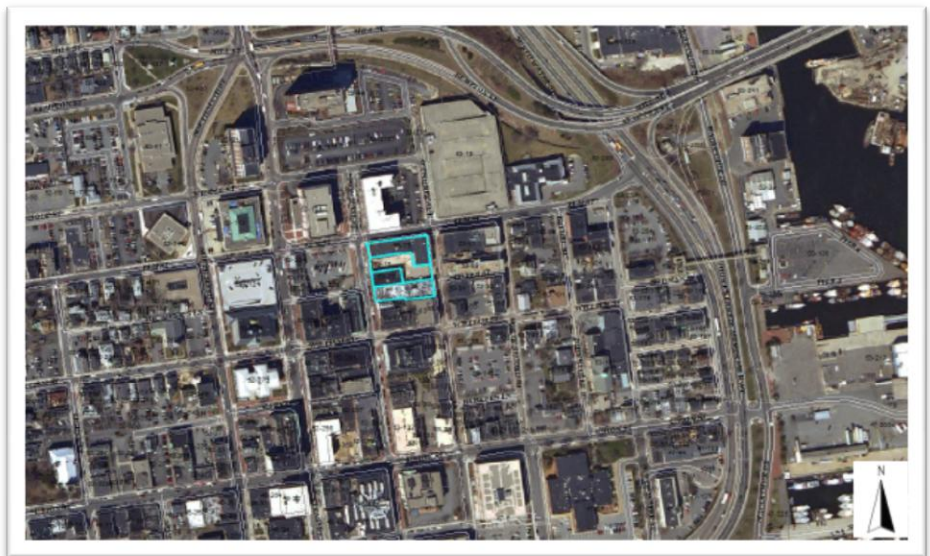
Cover Sheet

- ☐ Change location of site to simplify to read: 874 Purchase Street. Renovation construction is proposed at Map 53, Lot 30 (A, B & C), 73, 75 & 77 which is shown by the City of New Bedford Assessor's parcel look up as 840 Purchase Street, 874 Purchase Street, 391 Acushnet Avenue, and 399 Acushnet Avenue.

Locus Plan (Sheet 1 of 2)

Existing/Proposed Conditions (Sheet 2 of 2)

- ☐ Provide year of NGVD datum.
- ☐ Staff recommends an added note: Any minor modifications (as determined by the City Planner and City Engineer) to the information shown on the approved site plans shall be submitted to the City Planner and City Engineer as a Minor Plan Revision for approval prior to the work being performed.



Upper Floor Plan-Proposed (SD2) Schematic Design (SD3)

- ☐ Re-title **Building Elevations**, as stipulated on Site Plan Review Checklist
 - ☐ Identify/provide all existing and proposed exterior materials, treatments and colors-including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Staff recommends that material specifications for the exterior expansion should be reviewed and approved by the Planning Board or City Planner before construction commences.
- ☐ Show/provide details of proposed new exterior elements

- ☐ Show any exterior mechanical, duct work, and/or utility boxes

Schematic Design (SD5)

- ☐ Re-title **Building Elevations**, as stipulated on Site Plan Review Checklist

Waivers

The applicant has provided several waiver petitions as reflected on the **Request for Waiver** form with this case submittal for the Planning Board's consideration. An applicant/owner must list all waivers, with typos corrected, granted by the Planning Board on plan sheets.

Special Permit for Parking Reduction

As per **Appendix C-Table of Parking & Loading Regulations** of the zoning ordinance, the applicant is required to provide **86** parking spaces for the intended use. Lots 224 & 82 provide **14** parking spaces with access from Acushnet Avenue. The applicant currently utilizes the Elm Street Garage for employee/patient parking with shuttle service is provided to and from GNCHC.

The applicant seeks relief for the balance of **72** parking spaces required under the ordinance.

Appendix C-Table of Parking & Loading Regulations

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Offices: General, professional, business, banks, medical clinics and laboratories , radio and television stations; office of non-profit educational, cultural, or charitable organizations.	One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area.	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area.

When considering an application for Special Permit, the Board takes into account the characteristics of the site and of the proposal in relation to that site, in addition to any specific factors that may be set forth under Section 5300 of the zoning ordinance. As to those thresholds, the staff offers the following considerations:

- **Social, economic, or community needs which are served by the proposal.**
According to the Greater New Bedford Community Health Center, Inc., website <http://www.gnbchc.org/> the Greater New Bedford Community Health Center is committed to providing high quality, integrated care for all patients regardless of their ability to pay. The proposed expansion of this facility will allow GNBCHC to improve productivity for patient care and provide positive business growth and development for the New Bedford healthcare sector.
- **Traffic flow and safety, including parking and loading.**
On February 17, 2010 and March 9, 2016 the Planning Board granted Special Permits for Parking Reduction to GNBCHC. A shuttle provides service between Elm Street Garage and the medical center/clinic. The applicant states a large number of patients utilize public transportation or are within walking distance to the facility.
- **Adequacy of utilities and other public services.**
Whereas the applicant is renovating an existing structure within an area with complete utility and public services, there is no issue with this adequacy. A solar array is installed on the roof. The property is served by municipal water and sanitary sewer.
- **Neighborhood character and social structures.**

The City of New Bedford Tax Assessor's parcel data describes the structure as having been constructed in 1890. In 1993 the health care clinic moved to its present location at 874 Purchase Street witnessing multiple expansions in services and funding. Exterior remodeling was last completed in June 2010 for the third story addition at 874 Purchase Street.

- **Impacts on the natural environment**

The applicant is renovating an existing structure and should, therefore, maintain and care for existing landscape area surrounding the building.

- **Potential fiscal impact, including impact on City services, tax base, and employment**

As the City of New Bedford Master Plan states in Chapter 5. Jobs and Business, the well being of any community is often measured by the strength of its economy. The GNBHNC presents via their website a strong history of protecting the public health through quality, accessible, and culturally competent primary health care by providing services for men, women and children. The intent is to add ten (10) employees to the existing 220 and increase the level of care from 300 to 315 patients per day.



10. Deed – Bristol County (S.D) Registry of Deeds Land Court Certificate #18295 (Book 92, Page 197)
11. Deed – Bristol County (S.D) Registry of Deeds Book 3957, Page 128
12. Deed – Bristol County (S.D) Registry of Deeds Book 3399, Page 259
13. Photos
14. Plan Set



PLANNING BOARD
City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508) 979-1488
www.newbedford-ma.gov

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	01-16 and 02-16			
Request Type:	Special Permit and Site Plan Approval			
Address:	838-842 Purchase Street			
Zoning:	Mixed Use Business (MUB) and Central Business District			
Recorded Owner:	Greater New Bedford Community Health Center, Inc			
Applicant:	Greater New Bedford Community Health Center, Inc			
Applicant Address:	874 Purchase Street, New Bedford, MA 02740			
Application Submittal Date		Public Hearing Dates		Decision Date
December 11, 2015		January 13, February 10 and March 9, 2016		March 22, 2016
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
53	30 (30A, 30B & 30C)	11076	125	

Application: **Case 01-16** Request for Special Permit for reduction of parking spaces, and **Case 02-16** Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Streets [Map 53, Lots 30 (30A, 30B & 30C)], in the Mixed Use Business zoning district and Central Business District.

Action on Case 01-16: GRANTED, WITH THE FOLLOWING CONDITIONS: (Same as those under Case 02-16)

Action on Case 02-16: GRANTED, WITH THE FOLLOWING CONDITIONS:

Special Permit and Site Plan approvals granted with the following conditions:

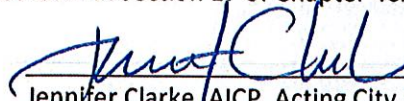
1. Upon completion of the project, the applicant shall review the proposal to secure parking at the Elm Street garage with the Zoning Code Enforcement Officer.
2. The revised project as presented to the Planning Board on March 9, 2016 is to be constructed so the roof line rises no greater than six feet below the abutting property to the south of the proposed expansion.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on March 22, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance. Any person

aggrieved by this decision for Special Permit has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 17 of Chapter 40A of the General Laws of Massachusetts.

3.21.16

Date


Jennifer Clarke, AICP, Acting City Planner
Agent for the Planning Board

1) APPLICATION SUMMARY

The petitioner submitted an application for SITE PLAN APPROVAL under Chapter 9 Comprehensive Zoning, Section 5400, and SPECIAL PERMIT FOR REDUCTION IN PARKING, Section 3100, relative to property listed above located in a Mixed Use Business and Central Business District zoning district.

To adequately serve the Greater New Bedford Community Health Care Center needs, the proposal for site improvements includes a one-story of 4854 SF +/-expansion at 838-840 Purchase Street (Map 53, Lot 30). The applicant seeks relief under the ordinance for the required eighty-six (86) parking spaces. Currently, the health clinic provides ten (10) on-site parking spaces; an additional thirty (32) off-site parking spaces at the Elm Street garage were also noted. It is the intent of the applicant to seek additional 8-10 spaces at the Elm Street garage to meet the parking requirement.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal was shown as the Proposed GNBCHC HIIP Project for 838-842 Purchase Street in New Bedford, MA dated 12/09/2015, prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, Inc., 10 Whitewood Drive, Dartmouth, MA 02747, with Existing & Proposed Conditions Plan dated January 28, 2016 for 838-842 Purchase Street, prepared by Farland Corp., 401 County Street, New Bedford, MA 02740, consisting of seven (7) sheets:

1. Title Sheet- Sheet T0.0
2. Existing & Proposed Conditions Plan
3. Schematic Design – Sheet SD1
4. Schematic Design - Sheet SD2
5. Schematic Design – Sheet SD3
6. Demolition Plan-Interior – Sheet D1.0
7. Existing Conditions – Sheet EX1

Revised plans were presented at the March 9, 2016 meeting for consideration by the Planning Board consisting of the Proposed GNBCHC HIIP Project for 838-842 Purchase Street in New Bedford, MA dated 02/29/2016, prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, Inc., 10 Whitewood Drive, Dartmouth, MA 02747, and Existing & Proposed Conditions Plan for 838-842 Purchase Street dated January 28, 2016, prepared by Farland Corp., 401 County Street, New Bedford, MA 02740. These four (4) sheets were shown as:

1. Existing & Proposed Conditions Plan
2. Design Development Floor Plans - Sheet DD1.0
3. Roof Plan Proposed - Sheet DD1.5
4. Design Development Elevations – Sheet DD2.0

Other Documents and Supporting Materials

Staff Review Comments were provided for the January 13, February 10 and March 9, 2016 Planning Board meetings with the following attachments:

- Special Permit Decision for Reduction of Parking
- Narrative
- Comments Received
- Construction Control Affidavit
- Plan Set
- Special Permit Application
- Site Plan Approval Application
- Deed – Bristol County (S.D) Registry of Deeds Book 11076, Page 125
- Photo

3) DISCUSSION

This request was twice continued at the applicant's request, once from the Planning Board's January 13, 2016 meeting and again from the Planning Board's February 10, 2016 meeting, to provide additional information necessary for complete site plan review. The project proposal is for a zero-lot line urban expansion of an existing building consisting of 4,854+/- SF. The project had been revised for presentation to the Planning Board on March 9, 2016 substantially downsized from the original submittal proposing a 9,708+/- SF addition to the health care facility.

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evenings of the discussion.

Acting City Planner Jennifer Clarke, AICP was present at the February 10 and March 9 proceedings. Staff Planner Constance Brawders was present during the January 13, February 10 and March 9 proceedings.

Atty. Michael Kehoe introduced revised plans on behalf of the Greater New Bedford Community Health Center on March 9, 2016. Accompanying Atty. Kehoe was Daniel Bertoldo, Chairman of the Greater New Bedford Community Health Center Board of Directors. Architect Kevin S. Caldwell and contractor Daniel P. Faber were present at the January 13, February 10 and March 9 meetings to answer questions from the Planning Board.

The evolution and redesign of the project outlined for the Planning Board described the reduction of building height from three to two stories, thereby reducing the rise of roofline from four (4) feet above the neighboring structure to eight (8) feet below, amicably resolving concerns regarding drainage raised by the adjoining abutter at the February 10 Planning Board meeting.

Roof covering is to be constructed of white UVC reflecting Ethylene Propylene Diene Terpolymer (EPDM) material for energy efficiency and sustainability. The elevator hoist way will project above the roof plain; however, it will be set back approximately 25 feet obscuring its view from the street. The exterior façade material will replicate the existing brick.

Discussion ensued regarding the Special Permit request for parking reduction from the required 86 spaces [60 of which were needed for the existing building and 26 additional spaces which would be

necessitated as a result of the proposed addition]. In total, 207 employees staff the health center that serves 26,000 area patients, of which 191 are currently employed full time. Estimated increase of full-time staff is estimated at eight (8) personnel. Ten (10) spaces for parking are currently provided on-site, with access from Acushnet Avenue, and thirty-two (32) spaces at the Elm Street Garage, invoiced monthly, providing a total of forty-two (42). The applicant anticipates there will be eight (8) to ten (10) additional spaces needed to adequately serve the GNBCHC once construction is completed; the applicant intends to lease these additional spaces monthly from the Elm Street garage.

Chairperson Dawicki asked for a motion to open the Public Hearing. Board Member K. Duff moved to open the hearing, seconded by Board Member A. Glassman. Motion carried unanimously Five (5) to Zero (0).

Speaking in favor of the project was Benjamin Ng, of the Bamboo Garden, Daniel Bertoldo, Chair and Eleanor Lewis, Vice Chair of the GNBCHC Board of Directors. No member of the public body asked to be recorded in favor of the proposal.

No member of the public body spoke or asked to be recorded in opposition of the proposal.

Hearing no further questions or comments, the motion was moved to close the public hearing by Board Member K. Duff, seconded by Board Member A. Glassman. Motion carried unanimously Five (5) to Zero (0).

4) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

1. Upon completion of the project, the applicant shall review additional off-site parking spaces in the Elm Street garage with the Zoning Enforcement Officer to ensure the project meets the demands for parking under this proposal.
2. The revised project as presented to the Planning Board on March 9, 2016 is to be constructed so the roof line rises no greater than six feet below the abutting property to the south of the proposed expansion.

5) DECISION

Board Member K. Duff made the motion to approve the Special Permit Application for **Case #01-16** for a reduction in parking from eighty-six (86) to forty-four (44) parking spaces, with conditions as stated above, for the expansion of an existing medical clinic, located at 838-842 Purchase Streets [Map 53, Lots 30 (30A, 30B & 30C)], in the Mixed Use Business zoning district and Central Business District; seconded by Board Member A. Glassman.

A roll call vote was taken and unanimously approved Five (5) to Zero (0).

Board Member Kalife – Yes	Board Member Glassman – Yes	Board Member Cruz – Yes
Board Member Duff – Yes	Chair Person Dawicki – Yes	

The Chair then asked for Site Plan approval for **Case 02-16**, with conditions as stated above, for the expansion of an existing medical clinic, located at 838-842 Purchase Streets [Map 53, Lots 30 (30A, 30B & 30C)], in the Mixed Use Business zoning district and Central Business District.

Board Member Duff made a motion to approve the Site Plan Application for **Case #02-16**, with conditions stated above; seconded by Board Member Glassman. Motion carried unanimously Five (5) to Zero (0).

NOTE: Said motion and subsequent vote was made with the Implicit understanding by the board that waivers from several sections of the Zoning Code relative to the submittal/technical requirements of Section 5430 and 5440 were so granted given the inapplicability of those sections.

Filed with the City Clerk on:

3.22.16
Date



Jennifer Clarke, AICP, Acting City Planner
Agent for the Planning Board

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

PROJECT NARRATIVE MAY 10, 2017



PROJECT: GREATER NEW BEDFORD COMMUNITY HEALTH CENTER
838-874 PURCHASE STREET
NEW BEDFORD, MA 02740
ASSESSORS MAP 53 – LOTS

PROPERTY OWNER: GREATER NEW BEDFORD COMMUNITY HEALTH
CENTER, INC.
874 PURCHASE STREET
NEW BEDFORD, MA 02740

APPLICANT: GREATER NEW BEDFORD COMMUNITY HEALTH
CENTER, INC.
874 PURCHASE STREET
NEW BEDFORD, MA 02740

ZONING DISTRICT: MIXED USE BUSINESS / CENTRAL BUSINESS DISTRICT

EXISTING SITE CONDITIONS

The subject property is a 0.92 acre commercial property located on the south side of Elm Street between Purchase Street and Acushnet Avenue. The property is bordered by Elm Street on the North, Purchase Street on the west, Acushnet Avenue on the east and commercial buildings on the south.

The property is currently developed as a mixed use office/retail complex. The building is a multi-level structure forming a “U” shape with the main entrances located on the east and west sides of the building. A small courtyard exists with access onto Acushnet Avenue. Within the courtyard there is an existing paved parking, lot with 14 spaces. An area is set aside for a dumpster and the courtyard is secured by a 6 foot fence with a security gate.

PLANNING
MAY 12 2017
DEPARTMENT

ATTACHMENT 2

22-17
23-17

The property is served by municipal water and sanitary sewer. Additionally, there is an existing onsite stormwater collection system consisting of (2) deep sump catch basins with oil trap hoods.

PROPOSED DEVELOPMENT

The applicant is proposing to construct a second level addition above a portion of the Purchase Street frontage of the building. The proposed addition will extend 75 feet east of the Purchase Street building face and it will run 148'-5" along Purchase Street from the southerly property line. The addition will be used for a pediatric health care addition to the existing community health services building.

The proposal for this facility will not expand the existing building footprint and the 11,131 SF addition will replace the 4,854 SF building addition that was approved, but not constructed, on March 22, 2016.

The proposed addition will allow the GNBCHC to serve an additional 12-16 patients per day with and increased staff of 8-10 employees.

The project is located diagonally across the street from the Elm Street garage. The current operation utilizes this garage for employee/patient parking with an available shuttle service between the site and the garage. Additionally, a large number of patients utilize public transportation or are located within walking distance of the site.

The expansion of this critical healthcare facility is needed to better serve the City's population base in a central location with excellent access. The expansion will also provide additional job opportunities for City residents.

Due to the limited onsite parking, a Special Permit is required for the proposed expansion. The proposed addition will increase the overall building area from 34,000 SF to 45,131 SF. The required parking will change as follows:

EXISTING REQUIRED PARKING:	1 space/200 SF x 10,000 SF =	50 spaces	
	1 space/1,000 SF x 24,000 SF =	<u>24 spaces</u>	
	TOTAL:	74 spaces	✓
PROPOSED REQUIRED PARKING:	1 space/200 SF x 10,000 SF =	50 spaces	
	1 space/1,000 SF x 35,131 SF =	<u>36 spaces</u>	
	TOTAL:	86 spaces	✓

Given the fact that there are 14 onsite spaces at this time, the Special Permit request is to allow 72 of the required spaces to be provided offsite at either metered parking or in the public parking garage. It is important to note that this is only a 7 space increase over the prior Special Permit request based on the building area differential.

2017 Proposed Addition:	11,131 SF
2016 Approved Addition:	<u>4,854 SF</u>
DIFFERENCE:	+ 6,277 SF

Additional Parking $6,277 \text{ SF} \times 1 \text{ Space}/1,000 \text{ SF} = 7 \text{ spaces}$

It is anticipated that the project will take 10-12 months to construct at an estimated cost of \$2,000,000.



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: GNBCHC - Pediatric Floor Addition by: SITEC, Inc. dated: May 5, 2017

1. Application Information

Street Address: 838-874 Purchase Street

Assessor's Map(s): 53 Lot(s) 30, 73, 75, 77

Registry of Deeds Book: Refer To Attached List Page:

Zoning District: Mixed Use Business/Central Business District

Applicant's Name (printed): Greater New Bedford Community Health Center

Mailing Address: 874 Purchase Street New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508-992-6553

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:

Site Plan Cover Sheet - May 5, 2017
Locus Plan - May 5, 2017
Existing /Proposed Conditions Plan - May 5, 2017
Floor Plan - March 27, 2017
Building Elevations (2 Sheets) - March 27, 2017
Site Summary - May 10, 2017

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.

May 11, 2017

Date

Daniel J. Buttildo INTERIM CEO
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

ATTACHMENT 3

PLANNING
MAY 12 2017
DEPARTMENT
CASH 22-17

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: Retail/Office Use

Proposed Use of Premises: Retail/Office Use

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

Case #01-16 Special Permit for Parking Reduction; Case #02-16 Site Plan Review

4. Briefly Describe the Proposed Project:

The applicant is proposing to construct a second level addition to an existing mixed use retail/office building located on the southeast corner of Elm Street and Purchase Street. The addition is being proposed in place of the addition that was approved under Case #01-16 and Case #02-16 on March 22, 2016.

The addition will not result in the expansion of the existing building footprint and will include a 75 foot deep by 148'5" long addition that will run from the south building wall to the north, parallel to Purchase Street. No modifications to the existing onsite court yard parking area or associated infrastructure is proposed.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	40,222 SF	0	40,222 SF
Lot Width (ft)	198 Ft	N/A	198 Ft
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	34,000 SF	N/A	45,131 SF
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	34,000 SF	N/A	45,131 SF
Building Height (ft)	Varies 37' max	100 Ft	Varies 37' max
Front Setback (ft)	0	0	0
Side Setback (ft)	0	0	0
Side Setback (ft)	0	0	0

Rear Setback (ft)	0	10'/20'	0
Lot Coverage by Buildings (% of Lot Area)	88%	N/A	88%
Permeable Open Space (% of Lot Area)	0	0	0
Green Space (% of Lot Area)	0	0	0
Off-Street Parking Spaces	14	86	14
Long-Term Bicycle Parking Spaces	4	0	4
Short-Term Bicycle Parking Spaces	4	0	4
Loading Bays	0	1	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>300</u>	<u>315</u>
b) Number of employees:	<u>220</u>	<u>230</u>
c) Hours of operation:	<u>7am-8pm</u>	<u>7am-8pm</u>
d) Days of operation:	<u>Sun-Sat</u>	<u>Sun-Sat</u>
e) Hours of deliveries:	<u>Varies</u>	<u>Varies</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input checked="" 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.

A Special Permit is requested under Section 3120 of the Zoning Ordinance to allow for a reduction in the number of required onsite parking spaces. The existing site footprint limits the available onsite parking to the current 14 spaces. In addition to adjacent metered parking, the project is located diagonally across the street from the Elm Street parking garage.

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: Greater New Bedford Community Health Center, Inc
at the following address: 874 Purchase Street, New Bedford, MA 02740
to apply for: Site Plan Review/Special Permit
on premises located at: 838-874 Purchase Street
in current ownership since: 1994
whose address is: 874 Purchase Street, New Bedford, MA 02740
for which the record title stands in the name of: Greater New Bedford Community Health Center, Inc
whose address is: 874 Purchase Street, New Bedford, MA 02740

by a deed duly recorded in the:
Registry of Deeds of County: BRISTOL Book: 3399 Page: 259 (LOT 77)
OR Registry District of the Land Court, Certificate No.: 18295 Book: 92 Page: 197 (LOT 73)

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.

5/11/2017 Daniel J. Butoldo INTERIM CEO
Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

DEED REFERENCES

Greater New Bedford Community Health Center

Pediatric Floor Addition

Parcel	Deed Reference
Lot 30	Book 9511, Page 71
Lot 73	Land Court Certificate #18295 (Bk 92, Pg 197)
Lot 75	Book 3957, Page 128
Lot 77	Book 3399, Page 259

PLANNING
MAY 12 2017
DEPARTMENT

CASE 22-17
23-17



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:



= Shown on Plans



= Waiver Requested



= 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).

PLANNING
MAY 12 2017
DEPARTMENT

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

☒ **Title Block**

- | | |
|---|--|
| <input checked="" type="checkbox"/> Project name/title | <input checked="" type="checkbox"/> Name and address of Engineer / Architect / Landscape Architect |
| <input checked="" type="checkbox"/> Assessor's map and parcel number(s) | <input checked="" type="checkbox"/> Name and address of developer |
| <input checked="" type="checkbox"/> Registry Book and Page | <input checked="" type="checkbox"/> Revision Date Block |
| <input checked="" type="checkbox"/> Name and address of property owner | <input checked="" type="checkbox"/> Street Number and/or Lot Number |

☒ **Zoning Requirements Table (Indicate Required vs. Provided)**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Zoning District | <input checked="" type="checkbox"/> Compact Parking Spaces |
| <input checked="" type="checkbox"/> Lot Area | <input checked="" type="checkbox"/> Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Lot Frontage | <input checked="" type="checkbox"/> Van Accessible Parking Spaces |
| <input checked="" type="checkbox"/> Front, Side & Rear Setbacks of Buildings and Parking Areas | <input checked="" type="checkbox"/> Screening Buffers |
| <input checked="" type="checkbox"/> Building Height | <input checked="" type="checkbox"/> Percentage of Lot that is Upland |
| <input checked="" type="checkbox"/> Lot Coverage | <input checked="" type="checkbox"/> Total Square Footage of Upland |
| <input checked="" type="checkbox"/> Green Space | |
| <input checked="" type="checkbox"/> Off-Street Parking Spaces | |

- ☒ **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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Area of building or additions | <input type="checkbox"/> Setback dimensions from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input checked="" type="checkbox"/> Principal use | |
| <input type="checkbox"/> Floor elevations | |
| <input type="checkbox"/> Door locations with sill elevations | |
| <input type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input type="checkbox"/> Proposed contours at 2' intervals | <input type="checkbox"/> Curb type(s) and limits |
| <input type="checkbox"/> Parking lot setbacks to property line | <input type="checkbox"/> Lighting / Poles / Guys |
| <input type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input type="checkbox"/> Signs (include sign schedule) |
| <input type="checkbox"/> Walls | <input type="checkbox"/> Pavement markings |
| <input type="checkbox"/> Parking spaces (delineated and dimensioned) | <input type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input type="checkbox"/> Accessible parking spaces & aisles | <input type="checkbox"/> Fences |
| <input type="checkbox"/> Wheelchair ramps | <input type="checkbox"/> Landscape areas |
| <input type="checkbox"/> Sidewalks | <input type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input type="checkbox"/> Pavement type(s) | <input type="checkbox"/> Spot Grades at 4 Building Corners |
| | <input type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | |
| <input type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input type="checkbox"/> Emergency Vehicle Access | |
| <input type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input type="checkbox"/> Construction notes, including the following notes: | |
| <ul style="list-style-type: none">• 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**

- ☐ 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

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
 - The City shall be notified at least 24 hours prior to the required inspections
- ☐ Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

 **3g. Landscape Plan**

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

 **3h. Erosion Control Plan** (show appropriate information from Existing Conditions and Construction/Layout Plans)

- ☐ Straw bales or straw bale/silt fence combination and compost filter tubes
- ☐ Anti-tracking BMP area at all construction entrances
- ☐ Dust Control (Methods of)
- ☐ Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- ☐ Delineation of all temporary stockpile areas
- ☐ Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- ☐ Straw bales or straw bale/silt fence combination around all stockpiles
- ☐ Include the following notes:
- All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

 **3i. Floor Plan**

- ☐ Include complete floor plan of all floors (entire building), including existing & proposed work
- ☒ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- ☒ Show the location of all existing and proposed doors, windows, and walls
- ☒ 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

- ☒ 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) | |

Staff Applicant

- ☐ 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

Applicant

- ☐ Proposed Improvements
- ☐ Proposed Conditions
- ☐ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☐ Stormwater Management Regulations
- ☐ Summary
- ☐ Appendix - Existing/Proposed Conditions Plans showing the following:
 - ☐ Overall Existing Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☐ Soil Classifications Table (Existing Soils)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
 - ☐ Overall Proposed Subcatchment Area Table
 - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
 - ☐ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
 - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☐ Appendix - Hydrologic Analyses
 - ☐ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☐ Appendix - Illicit Discharge Certification (signed & dated)

10. 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.

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

11. Application Fee (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____



City of New Bedford
REQUEST FOR WAIVER

CASE #: 22-17

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#	53	LOT(S)#	30,73,75,77
REGISTRY OF DEEDS BOOK:	See List	PAGE #	
PROPERTY ADDRESS: 838-874 Purchase Street			
ZONING DISTRICT: Mixed Use Business / Central Business District			
OWNER INFORMATION			
NAME: Greater New Bedford community Health Center, Inc.			
MAILING ADDRESS: 874 Purchase Street New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Steven D. Gioiosa, P.E.			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input checked="" type="checkbox"/> <u>Consultant</u>
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road Dartmouth, MA 02747			
TELEPHONE #	508-998-2125		
EMAIL ADDRESS:	sgioiosa@sitec-engineering.com		

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

May 11, 2017

Date
PLANNING
MAY 12 2017
DEPARTMENT

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.

Donald J. Butoldo interim ceo May 11, 2017
Signature of Owner/s Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** 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	5450 Plan Contents 5451.b Drainage <i>topography</i> 5451.c Utilities 5451.e Landscaping 5451.f Lighting	Applicant is not proposing any alteration to these existing site features for this project. <i>connected west</i>
	3	Site Plan Review Checklist 3. North Orientation <i>clearly shown on plans</i> 3.b Floor/Door Elevations <i>3D.</i> 3.c Demolition Plan 3.d Construction Layout 3.e Grading & Drainage 3.f Utility & Grading	The applicant is not proposing any site grading or ground alteration as part of this project. No lighting, landscaping or signage is being proposed at this time. Due to the fact that the existing floor plans will not be altered, a waiver on the requirement to provide full floor plans for the entire building is being requested.
	4	3.g Landscaping 3.h Erosion Control 3.i complete Floor Plans 3.k Sign 3.l Lighting 3.m Details	

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:



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: GNBCHC - Pediatric Floor Addition by: SITEC, Inc dated: May 5, 2017

1. Application Information

Street Address: 838-874 Purchase Street

Assessor's Map(s): 53 Lot(s) 30, 73, 75, 77

Registry of Deeds Book: Refer to Attached List Page:

Zoning District: Mixed Use Business / Central Business District

Applicant's Name (printed): Greater New Bedford Community Health Center

Mailing Address: 874 Purchase Street New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508-992-6553
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:

Site Plan Cover Sheet - May 5, 2017
Locus Plan - May 5, 2017
Existing / Proposed Conditions Plan - May 5, 2017
Floor Plan - March 27, 2017
Building Elevations (2 Sheets) - March 27, 2017
Site Summary - May 10, 2017

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.

May 11, 2017

Date

Raul J. Butoldo interim CEO
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

ATTACHMENT 6

PLANNING
MAY 12 2017
DEPARTMENT
CASE 13-17

2. Zoning Classifications

Present Use of Premises: Retail/Office Use

Proposed Use of Premises: Retail/Office Use

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

Case #01-16 Special Permit for Parking Reduction; Case#02-16 Site Plan Review

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

The Applicant is proposing to construct a second level addition to an existing mixed use retail/office building located on the southeast corner of Elm Street and Purchase Street. The addition is being proposed in place of the addition that was approved under Case #01-16 and Case #02-16 on March 22, 2016.

The addition will not result in the expansion of the building footprint and will include a 75 foot deep by 148'5" long addition that will run from the south building wall to the north, parallel to Purchase Street. No modifications to the existing onsite courtyard parking area or associated infrastructure is proposed. A Special Permit is required to allow for the reduction in the amount of onsite parking from 86 to 14. It is important to note that the project is located diagonally across the street from the Elm Street garage, a public parking facility. Additional metered parking is available in the immediate vicinity of the project.

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	40,222 SF	0	40,222 SF
Lot Width (ft)	198 ft	0	198 ft
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	34,000 SF	N/A	45,131 SF
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	34,000 SF	N/A	45,131 SF
Building Height (ft)	Varies 37' max	100 ft	Varies 37' max
Front Setback (ft)	0	0	0
Side Setback (ft)	0	0	0
Side Setback (ft)	0	0	0
Rear Setback (ft)	0	10'/20'	0
Lot Coverage by Buildings (% of Lot Area)	88%	N/A	88%
Permeable Open Space (% of Lot Area)	0	0	0
Green Space (% of Lot Area)	0	0	0
Off-Street Parking Spaces	14	86	14
Long-Term Bicycle Parking Spaces	4	0	4
Short-Term Bicycle Parking Spaces	4	0	4
Loading Bays	0	1	0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>300</u>	<u>315</u>
b) Number of employees:	<u>220</u>	<u>230</u>
c) Hours of operation:	<u>7AM-8PM</u>	<u>7AM-8PM</u>
d) Days of operation:	<u>Sun-Sat</u>	<u>Sun-Sat</u>
e) Hours of deliveries:	<u>Varies</u>	<u>Varies</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Greater New Bedford Community Health Center, Inc

at the following address: 874 Purchase Street, New Bedford, MA 02740

to apply for: Site Plan Review/Special Permit

on premises located at: 838-874 Purchase Street

in current ownership since: 1994

whose address is: 874 Purchase Street, New Bedford, MA 02740

for which the record title stands in the name of: Greater New Bedford Community Health Center, Inc

whose address is: 874 Purchase Street, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 3399 Page: 259 (Lot 77)
BRISTOL, Book 9511, Page 71 (Lot 30)
BRISTOL, Book 3757, Page 124 (Lot 75)

OR Registry District of the Land Court, Certificate No.: 18295 Book: 92 Page: 197 (Lot 73)

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.

May 11, 2017
Date

Daniel J. Butoldo INTERIM CEO
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_Exisitng Conditions2.dwg

12-34_General1.dwg

12-34_Generale.dwg

☒ **9. Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____

DEED REFERENCES

Greater New Bedford Community Health Center

Pediatric Floor Addition

Parcel	Deed Reference
Lot 30	Book 9511, Page 71
Lot 73	Land Court Certificate #18295 (Bk 92, Pg 197)
Lot 75	Book 3957, Page 128
Lot 77	Book 3399, Page 259



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 #	53
LOT(S)#	30, 73, 77, & 75
ADDRESS: 840, 842, & 874 Purchase Street; 391 & 399 Acushnet Avenue	
OWNER INFORMATION	
NAME: Greater New Bedford Community Health Center, Inc.	
MAILING ADDRESS: 874 Purchase Street, New Bedford, MA 02740	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Alison Cesar	
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road, Dartmouth, MA 02747	
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 (Please explain):

CITY CLERK

2017 MAY 12 A 11:12

PLANNING

CLERKS OFFICE
MAY 04 2017
NEW BEDFORD, MA

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

5/5/2017
Date

PLANNING
MAY 12 2017
DEPARTMENT

ATTACHMENT 7

Cable 22-17
23-17

May 4, 2017
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 840,842, & 874 Purchase Street (53-30, 73, 77,& 75). 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
53-84	65 WILLIAM ST	NP HAYES,LLC, C/O ANNIE HAYES 317 CONVERSE ROAD MARION, MA 02738 ✓ 5/30
53-91	384 ACUSHNET AVE	CSDC FACILITIES CORPORATION, 6731 COLUMBIA GATEWAY DRIVE SUITE 220 COLUMBIA, MD 21046 ✓
53-77	391 ACUSHNET AVE	GREATER NEW BEDFORD COMMUNITY, HEALTH CENTER INC 874 PURCHASE STREET NEW BEDFORD, MA 02740
52-228	849 PURCHASE ST	BERKMAN BERNARD G "TRUSTEE", PILGRIM CAPITAL TRUST 842A BEACON STREET BOSTON, MA 02215 ✓ 5/25
53-80	834 PURCHASE ST -836	NG SHUI NGAN, NG LINA S 11 FOX RUN TERRACE NORTH DARTMOUTH, MA 02747 ✓ 5/27
53-83	67 WILLIAM ST -77	MAXI DRUG INC, C/O RITE AID CORPORATION P O BOX 3165 HARRISBURG, PA 17105 ✓ 5/25
52-231	95 WILLIAM ST -101	BERKMAN BERNARD G "TRUSTEE", PILGRIM CAPITAL TRUST 842A BEACON STREET BOSTON, MA 02215
53-278 ns	ELM ST	CITY OF NEW BEDFORD, 131 WILLIAM ST NEW BEDFORD, MA 02740 ✓ 5/26
53-19	51 ELM ST	CITY OF NEW BEDFORD, ELM ST PARKING GARAGE 131 WILLIAM ST NEW BEDFORD, MA 02740 ✓ 5/26
52-226 ws	PURCHASE ST	BANK PLAZA LLC, C/O WHELEN ASSOCIATES 70 N SECOND STREET NEW BEDFORD, MA 02740 ✓
53-30	840 PURCHASE ST -842	GREATER NEW BEDFORD COMMUNITY HEALTH CENTER INC, 874 PURCHASE STREET NEW BEDFORD, MA 02740 ✓ 5/25
53-73	874 PURCHASE ST	GREATER NEW BEDFORD COMMUNITY, HEALTH CENTER INC 874 PURCHASE STREET NEW BEDFORD, MA 02740 ✓
53-35	880 PURCHASE ST -902	TIMES SQUARE REALTY INC, 902 PURCHASE STREET NEW BEDFORD, MA 02740

May 4, 2017
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 840,842, & 874 Purchase Street (53-30, 73, 77,& 75). 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
52-101	700 PLEASANT ST	BANK PLAZA LLC, C/O WHELEN ASSOCIATES 70 N SECOND STREET NEW BEDFORD, MA 02740 ✓5/25
53-75	399 ACUSHNET AVE 862 Purchase St.	GREATER NEW BEDFORD COMMUNITY, HEALTH CENTER INC 874 PURCHASE STREET NEW BEDFORD, MA 02740
53-81	824 PURCHASE ST	MAXI DRUG INC, C/O RITE AID CORPORATION P O BOX 3165 HARRISBURG, PA 17105 ✓5/25
53-87	396 ACUSHNET AVE	VERIZON NEW ENGLAND INC, C/O DUFF AND PHELPS P O BOX 2749 ADDISON, TX 75001
53-89	392 ACUSHNET AVE	RIGHT WHALE, LLC, 56 REGENT STREET CAMBRIDGE, MA 02140 ✓5/24
53-93	55 WILLIAM ST	CARTER'S OF NEW BEDFORD INC, 55 WILLIAM ST NEW BEDFORD, MA 02740 ✓5/25





DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET – ROOM 308
NEW BEDFORD, MA 02740

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9

838-842 Purchase Street – PLOT: 53 – LOT: 30 – ZONED DISTRICT: MUB
Site Plan Review Required from the Planning Board

Zoning Code Review as follows:

Special Permit – Reduction in Parking

Planning Board

❖ **SECTIONS**

- ***3100 – Parking and Loading***
- ***3110 – Applicability***
- ***3120 – Special Permit***
- ***3130 – Table of Parking and Loading Requirements Appendix C – Offices***
- ***5300-5390 – Special Permit***

Site Plan Review

❖ **SECTIONS**

- ***5400-5490B – Site Plan Review***

ATTACHMENT 8

22-17
23-17



DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET – ROOM 308
NEW BEDFORD, MA 02740

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

Parking Spaces Calculations

838-842 Purchase Street – 2nd Floor Addition Medical Office / Clinic Space = 11,138sf

Number of Spaces Required

Number of Space Required = 10,000sf / 200sf gross floor/parking space = 50 Parking Spaces

Number of Space Required = 1,138 / 1,000sf gross floor/parking space = 2 Parking Spaces

Number of Parking Spaces Required for Relief = 52 Parking Spaces

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner" shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner" assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: ABC DISPOSAL
(Location of Facility)

Signature of Permit Applicant _____

Date 4/28/2017

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: Pediatric Expansion

Est. Cost _____

Address of Work: 838-862 Purchase St.

Owner Name: _____

Date of Permit Application: _____

I hereby certify that: Registration is not required for the following reason(s):

_____ Work excluded by law _____ Job under \$1,000 _____ Building not owner-occupied _____ Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date _____

Contractor Signature _____

Registration No. _____

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____

Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒ PLANNING BOARD Site Plan Review

Reason For Rejection:

SPECIAL Permit Reduction in Parking
"See Attachments"

Fee _____

Permit #

B-17-865

Comments and Conditions:

Signed _____

Date: 5/10

2017

Title _____

Not valid unless signed (not stamped) by Building Commissioner

3100. - PARKING AND LOADING.

3110. Applicability. Every building erected, enlarged, converted, or relocated and each use or change of use of land shall be provided with off-street parking spaces and off-street loading spaces in accordance with Section 3130, Table of Parking Requirements.

3111. In the event of the enlargement of a structure existing on the effective date of the ordinance from which this Section is derived, or the construction or relocation of additional structures on a lot, after such effective date, the regulations of this Section shall apply only to the enlargement, construction or relocation thereof, except that any off-street parking and off-street loading facilities established to serve any buildings and any uses prior to such effective date shall not be reduced below the required number.

3112. For a building or premises used for combined purposes, the number of off-street parking spaces and off-street loading spaces shall be determined as the sum of the required number of spaces in each component of the combined use.

3113. Where the computation of required parking spaces and loading spaces result in a fractional number, the required parking spaces shall be the next whole number.

(Ord. of 12-23-03, § 1)

3120. Special Permit. Any parking or loading requirement set forth herein may be reduced upon the issuance of a special permit by the Planning Board if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit. Such cases might include:

3121. Use of a common parking lot for separate uses having peak demands occurring at different times;

3122. Age or other characteristics of occupants of the facility requiring parking which reduces auto usage;

3123. Peculiarities of the use which make usual measures of demand invalid;

3124. Availability of on-street parking or parking at nearby municipally owned facilities.

3125. Where a special permit is granted, a reserve area, to be maintained indefinitely as landscaped open space, may be required sufficient to accommodate the difference between the spaces otherwise required and the spaces reduced by special permit. The parking/site plan shall show (in dotted outline) how the reserve area would be laid out in to provide the otherwise required number of spaces.

(Ord. of 12-23-03, § 1)

3130. Table of Parking and Loading Requirements. See Appendix C.

(Ord. of 12-23-03, § 1)

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units
Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes	One (1) space per each employee per shift, who does not reside on the premises; one (1) space per guest room, dwelling parking requirements, if applicable	One (1) loading space for each building containing more than 20 guest rooms
Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations	One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area

5400. - SITE PLAN REVIEW.

5410. Purpose. The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

(Ord. of 12-23-03, § 1)

5420. Applicability. The following types of activities and uses require site plan review by the Planning Board:

5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

5423. Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

5424. Any residential subdivision which is submitted under the subdivision control process;

5425. New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

5426. Driveways in residential areas which require more than one new curb cut.

5427. Commercial or industrial ground signs.

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)

5430. Procedures. Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board

shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

5431. Application for Building Permit. An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

5432. Application for Special Permit or Variance. An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

5433. Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

5440. Preparation of Plans. Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

5450. Contents of Plan. The contents of the site plan are as follows:

5451. Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

5451.a. Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

5451.b. Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

5451.c. Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

5451.d. Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

5451.e. Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

5451.f. Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

5452. The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

5453. A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the 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, and any other evidence necessary to indicate compliance with this Ordinance.

5454. The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

5455. The Planning Board may require a DIS as set forth in Section 5300, above.

5456. Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

5460. Waivers. The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

5470. Approval. Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;

5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

5480. Lapse. Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

5490. Regulations. The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

5490A. Fee. The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.

(Ord. of 12-23-03, § 1)

5490B. Appeal. Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)



City of New Bedford, Massachusetts
Building Department
Application for Plan Examination
and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED:

RECEIVED BY: MAY 8 2017

ISSUED BY:

By

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

(AT LOCATION) 838-862 PURCHASE ST.
(NO) (STREET)
BETWEEN WILLIAM AND ELM
(CROSS STREET) (CROSS STREET)
PLOT 53 LOT 30 DISTRICT MUB ACCEPTED STREET _____
PLANS FILED ☒ YES ☐ NO

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 ☐ New Building
2 ☒ Addition (If residential, enter number of new housing units added, if any, in Part D, 14)
3 ☐ Alteration (If residential, enter number of new housing units added, if any, in Part D, 14)
4 ☐ Repair, replacement
5 ☐ Demolition (If multifamily residential, enter number of units in building in Part D, 14, if non-residential, indicate most recent use checking D-18 - D-32)
6 ☐ Moving (relocation)
7 ☐ Foundation only

D.1 PROPOSED USE — For demolition most recent use

Residential

- 13 ☐ One family
14 ☐ Two or more family — Enter number of units _____
15 ☐ Transient hotel, motel, or dormitory — Enter number of units _____
16 ☐ Garage
17 ☐ Carport
18 ☐ Other — Specify _____

Nonresidential

- 19 ☐ Amusement, recreational
20 ☐ Church, other religious
21 ☐ Industrial
22 ☐ Parking garage
23 ☐ Service station, repair garage
24 ☐ Hospital, institutional
25 ☒ Office, bank, professional
26 ☐ Public utility
27 ☐ School, library, other educational
28 ☐ Stores, mercantile
29 ☐ Tanks, towers
30 ☐ Funeral homes
31 ☐ Food establishments
32 ☐ Other — Specify _____

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
9 ☐ Public (Federal, State, or local government)

D.2 Does this building contain asbestos?

- ☐ YES ☒ NO If yes complete the following:

Name & Address of Asbestos Removal Firm: _____

Submit copy of notification sent to DEQE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed.

D.3 Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

NEW FLOOR FOR PEDIATRIC
EXPANSION AT EATG BUILDING

C. COST

(Omit cents)

- 10 Cost of construction \$ _____
To be installed but not included in the above cost
a. Electrical
b. Plumbing
c. Heating, air conditioning
d. Other (elevator, etc.)
11. TOTAL VALUE OF CONSTRUCTION
12. TOTAL ASSESSED BLDG. VALUE.....

III. SELECTED CHARACTERISTICS OF BUILDING —

For new buildings complete part E through L. For demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundation), complete E through L.

E. PRINCIPAL TYPE OF FRAME

- 33 ☒ Masonry (wall bearing)
34 ☐ Wood frame
35 ☐ Structural steel
36 ☐ Reinforced concrete
37 ☐ Other — Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 43 ☒ Public or private company
44 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45 ☒ Public or private company
46 ☐ Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 38 ☒ Gas
39 ☐ Oil
40 ☐ Electricity
41 ☐ Coal
42 ☐ Other — Specify _____

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
47 ☐ YES 48 ☐ NO
Will there be central air conditioning?
49 ☒ Yes 50 ☐ No
Will there be an elevator?
51 ☒ Yes 52 ☐ No

J. DIMENSIONS

- 53 Number of stories
54 Height
55 Total square feet of floor area, all floors based on exterior dimensions
56 Building length
57 Building width
58 Total sq. ft. of bldg. footprint
59 Front lot line width
60 Rear lot line width
61 Depth of lot
62 Total sq. ft. of lot size
63 % of lot occupied by bldg. (58÷62)
64 Distance from lot line (front)
65 Distance from lot line (rear)
66 Distance from lot line (left)
67 Distance from lot line (right)

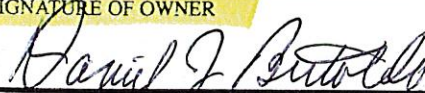
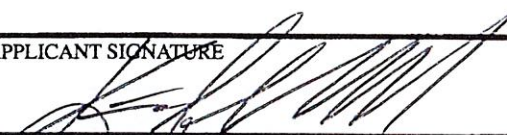
1 + 1 NEW
24' (NEW)
10,500
142'-10"
151'-0"
10,500
142'-10"
148'-10"
10,500
100%
0
0
0
0

if yes, zone: _____ and base elevation _____

L. WETLANDS PROTECTION

Is location subject to flooding? NO
Is location part of a known wetland? NO
Has local conservation commission reviewed this site? NO

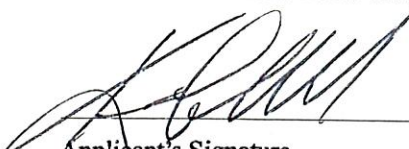
IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
GREATER NB COMMUNITY HEALTH CENTER, INC.	87A PURCHASE ST.	02790	508 984-8401
DANIEL BERTOLDI, INTERIM CEO	NEW BEDFORD, MA 01901		
E-mail Address:			
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
E-mail Address:			
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
CALDWELL ARCH. ASSOCIATES, INC.		LICENSE # MA 20537	
E-mail Address:			
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
		4/28/2017	

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.

	CALDWELL ARCH. ASSOCIATES	NEW BEDFORD
	488 PLEASANT ST. SUITE 3	MA 02740
Applicant's Signature	Address	City

V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

VI. ZONING REVIEW

DISTRICT: _____ USE: _____

FRONTAGE: _____ LOT SIZE: _____

SETBACKS: _____

FRONT: _____ LEFT SIDE: _____ RIGHT SIDE: _____ REAR: _____

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING _____

VARIANCE HISTORY _____

VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, _____
(licensee/permittee) with a principal place of business/residence at:

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

☐ I am an employer providing worker's compensation coverage for my employees working on this job.

Insurance Company

Policy Number

☐ I am a sole proprietor and have no one working for me.

☐ I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor

Insurance Company/policy number

Name of contractor

Insurance Company/policy number

☐ I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this _____ day of _____, 20 _____

REG OF DEEDS
REG #07
BRISTOL S

09/25/09 2:28PM 01
000000 #7201

FEE \$3119.04

CASH \$3119.04

QUITCLAIM DEED

840 Purchase Street

New Bedford, MA

JOSEPH A.M. PIRES, TRUSTEE of the **JOSEPH ANTHONY CONDOMINIUM TRUST**, under Declaration of Trust dated June 30, 2006, recorded with the Bristol County (S.D.) Registry of Deeds in Book 8217, Page 293, with a principal place of business in New Bedford, Bristol County, Massachusetts, for consideration of Six Hundred Eighty-four Dollars and No Cents (\$684,000.00) conveys to **GREATER NEW BEDFORD COMMUNITY HEALTH CENTER, INC.**, a Massachusetts non-profit corporation, having its principal place of business at 874 Purchase Street, New Bedford, Massachusetts, with quitclaim covenants, the land with any buildings thereon situated in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

Beginning at a point in the East line of Purchase Street, one hundred fifty-one and 49/100 (151.49) feet South of the intersection of the East line of Purchase with the South line of Elm Street; thence

EASTERLY in line of land now or formerly of Sarah R. Morgan and by land now or formerly of Daniel J. Sullivan, Trustee, one hundred ninety-eight and 85/100 (198.85) feet; thence

SOUTHERLY by Acushnet Avenue, fifty-seven and 78/100 (57.78) feet, more or less to a point; thence

WESTERLY by land now or formerly of Margaret Gibbs, et al, ninety-eight and 27/100 (98.27) feet to a point; thence

ATTACHMENT 9

MAP 53 - LOT 30

NORTHERLY eight and 47/100 (8.47) feet, more or less, to the Northeast corner of land of Oliver Prescott, Jr. et al, Trustees of the Thomas B. Wilcox Trust; thence

WESTERLY by said land of Oliver Prescott, Jr. et al, Trustees, one hundred (100) feet to the East line of Purchase Street; thence

NORTHERLY by and in the East line of said Purchase Street, forty-nine and 16/100 (49.16) feet, more or less, to the point of beginning.

Excepting therefrom a portion of the property being shown as Unit 3 on Plan of Land recorded with the Bristol County (S.D.) Registry of Deeds in Plan Book 159, Page 45, conveyed to Grantee by deed dated June 30, 2006, recorded with said Registry of Deeds in Book 8217, Page 349.

Excepting further therefrom a portion of the property being shown as Units 1 and 2 on Plan of Land recorded with the Bristol County (S.D.) Registry of Deeds in Plan Book 159, Page 45, conveyed to High Point Treatment Center, Inc. by deed dated September 18, 2006, recorded with said Registry of Deeds in Book 8320, Page 238.

SUBJECT to a right of way twelve (12) feet wide along the Southeasterly part of said premises to S.S. Kreage Company dated July 26, 1955 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1677, Page 740, and to Oliver Prescott, Jr. Et al, Trustees of the Thomas B. Wilcox Trust, dated January 4, 1974 and recorded January 9, 1974 in said Registry of Deeds in Book 1677, Page 739, said instrument to S.S. Kreage Company was recorded with said Registry of Deeds on January 9, 1974.

SUBJECT to Master Deed, Purchase Street Condominium Owners' Association Trust and Bylaws Rules and Regulations dated June 30, 2006, recorded with said Registry of Deeds in Book 8217, Page 302, all as amended by Amendment dated September 18, 2006 recorded with said Registry of Deeds in Book 8320, Page 189.

Grantor also grants to Grantee all of its rights as Declarant under the Master Deed recorded with said Registry of Deeds in Book 8217, Page 302 as amended by Amendment recorded with said Registry of Deeds in Book 8320, Page 189.

For Grantor's title, see deed from Joseph Anthony Development, LLC to it dated June 29, 2006 recorded with said Registry of Deeds in Book 8217, Page 300.

Witness my hand and seal this twenty-fifth day of September, 2009.

JOSEPH ANTHONY CONDOMINIUM
TRUST

Larry K. Popen
Witness

JAM Pires TRUSTEE
JOSEPH A.M. PIRES, TRUSTEE

COMMONWEALTH OF MASSACHUSETTS

Bristol, SS.

On this twenty-fifth day of September, 2009, before me, the undersigned notary public, personally appeared **JOSEPH A.M. PIRES, TRUSTEE** of the **JOSEPH ANTHONY CONDOMINIUM TRUST** proved to me through satisfactory evidence of identification, to be the persons whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Robert B. Feingold
Robert, B. Feingold, Notary Public
My Commission Expires: 11/05/2015



72041

REGISTERED LAND

GNB HOLDINGS, INC., a corporation duly established under the laws of the Commonwealth of Massachusetts and having its usual place of business at 700 Pleasant Street, New Bedford, Bristol County, Massachusetts, for consideration paid, and in full consideration of Seven Hundred Seventy Five Thousand and 00/100 (\$775,000.00) Dollars grants to GREATER NEW BEDFORD COMMUNITY HEALTH CENTER, INC., a Massachusetts nonprofit corporation having a principal place of business at 874 Purchase Street, New Bedford, Massachusetts 02740 with QUITCLAIM COVENANTS

the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon, bounded and described as follows:

FIRST PARCEL:

Westerly	by	the easterly line of Purchase Street, fifty-two and 11/100 (52.11) feet;
Northerly	by	the southerly line of Elm Street, one hundred ten (110) feet;
Easterly	by	land now or formerly of Johanna F. Burke, fifty-one and 41/100 (51.41) feet; and
Southerly	by	land now or formerly of the Pine Holding Corporation, one hundred ten and 01/100 (110.01) feet.

All of said boundaries are determined by the Court to be located as shown on plan 17225-A, drawn by Thomas B. Card, Civil Engineer, dated February 19, 1940, as modified and approved by the Court filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S. D.) Registry of Deeds, in Land Registration Book 14, Page 15, with Certificate of Title No. 3008.

There is appurtenant to the above described land the right to have the building standing on said land on March 6, 1936, which encroached on said Pine Holding Corporation land maintained so long as said building shall stand.

Street Address:
874 Purchase Street
New Bedford, MA 02740

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

RECORD BOOK 07
BRISTOL COUNTY

05/15/90

TAX 3634.00
CHOK 3534.00

06114128 14:23
EXCISE TAX

SECOND PARCEL:

Northerly	by	the southerly line of Elm Street; ninety and 62/100 (90.62) feet;
Easterly	by	the westerly line of Acushnet Avenue, ninety-nine and 38/100 (99.38) feet;
Southerly		fifty-six and 35/100 (56.35) feet;
Westerly		forty-seven and 82/100 (47.82) feet, and
Southerly		thirty-four and 18/100 (34.18) feet, by land now or formerly of the Pine Holding Corporation; and
Westerly	by	land now or formerly of Elizabeth M. MacLeod, et al., fifty-one and 41/100 (51.41) feet.

All of said boundaries are determined by the Court to be located as shown on plan 17456-A, drawn by Thomas B. Card, Civil Engineer, dated February 12, 1940, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 14, Page 19, with Certificate of Title No. 3009.

The land above described in Parcel 2 is subject to, and has the benefit of the provisions set forth in an agreement between Pine Holding Corporation and Johanna F. Burke, dated April 10, 1937, duly recorded in Book 815, Page 103.

Said Parcel 2 is also subject to and has the benefit of the party wall agreement between Dennis H. Shay, et al., and Andrew E. Hathaway, dated November 4, 1905, duly recorded in Book 285, Page 389, applying to the wall along the 47.82 foot line aforesaid.

For Grantor's title see Certificate of Title No. 16981 registered in the South Registry District of Bristol County, Massachusetts.

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.

IN WITNESS WHEREOF, the said GNB HOLDINGS, INC. has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Paul C. Downey, its President and Treasurer hereunto duly authorized, this 15th day of May, 1998.

GNB HOLDINGS, INC.

By: Paul C. Downey Pres/Treas
Paul C. Downey, President
and Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

May 15, 1998

Then personally appeared the above named Paul C. Downey and acknowledged the foregoing instrument to be the free act and deed of GNB HOLDINGS, INC., before me,

Matthew J. Downey,
Matthew J. Downey, Notary Public

My Commission expires: 4-20-01



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

March 2, 1998

TO WHOM IT MAY CONCERN:

I hereby certify that the records of this office show that

GNBCHC Holdings, Inc.,

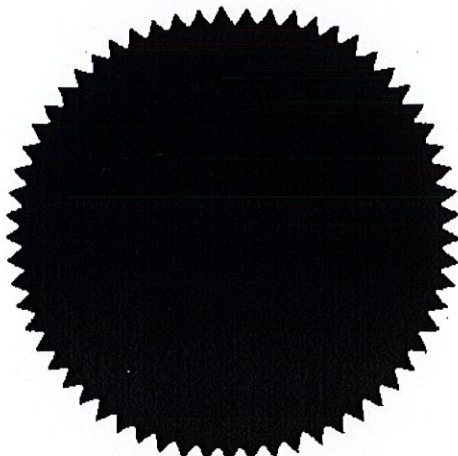
was incorporated under the General Laws of this Commonwealth on

October 13, 1993

I further certify that by articles of amendment filed on October 28, 1993
the name of said corporation was changed to

GNB Holdings, Inc.

and said corporation still has legal existence.



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

* JM
MGL Chapter 156B, § 83A provides that certain consolidations and mergers may be filed with the Division within thirty days after the effective date of the merger or consolidation.



72041-5

Commonwealth of Massachusetts

Department of Revenue

Taxpayer Service Division

Certificate Unit

P.O. Box 7066

Boston, MA 02204

March 24, 1998

GNB HOLDINGS, INC.

700 PLEASANT STREET

NEW BEDFORD, MA 02740


CERTIFICATE OF GOOD STANDING

It is hereby certified by the Commissioner of Revenue of the Commonwealth of Massachusetts as of the above date, that the above named corporation is a domestic corporation organized in Massachusetts on October 13, 1993 and that said corporation is in good standing with respect to any and all returns due and taxes payable to the Commonwealth under General Laws, Chapter 62C, and the statutes referred to in Section 2 thereof.

This certificate does not certify the corporation's standing as to unemployment insurance taxes under G.L.Ch. 151a or taxes under any other provisions or law.

No. 42116

By


Assistant Chief,
Collections Bureau

THIS IS NOT A WAIVER OF LIEN ISSUED UNDER GENERAL LAWS, CHAPTER 62C, SECTION 52,
AND CANNOT BE USED FOR SUCH PURPOSE.

5811 - 57054

Mitchell Adams
Commissioner

Amy A. Pitter
Deputy Commissioner



GNB HOLDINGS, INC.

CERTIFICATE OF VOTE

I, MATTHEW J. DOWNEY, hereby certify that I am the Clerk of GNB HOLDINGS, INC. and that as such, I have custody of the records of the meetings of the Stockholders and the Board of Directors of said Corporation and that there is filed with said records a written Consent in Lieu of Special Meeting of Stockholders and Directors, executed and filed in accordance with the provisions of Massachusetts General Laws, Chapter 156B, Sections 43 and 59, adopting the following action, the same to take effect to the same extent as if taken at a duly convened meeting of Stockholders and Directors:

VOTED: To authorize Paul C. Downey as President & Treasurer of the Corporation to sign any and all documents specifically including but not limited to a Deed to convey the ownership of the Corporation's real estate located at 874 Purchase Street, New Bedford, Bristol County, Massachusetts, to The Greater New Bedford Community Health Center Inc.

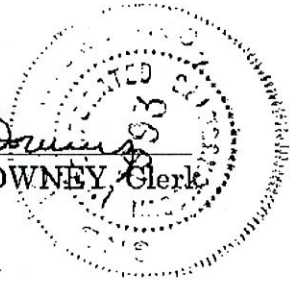
I further certify that at the time of the execution of this Certificate, there is no provision of the By-Laws of said Corporation which is inconsistent with the aforesaid Vote.

I further certify that at the time of the execution of this Certificate, PAUL C. DOWNEY is the duly elected and qualified President and Treasurer of said Corporation.

I further certify that at the time of the execution of this Certificate, the aforesaid Vote has neither been rescinded, altered nor amended, and is still in full force and effect.

WITNESS my hand and the Corporate Seal of GNB HOLDINGS, INC.
this 15th day of May, 1998.


MATTHEW J. DOWNEY, Clerk

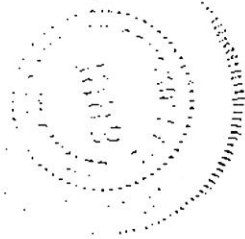


72041 -7

So. Bristol Land Court
05/15/98 02:02
Noted on Ctf. 18295
Book 100 Page 116

7.13. - Ctf. 1-22 cov Elm + Buckwa pl 17225A
2-22 cov Elm + Arushwa Ave
R2 17456A

Term Doc #
72390



Subordination
6/9/05
7594-222

BK 3957 PG 128
09/30/97 04:15 DOC. 22032
Bristol Co. S.D.

QUITCLAIM DEED

Amendment

6/9/05
7594-227

The City of New Bedford, a municipal corporation duly existing under the laws of the Commonwealth of Massachusetts, 131 William Street, New Bedford, Bristol County, Massachusetts

in consideration of \$ (2,475.00 dollars) paid,

grants to the Greater New Bedford Community Health Center, Inc., 874 Purchase Street, New Bedford, Bristol County, Massachusetts,

with QUITCLAIM COVENANTS, provided, however, that if hereafter the premises hereby conveyed are not used for the purposes set forth herein or if the conditions set forth herein are not satisfied, the same shall revert to the grantor or its assigns,

the land in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

Easterly by the westerly line of Acushnet Avenue fifty-two and 12/100 (52.12) feet;

Southerly by land now or formerly of Epharaim K. Dennis ninety-eight and 85/100 (98.85) feet;

Westerly by land now or formerly of John J. Carroll et al and of Mary C. Bardol et al fifty-two and 34/100 (52.34) feet;

Southerly by said Bardol et al land, being the southerly face of a wall one hundred (100) feet;

Westerly by the easterly line of Purchase Street forty-seven and 61/100 (47.61) feet;

Northerly by lands now or formerly of sundry adjoining owners as shown on plan hereinafter mentioned one hundred forty-four and 19/100 (144.19) feet; and

Easterly forty-seven and 82/100 (47.82) feet being the easterly face of a wall; and

Northerly fifty-six and 35/100 (56.35) feet by land now or formerly of Johanna F. Burke.

Said land is shown on a plan numbered 16071A filed with decree of confirmation of title which decree was recorded with Bristol South District Deeds in Book 830, Page 497 on September 4, 1940;

Being the same premises conveyed to the City of New Bedford by decrees of the Land Court dated September 23, 1996, and recorded with said Registry of Deeds, Book 3748, Pages 303, 305, 307, respectively.

Said land is subject to and has the benefit of, two party wall agreements, one applying to the wall above mentioned on the 47.82 foot line between Dennis H. Shay et al and Andrew E. Hathaway, dated November 4, 1905, duly recorded in Book 285, Page 389, and the other applying to the wall mentioned on the 100 foot line aforesaid set forth in a deed given by Andrew E. Hathaway to Edward A. Bardol et al, dated March 26, 1923, duly recorded in Book 557, Page 162 and said land is further subject to, and has the benefit of, sundry additional easements set forth in the deed above named.

Said land is also subject to, and has the benefit of, the provisions set forth in two agreements, one between Pine Holding Corporation and Johanna F. Burke, dated April 10, 1937, duly recorded in Book 815, Page 103, and the other between said Pine Holding Corporation and Mary C. Bardol, dated July 7, 1937, duly recorded in Book 815, Page 101.

Said premises are also conveyed subject to full reimbursement of demolition costs to the City of New Bedford in the amount of \$120,830.61, on or before February 28, 1999, and subject to the reimbursement of recording costs, which recording costs the Grantee hereby assumes and agrees to pay at the time of closing.

The City of New Bedford hereby makes and declares said premises subject to the following restrictive covenant and provisions:

1. Restriction

That the premises shall be used for health center purposes, by an entity designated as a Federally Qualified Health Center (FQHC) by the United States Department of Health and Human Services, so long as the Federal Government continues to so designate such health centers.

2. Severability

In the event that a court or other tribunal determined that any provision of this instrument is invalid or unenforceable:

(i) any such provision shall be deemed automatically modified to conform to the requirements for validity and enforceability as determined by such court or tribunal; and/or

(ii) any such provision that, by its nature, cannot be so modified, shall be deemed deleted for this instrument as though it had never been included.

3. Provisions to Run With the Land

The foregoing covenant creates rights, liabilities, agreements and obligations which shall run with the land or any portion thereof and in case of any breach thereof, the City of New Bedford and its administrators, beneficiaries, successors, and assigns shall be entitled to an injunction compelling compliance therewith, in addition to all other remedies at law or in equity.

4. Provisions Regarding Damage to Property During Grantee's Possession

In the event that the property has reverted to the ownership of the Grantor, and the Grantor determines that damage has occurred to the property as the result of the actions of the Grantee, its successors, or assigns, the City of New Bedford and its administrators, beneficiaries, successors, and assigns shall be entitled to all remedies at law or in equity.

5. Provisions Regarding Failure to Satisfy Condition Subsequent

This deed is to be construed as conveying a fee simple interest subject to a condition subsequent (i.e. the payment of \$120,830.61). In the event that said condition subsequent is not satisfied, the Grantor's sole remedy shall be the reversion of ownership of the property to the Grantor. Said reversion shall take place automatically if said amount is not paid when due. The reversion shall be evidenced by a deed from the Grantee to the Grantor which shall be delivered to the Grantor within fourteen (14) days of the date when said sum is due. Delivery by recording at the Bristol County (S.D.) Registry of Deeds shall suffice.

6. Incorporation Into Deeds, Mortgages, Leases and Instruments of Transfer

The Greater New Bedford Community Health Center shall incorporate this Restriction, in full or by reference, into all deeds, easements, mortgages, leases, licenses, occupancy agreements or any other instrument of transfer by which an interest in and/or a right to use the premises, or any portion thereof, is conveyed.

7. Duration

The restrictive covenant set forth herein shall remain in effect for the maximum period allowed under Massachusetts law.

Witness our hand and seal this 30th day of September 19 97

CITY OF NEW BEDFORD

By its

[Signature]
Mayor

[Signature]
City Property Committee Chairperson

[Signature]
Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

Then personally appeared the above named [Signature] and [Signature] and acknowledged the foregoing instrument to be the free act and deed of the City of New Bedford, before me this day.

[Signature]
Notary Public
My Commission Expires: 9/30/99



QUITCLAIM DEED

DBT CORP., as TRUSTEE OF ALIN REALTY TRUST, under Declaration of Trust dated October 21, 1990 and recorded with Suffolk County Registry of Deeds in Book 16560, Page 105, with an address of One Federal Street, Boston, Massachusetts 02211 (the "Grantor") for consideration of ONE DOLLAR (\$1.00), hereby grants to GREATER NEW BEDFORD COMMUNITY HEALTH CENTER, INC., a Massachusetts corporation with an address of 874 Purchase Street, New Bedford, MA 02740 with QUITCLAIM COVENANTS

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

Beginning at a point in the easterly line of Purchase Street said point being the northwesterly corner of the premises to be conveyed and the southwesterly corner of land now or formerly of Pine Holding Corporation, said point being 238.92 feet northerly from a drill hole over a stone monument at the intersection of the southerly line of William Street with the easterly line of Purchase Street; thence

Easterly in line of last-named land, one hundred (100) feet to land now or formerly of Pine Holding Corporation; thence

Southerly in line of last-named land, fifty-one and 89/100 (51.89) feet to the other land now or formerly of John J. and Ann D. R. Carroll; thence

Westerly in line of last-named land, one hundred (100) feet to the said line of Purchase Street; thence

Northerly in said line of Purchase Street fifty-one and 44/100 (51.44) feet to the point of beginning.

Containing 5,166 square feet, more or less.

Said premises are hereby conveyed subject to and with the benefits of the rights, privileges, easements and agreements of record insofar as the same are now in force and applicable.

The post office address of the premises is 848 Purchase Street, New Bedford, MA.

BK 3399 PG 260

Being the same premises conveyed to the grantor by foreclosure deed of Shawmut Bank, N.A. dated January 14, 1994 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 3259, Page 148.

This transfer being a gift, no documentary stamps are required.

EXECUTED under seal this 21st day of November, 1994.

DBT CORP. AS TRUSTEE OF
ALIN REALTY TRUST

By Cheryl A. Glantz
Cheryl A. Glantz
Real Estate Officer

THE COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

November 21, 1994

Then personally appeared the above-named Cheryl A. Glantz, Real Estate Officer of DBT Corp., and acknowledged the foregoing instrument to be her free act and deed and that of DBT Corp. as it is Trustee of Alin Realty Trust as aforesaid, before me,

Jean K. Donnelly
Notary Public: Jean K. Donnelly
My commission expires: 2/22/1996



CERTIFICATION

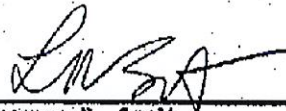
DBT Corp.

I, Lawrence N. Scult, Assistant Clerk of DBT Corp. (the Corporation), hereby certify that:

Pursuant to votes of the directors of the Corporation, the Corporation is authorized to act as trustee (the Trustee) under Alin Realty Trust, dated October 23, 1990, recorded in the Suffolk County (Massachusetts) Registry of Deeds in Book 16560, Page 105 (the Trust), and that Cheryl A. Glantz, Real Estate Officer of this Corporation is authorized to execute and deliver on behalf of the Corporation documents relating to the Corporation's activities as Trustee, including, without limitation, deeds, and related conveyancing documents and to take whatever other action may be necessary or desirable to enable the Corporation to perform its obligations as Trustee;

Such votes are in full force and effect and have not been amended or modified as of the date hereof;

The Trust is in full force and effect and has not been amended or modified except as of record, the Corporation is the sole Trustee under the Trust; the Trust has not been altered, amended, revoked or terminated; the Trustee has the power among other things, to acquire and convey title to real and personal property and the Trustee has been directed by all of the beneficiaries of the Trust to acquire and convey title to the property at 848-854 Purchase Street, New Bedford, Massachusetts on such terms and conditions as the Trustee shall determine.



Lawrence N. Scult
Assistant Clerk

November , 1994

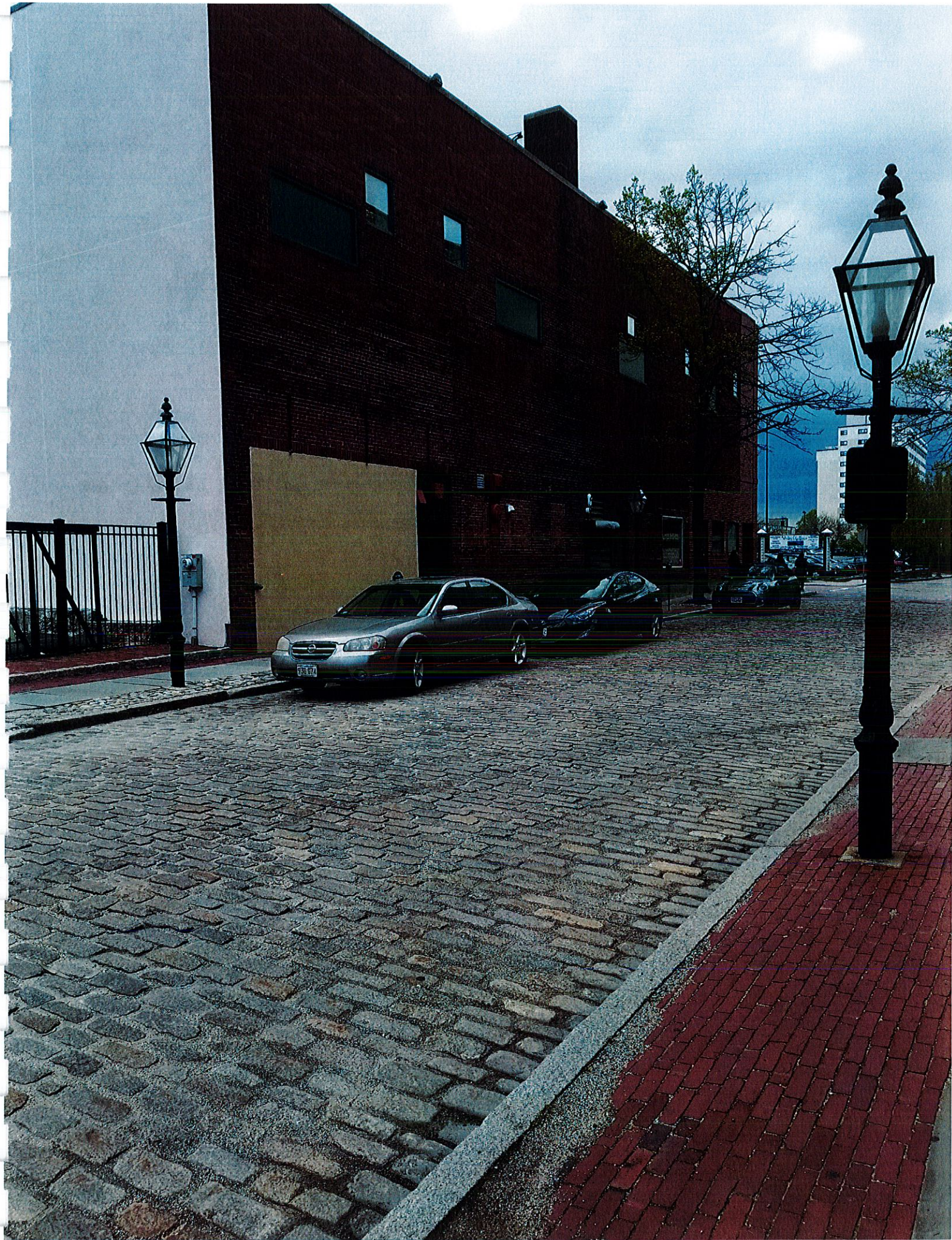
SITE PHOTOGRAPHS



ATTACHMENT 13

1217 +23-17









GREATER NEW BEDFORD
COMMUNITY HEALTH CENTER
PEDIATRIC FLOOR ADDITION
838 - 874 PURCHASE STREET
NEW BEDFORD, MASSACHUSETTS

CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 MAY 12 A 11:35
CITY CLERK

SITE SUMMARY

ASSESSORS MAP 53 LOTS 30, 73, 75, 77
ZONING DISTRICT: MIXED USE BUSINESS/CENTRAL BUSINESS DISTRICT
EXISTING USE: OFFICE/RETAIL
PROPOSED USE: OFFICE/RETAIL
DEED REFERENCE: BOOK 9511, PAGE 71 (LOT 30)
LAND COURT BOOK 92, PAGE 197
(CERTIFICATE #18295) (LOT 73)
BOOK 3957, PAGE 128 (LOT 75)
BOOK 3399, PAGE 259 (LOT 77)

ZONING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
LOT AREA	0.92	0.92 ACRES (100% UPLAND)
LOT FRONTAGE	0'	197.65' (PURCHASE STREET) 200.59' (ELM STREET) 208.60' (ACUSHNET AVE.)
FRONT SETBACK (BLDG.)	0'	0' (EXISTNG)
SIDE SETBACK (BLDG.)	0'	0' (EXISTING)
REAR SETBACK (BLDG.)	10'/20'	0' (EXISTING)
FRONT SETBACK (PARKING)	0'	90'
SIDE SETBACK (PARKING)	0'	4'
REAR SETBACK (PARKING)	0'	6'
BUILDING HEIGHT	7 STORIES	2/3 STORIES
LOT COVERAGE	N/A	100%
GREEN SPACE	0%	0%
SCREENING BUFFERS	N/A	N/A
OFF STREET PARKING	86	14 SPACES



LOCUS MAP
SCALE: 1"=180'±

PLAN INDEX			
SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	MAY 5, 2017	
1 OF 2	LOCUS PLAN	MAY 5, 2017	
2 OF 2	EXISTING/PROPOSED CONDITIONS	MAY 5, 2017	
SD2	UPPER FLOOR PLAN PROPOSED	MARCH 27, 2017	
SD3	SCHEMATIC DESIGN (ELEVATIONS)	MARCH 27, 2017	
SD5	SCHEMATIC DESIGN (ELEVATIONS)	MARCH 27, 2017	

OWNER / APPLICANT:
GREATER NEW BEDFORD COMMUNITY
HEALTH CENTER, INC.
874 PURCHASE STREET
NEW BEDFORD, MA 02740
DATE: MAY 5, 2017
PLANNING SITEC
Civil and Environmental Engineering
Land Use Planning
449 Faunce Corner Road
Dartmouth, MA 02747
(508) 998-2125
FAX (508) 998-7554
WWW.SITEC-ENGINEERING.COM
ACAD NO. 17-8588 LOCUS PLAN.DWG
MAY 12 2017
DEPARTMENT



- LEGEND**
- LP - VICTORIAN "GAS" STYLE STREET LIGHT
 - OTMH - TELEPHONE MANHOLE
 - OMH - UNKNOWN MANHOLE
 - ODMH - DRAIN MANHOLE
 - OSMH - SEWER MANHOLE
 - EMH - ELECTRIC MANHOLE
 - 6" TREE - PLANTED TREE
 - GG - GAS GATE
 - WG - WATER GATE
 - CB - DRAINAGE CATCH BASIN
 - HYDRANT - FIRE HYDRANT
 - GATE - UNKNOWN ACCESS GATE
 - 40.72 - SPOT ELEVATION
 - BUILDING LINE
 - BRICK SURFACE
 - ⑨ - NUMBER OF PARKING SPACES

NOTES

- ALL ELEVATIONS REFER TO NGVD 29 (MSL). BENCHMARK IS SB/DH AT THE SOUTHEAST CORNER OF WILLIAM STREET & ACUSHNET AVENUE, EL= 40.73.
- ALL ROADS, EXCEPT WHERE SHOWN ARE PAVED. ALL CURBS ARE GRANITE, AND ALL WALKS ARE CONCRETE EXCEPT WHERE NOTED.



SB/PLUG (2' OFFSET)

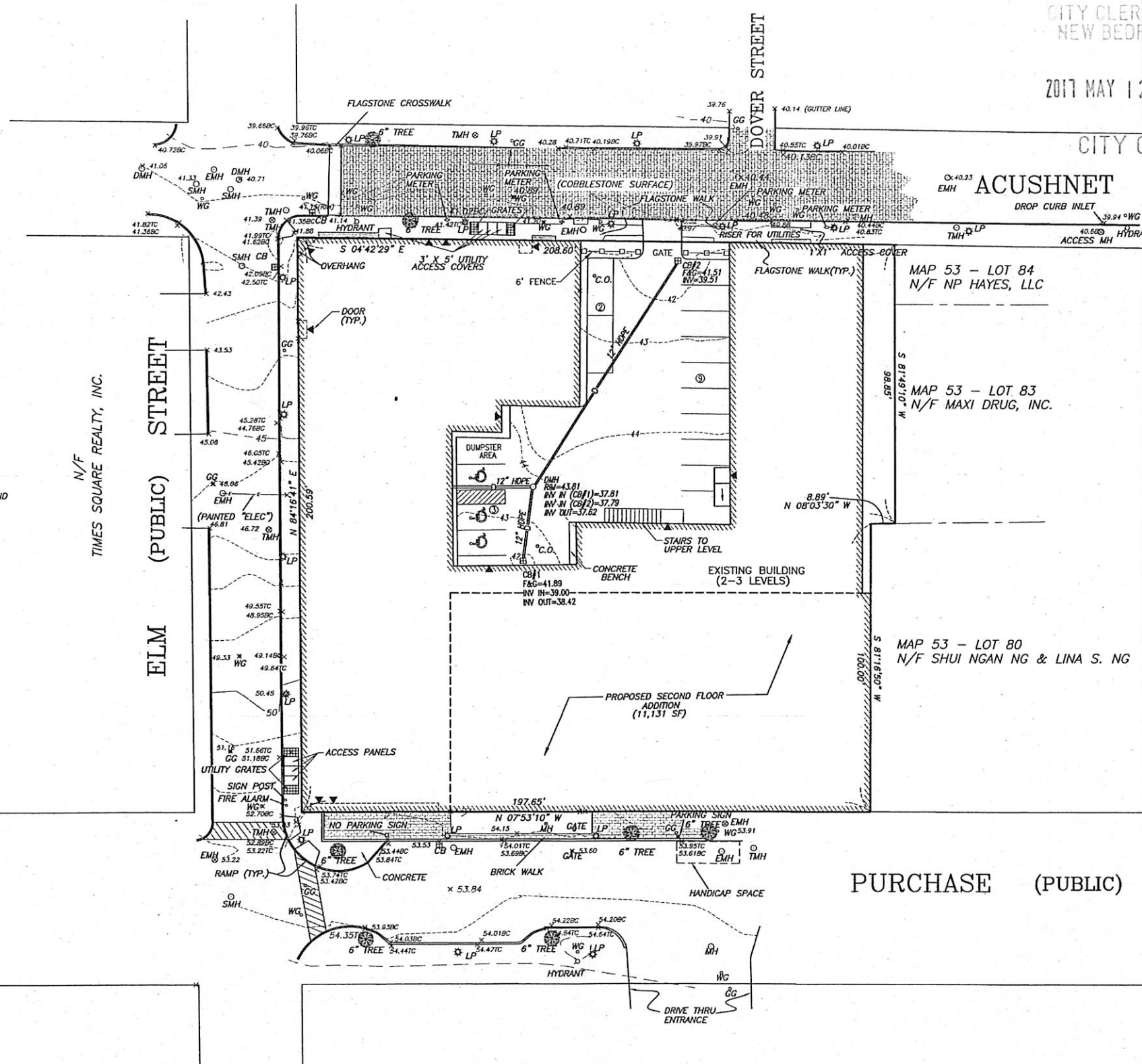
ZONING DISTRICT: MIXED USE BUSINESS/CENTRAL BUSINESS DISTRICT
 FEMA FLOOD ZONE - X
 EXISTING USE: RETAIL/OFFICE
 PARCEL AREA: 0.92 ACRES
 ASSESSORS MAP 53 - LOTS 30, 73, 75, 77
 OWNER: GREATER NEW BEDFORD COMMUNITY HEALTH CENTER, INC.
 874 PURCHASE STREET
 NEW BEDFORD, MA 02740

SURVEY DATE: APRIL 12, 2017

0' 20' 40' 60'
 SCALE: 1"=20'

UTILITY COMPANIES

SANITARY SEWER/WATER SUPPLY - NEW BEDFORD DPI (508)979-1550
 NATURAL GAS - EVERSOURCE GAS (855)645-2427
 ELECTRIC SERVICE - EVERSOURCE ELECTRIC (888)633-3797
 CABLE - COMCAST (800)934-6489



CITY CLERKS OFFICE
 NEW BEDFORD, MA

2017 MAY 12 A 11:35

CITY CLERK

ACUSHNET (PUBLIC) AVENUE

SB/DH (FD. - HELD)
 BM ELEV. = 40.73 (NGVD)

WILLIAM (PUBLIC) STREET

PURCHASE (PUBLIC) STREET

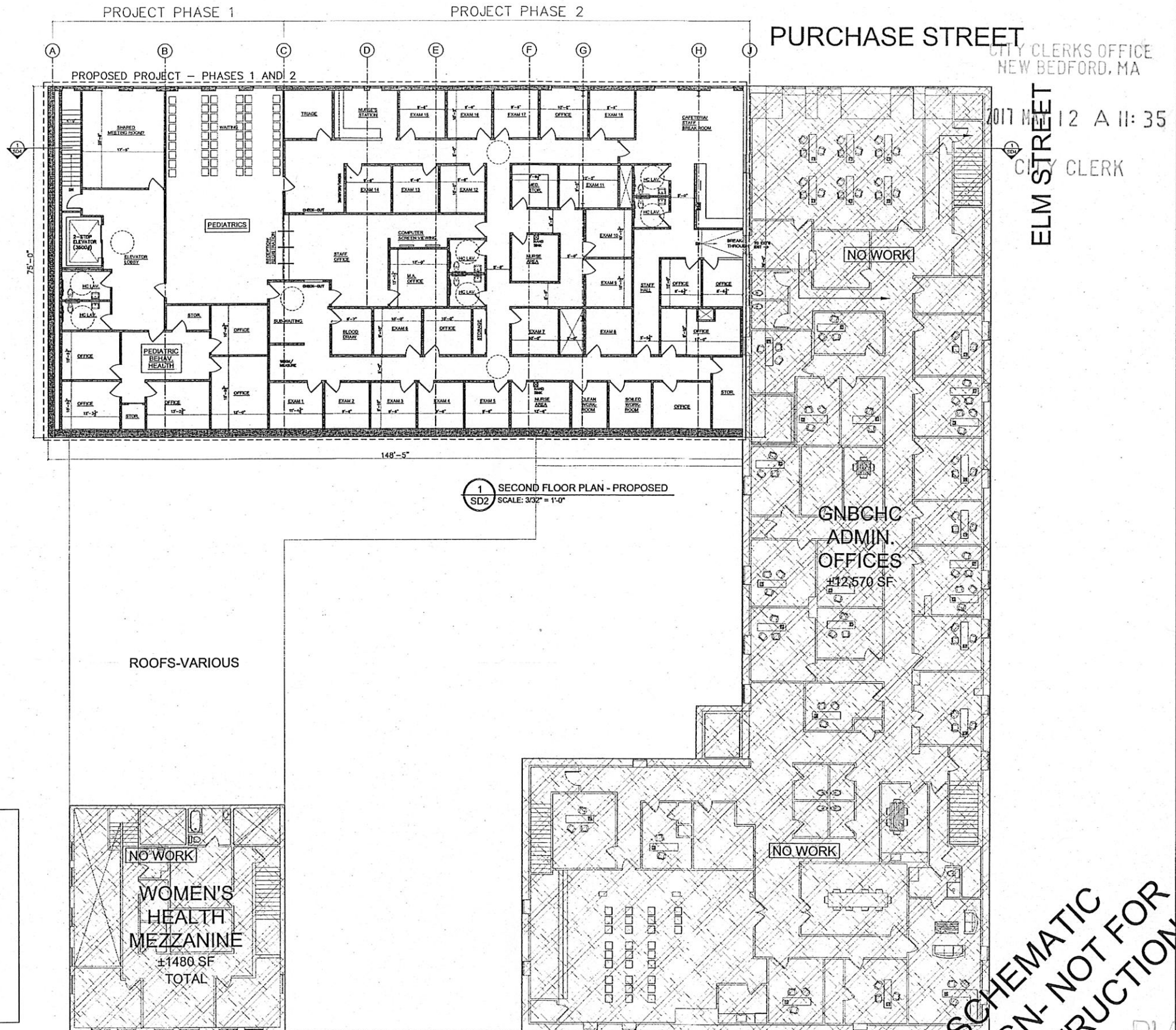


App'd. by	
Chkd. by	
Revision	Description
Date	
No.	
Scale	1"=20'
Date	MAY 5, 2017
Drawn	NAD
Checked	SDG
Approved	SDG
Sheet	2 of 2
Drawing Number	EC-1
Project	GREATER NEW BEDFORD COMMUNITY HEALTH CENTER PEDIATRIC FLOOR ADDITION NEW BEDFORD, MASSACHUSETTS
Client	GREATER NEW BEDFORD COMMUNITY HEALTH CENTER
Drawing Title	EXISTING/PROPOSED CONDITIONS
SiteC, Inc.	449 Francis Corner Road Dorchester, MA 02147 Tel: (617) 267-7554 Fax: (617) 267-7554 www.sitec-engineering.com
Acad No.	17-6588 EC.DWG
File No.	17-6588

PLANNING
 MAY 12 2017

DEPARTMENT CASE 22-17
 23-17

2



GENERAL NOTES:

- ORIGINAL BASIS OF DRAWINGS ARE FLOOR PLANS PROVIDED TO GNBCHC BY OTHERS IN 2010-2011. PORTIONS OF THE FLOOR PLANS HAVE BEEN RE-DRAWN BY CAA, INC.
- SQUARE FOOTAGES ARE INTENDED TO BE FOR BASIC COMPARISON/MASTER PLANNING PURPOSES ONLY AND ARE NOT INTENDED TO BE EXACT. WHERE PRACTICABLE, MAIN CIRCULATION, UTILITY/STORAGE AND EXTERIOR / DEMISING WALLS HAVE BEEN REMOVED FROM THE CALCULATIONS AS INDICATED GRAPHICALLY.

ROOFS-VARIOUS

NO WORK

WOMEN'S
HEALTH
MEZZANINE

±1480 SF
TOTAL

ACUSHNET AVENUE

SCHEMATIC
DESIGN - NOT FOR
CONSTRUCTION

PRELIMINARY
DATE
SCALE
DRAWN BY

PLANNING
MAY 1961
DEPARTMENT



caldwell
architectural
associates
residential • commercial • sustainable

KEVIN S. CALDWELL, AIA, LEED AP
caldwell architectural associates, inc.
10 whiteweed drive
dartmouth, MA 02747
(p) 508.965.2526
(e) kscarch@comcast.net
(w) www.caldwellarchitect.com

LIMITATIONS OF USE

©Caldwell Architectural Associates, Inc. 2014
THESE DRAWINGS CONTAINED WITHIN THIS SET OF DOCUMENTS ARE
INTENDED FOR A ONE TIME USE IN REFERENCE TO THE PROJECT
LISTED BELOW ONLY. ANY UNAUTHORIZED COPYING OR UTILIZATION
OF THE DOCUMENTS OR ANY PART WITHIN IS COPYRIGHT INFRINGEMENT
OR INTELLECTUAL PROPERTY.

GNBCHC-
PEDIATRIC
PROJECT -
FLOOR ADDITION

838-852 PURCHASE STREET
NEW BEDFORD, MA

LIABILITY DISCLAIMER

THE DRAWINGS CONTAINED WITHIN THIS SET OF DOCUMENTS ARE PREPARED FOR CONTRACTORS STANDARD CONSTRUCTION. CALDWELL ARCHITECTURAL ASSOCIATES, INC. IS RESPONSIBLE ONLY FOR THE ACCURATE REPRESENTATION, COORDINATION, AND SPECIFICATION OF THE GENERAL DESIGN. THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR THE SELECTION OF THE MATERIALS AND METHODS OF CONSTRUCTION. THIS AGREEMENT REGARDS TO, BUT NOT LIMITED TO, INTERNAL AND MOISTURE PROTECTION, PROPER APPLICATION AND INSTALLATION OF PRODUCTS ACCORDING TO MANUFACTURERS' RECOMMENDATIONS, AND PROTECTIVE AND FINISHING MATERIALS AND METHODS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS OF THE PRE-EXISTING CONSTRUCTION PRIOR TO FABRICATION OR COMMENCEMENT OF WORK. ACCEPTANCE OF THESE DRAWINGS FOR CONSTRUCTION BY THE CONTRACTOR IS ACKNOWLEDGEMENT AND TO AGREE WITH THESE TERMS AND CONDITIONS.

REVISIONS

#	DATE	NOTES

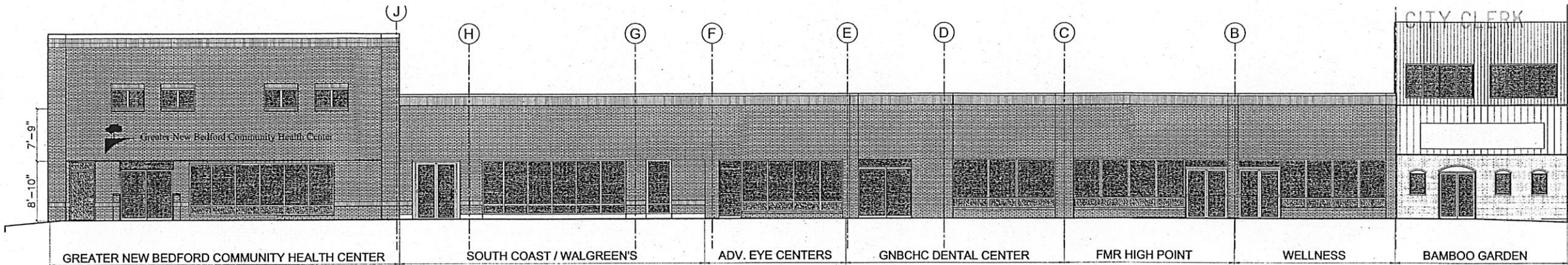
PROJECT	GNBCHC	PROJECT NO.	2017-XX
DATE	3/27/2017		
SCALE	AS NOTED	DRAWN BY	KSC/MG

SD2

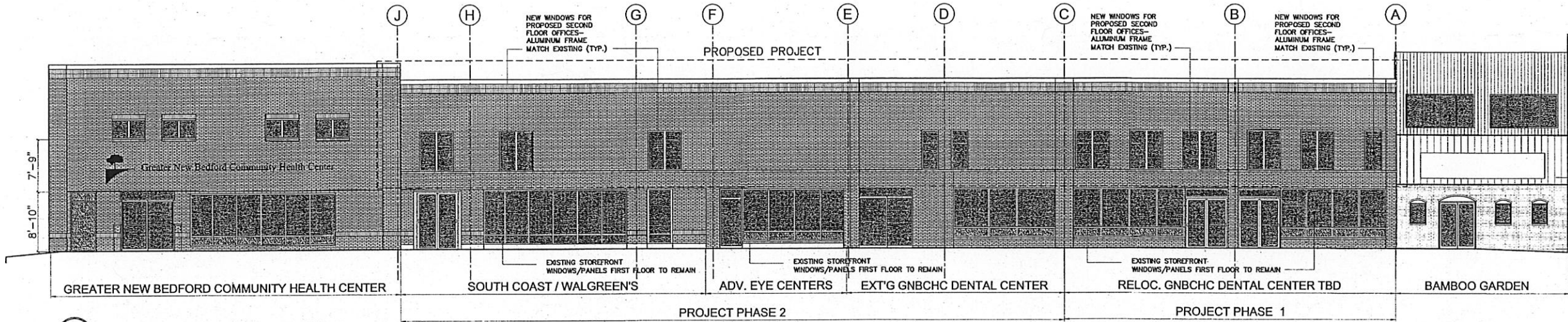
UPPER FLOOR PLAN-
PROPOSED

CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 12 A 11: 35



2 PURCHASE STREET ELEVATION - EXISTING
SD3 DO NOT SCALE



1 PURCHASE STREET ELEVATION - PROPOSED
SD3 DO NOT SCALE



KEVIN S. CALDWELL, AIA, LEED AP
caldwell architectural associates, inc.
10 whiteweed drive
dartmouth, MA 02747
(p) 508.965.2526
(e) kscarch@comcast.net
(w) www.caldwellarchitect.com

LIMITATIONS OF USE

©CALDWELL ARCHITECTURAL ASSOCIATES, INC. 2016
THESE DRAWINGS CONTAINED WITHIN THIS SET OF DOCUMENTS ARE
INTENDED FOR A ONE TIME USE IN REFERENCE TO THE PROJECT
LISTED BELOW ONLY. ANY UNAUTHORIZED COPYING OR REUSE OF
THESE DRAWINGS OR ANY PART THEREOF IS A VIOLATION OF
INTELLECTUAL PROPERTY.

PROPOSED
GNBCHC
PEDIATRIC
PROJECT-
FLOOR
ADDITION

838-874 PURCHASE STREET
NEW BEDFORD, MA

LIABILITY DISCLAIMER

THE DRAWINGS CONTAINED WITHIN THIS SET OF DOCUMENTS ARE PREPARED FOR
CONTRACTOR'S STANDARD CONSTRUCTION. CALDWELL ARCHITECTURAL ASSOCIATES,
INC. IS RESPONSIBLE ONLY FOR THE ACCURACY OF THE INFORMATION AND
DEFINITION OF THE GENERAL DESIGN. THE CONTRACTOR IS RESPONSIBLE AND LIABLE
FOR THE SELECTION OF MATERIALS AND METHODS OF CONSTRUCTION IN
REGARDS TO, BUT NOT LIMITED TO, THE DESIGN AND CONSTRUCTION. PROPER
APPLICATION AND INSTALLATION OF PRODUCTS ACCORDING TO MANUFACTURER'S
RECOMMENDATIONS, AND THE SELECTION AND IMPLEMENTATION OF INDUSTRY
STANDARDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR FIELD VERIFICATION OF ALL
DIMENSIONS OF THE PRE-EXISTING CONSTRUCTION PRIOR TO FABRICATION OR
COMMENCEMENT OF WORK. ACCEPTANCE OF THESE DRAWINGS FOR CONSTRUCTION
BY THE CONTRACTOR IS ACKNOWLEDGMENT TO AND AGREEMENT WITH THESE TERMS
AND CONDITIONS.

REVISIONS

#	DATE	NOTES

PROJECT	GNBCHC	PROJECT NO.	2017-XX
DATE	3/27/2017		
SCALE	AS NOTED	DRAWN BY	KSC/MG

DRAWING NO.	SD3
TITLE	SCHEMATIC DESIGN

SCHEMATIC
DESIGN- NOT FOR
CONSTRUCTION

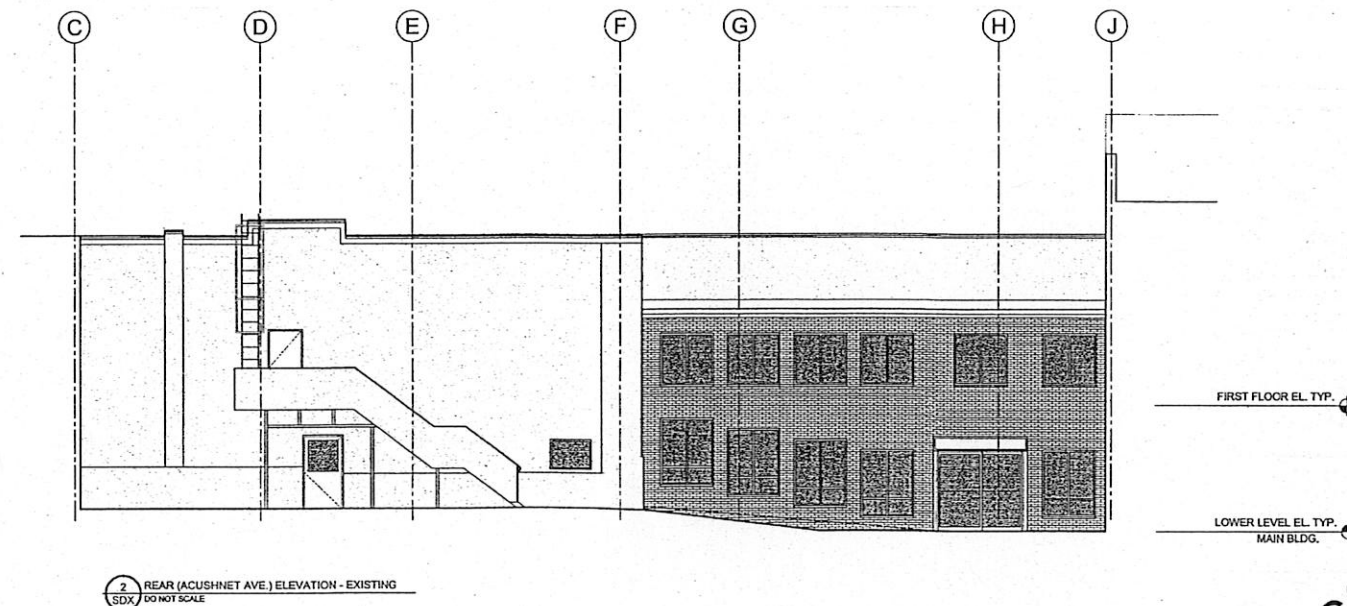
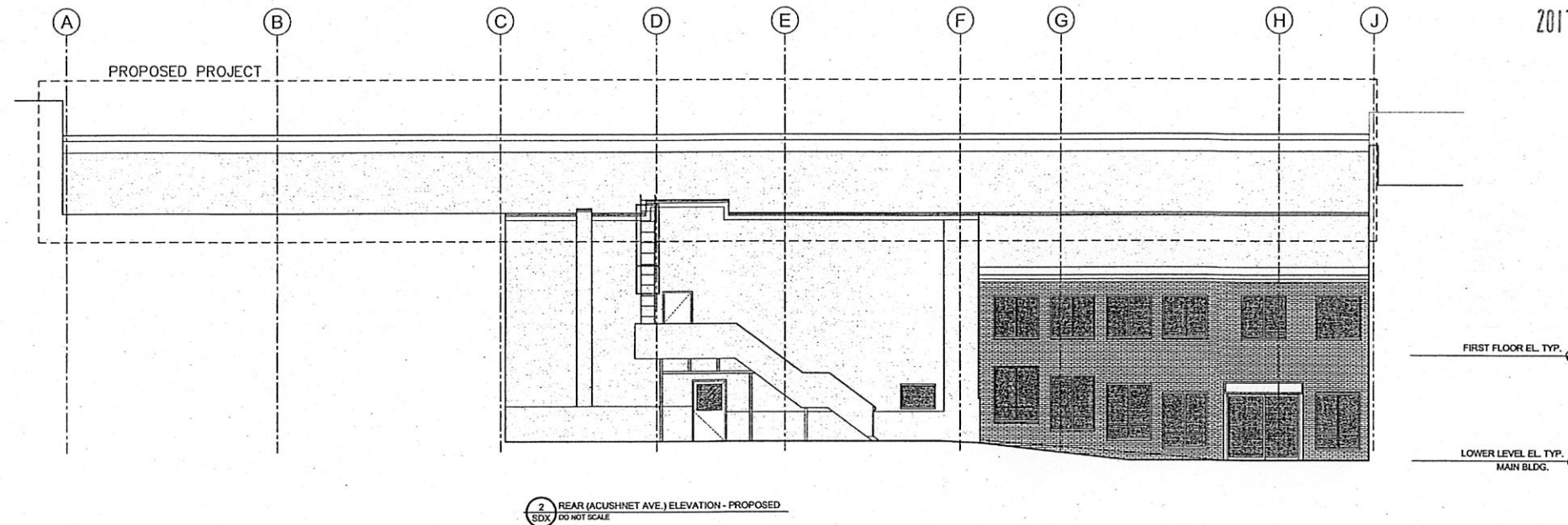
PLANNING
M/
DEPARTMENT

CASE 22-17
23-17

CITY CLERKS OFFICE
NEW BEDFORD, MA

2017 MAY 12 A 11:35

CITY CLERK



SCHEMATIC
DESIGN- NOT FOR
CONSTRUCTION

PLANNING
MAY 12 2017
DEPARTMENT



KEVIN S. CALDWELL, AIA, LEED AP
caldwell architectural associates, inc.
10 whiteweed drive
dartmouth, MA 02747
(p) 508.965.2526
(e) kscarch@comcast.net
(w) www.caldwellarchitect.com

LIMITATIONS OF USE

© CALDWELL ARCHITECTURAL ASSOCIATES, INC. 2014
THESE DRAWINGS CONTAINED WITHIN THIS SET OF DOCUMENTS ARE
INTENDED FOR A ONE TIME USE IN REFERENCE TO THE PROJECT
LISTED BELOW ONLY. ANY UNAUTHORIZED COPYING OR UTILIZATION
OF THE DOCUMENTS OR ANY PART THEREIN IS CONSIDERED INFRINGEMENT
OF INTELLECTUAL PROPERTY.

PROPOSED GNBCHC PEDIATRIC PROJECT- FLOOR ADDITION

838-874 PURCHASE STREET
NEW BEDFORD, MA

LIABILITY DISCLAIMER

THE DRAWINGS CONTAINED WITHIN THIS SET OF DOCUMENTS ARE INTENDED FOR
CONTRACTORS STANDARD CONSTRUCTION. CALDWELL ARCHITECTURAL ASSOCIATES,
INC. IS RESPONSIBLE ONLY FOR THE ACCURATE REPRESENTATION, COORDINATION, AND
DEVELOPMENT OF THE GENERAL DESIGN. THE CONTRACTOR IS RESPONSIBLE AND LIABLE
FOR THE SELECTION OF BOTH MATERIALS AND METHODS OF CONSTRUCTION.
REGARDLESS TO, BUT NOT LIMITED TO, THERMAL AND MOISTURE PROTECTION, PROPER
APPLICATION AND INSTALLATION OF PRODUCTS ACCORDING TO MANUFACTURERS
RECOMMENDATIONS, AND THE UTILIZATION AND IMPERMEABILITY OF ROOFING
STANDARDS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR FIELD VERIFICATION OF ALL
DIMENSIONS OF THE EXISTING CONSTRUCTION PRIOR TO FABRICATION OR
COMMENCEMENT OF WORK. ACCEPTANCE OF THESE DRAWINGS FOR CONSTRUCTION
BY THE CONTRACTOR IS ACKNOWLEDGMENT AND AGREEMENT WITH THESE TERMS
AND CONDITIONS.

REVISIONS

#	DATE	NOTES

PROJECT	PROJECT NO.
GNBCHC	2017-XX
DATE	
3/27/2017	
SCALE	DRAWN BY
AS NOTED	KSC/MG

DRAWING NO.
SD5
TITLE
SCHEMATIC DESIGN

CASE 22-17
23-17