



## 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 COMMENTS

### PLANNING BOARD MEETING

March 8, 2017

**Case #08-17: SITE PLAN REVIEW**

899 Pleasant Street/ES Foster Street  
Southeastern New England Dental  
Map 58 Lots 300, 301, 302, 304 & 499

**Applicant's Agent:** Architectural Consulting Group, Inc.  
Michael W. Josefek, AIA President  
2206 Acushnet Avenue  
New Bedford, MA 02746

**Owner:** Moftah El- Ghadi, DMD  
899 Pleasant Street, LLC  
34 Hillman Street  
New Bedford, MA 02740



### Overview of Request

This is a request to consider Site Plan approval under Chapter 9 Comprehensive Zoning §5400 for construction of a 2,118+/- SF addition to an existing 1,322 +/-SF structure on a 25,396+/- SF site for a dental office and other professional tenants at 899 Pleasant and ES Foster Streets (Maps 58, Lots 300-302, 304 & 499) located in the Mixed Use Business (MUB) zoning district.

A draft plan of land under the ANR (Approval Not Required) process, merging lots 300, 301, 302, 304 & 499 into one parcel for the purpose of adjusting the lot line to form two parcels from five, had originally been submitted by the applicant as part of the application package. At the request of the applicant's agent on February 28, 2017, the draft ANR plan has been reconsidered and elected not to move forward with this lot line adjustment.

Several waiver petitions are presented to the Planning Board for consideration which may be reviewed at Attachment 4.

Technical review of plans by staff finds the application for Ground Sign Site Plan Review has been omitted from deliverables. Applicant's agent has confirmed they will be returning to the Planning Board in the future with a separate ground sign application.

Medical offices, Centers or Clinics are permitted under the approval of the Zoning Board of Appeals in the Mixed Use Business zoning district. This case is scheduled to appear for a hearing at the city's Zoning Board's meeting of March 16, 2017 to request a change of business use in the Mixed Use Business zoning district.

### Existing Conditions

The redevelopment area consists of a primary structure known as the Horace Humphrey House, a large carriage house/barn, and undeveloped land. The site occupies a significant portion of the city block bounded by Pleasant (east), North (south) Foster (west) and Hillman (north) Streets and the “front door” of the existing house faces Pleasant Street.

The former dwelling is Italianate in style dating to c.1867 and originally constructed as a single family dwelling. Although the property was highlighted as a contributing structure within the North Bedford National Register Historic District nomination materials, no regulations govern the property relative to historic preservation today (Attachment 5). The existing barn is similarly estimated as having been built in the early to mid 1870s as a carriage house.

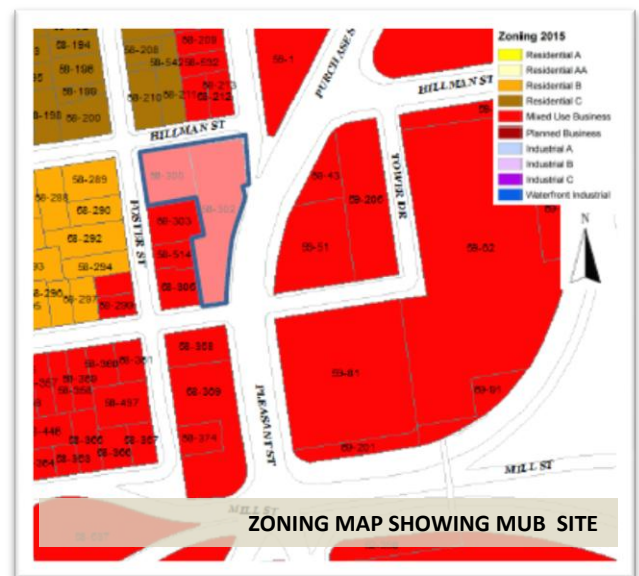
At present the building is unoccupied but it previously served as office space.



Curb Cuts. Access to the area is via four (4) curb cuts at Hillman Street and Pleasant Street; two (2) at Hillman Street and two (2) at Pleasant Street. Under this plan proposal, Site Plan Notes state that one curb cut at Pleasant Street is to be abandoned and both curb cuts along Hillman Street are to be eliminated, with a new curb cut relocated westerly toward Foster Street. The applicant opines the one-way parking circulation plan will mitigate traffic moving on and offsite via entrance from Pleasant Street and exit via Hillman Street.

Accessibility (ADA). A ramp for wheelchair access currently serves the existing structure from the parking lot.

Existing Barn/Formal Carriage House. The project narrative notes that the existing barn will be relocated southerly perpendicular to address Front Street. The applicant states that the barn is being relocated “at the request of the Historic Commission representative.” [NOTE: According to the city’s Historic Preservation Planner, at no time was the request to move the barn made; additionally this matter did not appear before the Historical Commission nor has there been any formal city request to preserve the barn.] The barn/carriage house is, like the house, considered a contributing cultural structure. Given neglect and deferred maintenance, over time most of the barns in the city have been lost; if the developer does intend to relocate the carriage house/barn as described in the submittal documents, it would be supported by staff over the option of demolition.



Changes presented in late revised application materials describe the intent to convert the barn into additional office space with associated parking under Phase Two of the project. Phase Two is not part of this case submittal so is, therefore, subject to subsequent application and review by the Planning Board. A time line has not been presented for construction schedule of Phase One and Phase Two.

### Proposed Conditions

The applicant intends to construct a two (2) story addition with a building footprint of 2118+/- SF for a Gross Floor Area (GFA) of 4236+/- SF. The City of New Bedford Assessors site shows the existing structure is 3225 +/- SF. Estimated combined GFA for the proposed addition and existing structure is 7461+/-SF. Exterior architectural finish materials have not been specified by the applicant's agent.

Under the zoning ordinance, the applicant requires 38 off street parking spaces for the proposed office use. Thirty-three parking spaces, including two (2) handicap spaces, are dimensioned on Sheet C-3 while the Site Plan shows 22 spaces and an area for future parking. Under 521 CMR: Architectural Access Board standards, two (2) ADA compliant spaces are required for 26-50 parking spaces. Bike parking is not shown on site plan. [Site plan Sheet C-3 contains several discrepancies between dimensions which the board may wish to address with the applicant for clarification. As recently as March 1, 2017 the applicant's agent suggested a revised parking plan that would include the use of permeable overflow parking on the lot.]

### Appendix C-Table of Parking & Loading Regulations

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Offices: General, professional, business, banks, <b>medical clinics</b> 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.

### Demand and Operations

The applicant anticipates fifteen (15) employees will serve 35 patients per day between the hours of 8:00 a.m. and 5:00 p.m. five (5) days per week. Frequency of deliveries during the 9:00 a.m. to 11:00 a.m. time parameter has not been specified on the Site Plan review application form.

Public utility service is available to serve the site. The manner of medical waste disposal has not been described by the applicant. Snow storage has not been identified on the site layout plan.

A traffic circulation plan illustrating ingress and egress from the site and Traffic Impact & Access

Study have not been presented for consideration by the Board. The applicant's agent states in the Narrative "...There is also under consideration a plan to change the way Hillman merges with Purchase Street..." Such a plan was previously touched upon during the city's internal Permitting and Task Force review where DPI





articulated the city's interest in exploring the possibility of realignment. Staff is unaware of further discussion or progress on this point.

A Stormwater Management Report had not been provided for review in time for preparation of this report.

The Board may wish to inquire as to the project construction schedule, start and finish dates, as it has not been disclosed as stipulated under §5452.

### **Review Comments**

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

- At the time the report was prepared, comments from the Department of Public Infrastructure had not yet been received. Staff anticipates information from DPI will be forthcoming and available to the board prior to or at its March 8, 2017 meeting.
- Conservation Commission Agent Sarah Porter stated that the proposed project is not in or within 100' of State or Local Wetland Resource Areas. Therefore, no permit is required from the Conservation Commission for this proposed activity.

No additional comments were provided from other departments for the board's consideration.



### **Site Plan Review**

#### **Plans submitted for consideration:**

The submittal is shown as Southeastern New England Dental Group Additions and Alterations to 899 Pleasant Street, dated 02/06/2017, prepared by Architectural Consulting Group, Inc., 2206 Acushnet Ave., New Bedford, MA 02745 [consisting of seven (7) pages]:

- **Title Page - A-0 (Received 03/01/2017)**
- **Site Plan - C-3 (Received 03/01/2017)**
- **Landscape Plan – C3-1 (Received 03/01/2017)**
- **Demolition Plan – C 3.2 (Received 03/01/2017 and Dated 2/28/2017)**



- Erosion Control Plan – C3.3 (Received 03/01/2017 and Dated 2/28/2017)
- Site Lighting Plan - E-O (Received 03/01/2017)
- First Floor Plan – A-2 (Received 03/01/2017 and Dated 02/07/2017)
- Second Floor Plan A-7 (Received 03/01/2017 and Dated 2/07/2017)
- Section Through C-C – A-7 (sic) (Received 03/01/2017 and Dated 2/07/2017)
- West Elevation – A-15 (Received 03/01/2017 and Dated 2/07/2017)
- East Elevation – A-14 (Received 03/01/2017 and Dated 2/07/2017)
- South Elevation – A-13 (Received 03/01/2017 and Dated 2/07/2017)
- North Elevation – A-12 (Received 03/01/2017 and Dated 2/07/2017)

And

**Existing Conditions Plan**, 899 Pleasant Street (Assessors Map 58, Lot 300 & 302), New Bedford, MA, prepared for Architectural Consulting Group, Inc., Michael Josefek, 376 Nash Road, 1<sup>st</sup> Floor, New Bedford, MA 02746 New Bedford, MA dated February 28, 2017 [consisting of one page-Sheet C-1].

#### **STAFF COMMENTS:**

- ☐ Plans have not been signed/stamped by the architect. Plans must be signed/stamped by the licensed professional.
- ☐ **Title Page - A-0**
  - The Zoning Requirements Table has been omitted as stipulated on Site Plan Review Checklist.
- ☐ **Existing Conditions Plan**
- ☐ **Demolition Plan**
- ☐ **Site Layout Plan**, as stipulated on Site Plan Review Checklist.
  - Setback dimensions from property lines omitted.
  - Parking lot setbacks to property lines omitted.
  - Pavement type omitted.
  - Curb types and limits omitted.
  - Loading Dock/Area omitted.
  - Dumpster, pad and screening material omitted.
  - Transformer boxes and screening omitted.
  - Drive aisle dimension is shown at 20 feet for an existing parking lot area.
  - Grading at site entrance omitted.
  - No Ground Sign Site Plan Review application has been submitted for sign that is shown on Plan Sheet C-3 (See **§3200** and **§5427**).
  - Construction Notes, as stipulated on Site Plan Review Checklist, have been omitted:
    - 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.
    - 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.]
    - All pavement markings shall conform to MUTCD requirements.
- ☐ **Lighting Plan**, as stipulated under section 3I Lightening Plan of the Site Plan Review Checklist.
  - The Lighting Plan to show illumination patterns (and foot-candles) on-site and area off-site
- ☐ **Landscape Plan**
- ☐ **Grading and Drainage Plan**, as stipulated on Site Plan Review Checklist has been omitted.

- ☐ **Utility and Grading Plan**, as stipulated on Site Plan Review Checklist has been omitted.
- ☐ **Erosion Control Plan**  
Add Erosion Control Notes as stipulated on Site Plan Review Checklist:
  - 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 MA Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
  - Maintenance specifications for all proposed erosion and sedimentation controls.
- ☐ **Floor Plan**
- ☐ **Building Elevations**, as stipulated on Site Plan Review Checklist.
  - Identify all existing and proposed exterior materials, treatment and colors-including roofing, roof eaves, brackets, siding, doors, trim, windows, fences railings, etc.
  - Show exterior mechanicals, ductwork, satellite dishes, and/or utility boxes.
  - Include dimensions for building height, wall length, and identify existing and proposed floor elevations.
- ☐ **Detail Sheets** (confer/confirm with the Department of Public Infrastructure)

### Waivers Requested

The following waivers have been submitted by the applicant who cites the necessity of such waivers given the limited scope of the project. The waivers, with noted comments from the applicant, are:

Ordinance Section for which waiver is sought:	Applicant's stated reason for waiver:	Staff comment:
<b>Sec. 5350 and 5455 Development Impact Statement (DIS)</b>	"The site is not altering any unusual typography, geology, archeology, scenic or historical structures."	Applicant has provided a brief DIS as part of the late-filed material.
<b>Sec. 5352 Surface Water and Subsurface Conditions</b>	"No wetlands or high water table evident. No impact on ground or surface water quality. The site is a paved site currently."	(This information is typically included as part of the DIS.) Applicant has provided a brief DIS as part of the late-filed material.
<b>Sec. 5353 Circulation Systems</b>	"Circulation is minimal less than 10 cars per day and all are provided with on site parking. No on street parking required. We are reducing currently 4 curb cuts on property to 2."	(This information is typically included as part of the DIS.) Applicant has provided a brief DIS as part of the late
<b>Sec. 5354 Support Systems a,b,c,d,e,f</b>	City sewer, drain, water and trash provided by City of New Bedford – No affect Fire Department across the street. No recreation activity. No impact on schools.	(This information is typically included as part of the DIS.) Applicant has provided a brief DIS as part of the late

*Chart continues on following page.*

*Chart continued from previous page.*

Ordinance Section for which waiver is sought:	Applicant's stated reason for waiver:	Staff comment:
<b>Sec. 5355 Phasing</b>	No Phasing – sediment control will be silt fence, wattles around catch basins & property perimeter downstream.	(This information is typically included as part of the DIS.) Applicant has provided a brief DIS as part of the late-filed material.
<b>Sec. 5440 Preparation of Plans</b>	The project scope and size does not warrant excessive document production over those provided herein existing structure and site conditions remain largely unaffected and will remain intact. The footprint of the addition is located over currently paved area.	Applicant proposes more than doubling the size of the existing building. A site plan, draft ANR plan and an existing conditions plan along with architectural elevation plans and section were the only plans included with the original submission. Applicant's agent has assured staff that they will be presenting additional material at the March 8, 2017 meeting.
<b>Sec. 5452 Detailed Costs</b>	Lump sum budget cost is provided. Breakdown not available.	Developers typically do not include detailed costs as part of their site plan approval packets.

#### **For Board Member Consideration**

The proposal before the Planning Board for Site Plan Approval is consistent with the city's master plan goal to continue to shape the city as a metropolitan center of the Southcoast. This initiative for development will continue to strengthen the Foster Hill/Acushnet Heights area by preserving an architecturally unique structure and developing an addition that is sympathetic to the massing and rhythm of both the existing structure and the surrounding environs. The project's ability to accommodate parking on-site will be evidenced from site plan revisions for which staff has been unable to review in time for publication of this report.



LOOKING NORTH FROM THE SUBJECT  
SITE'S SOUTHERN PROPERTY LINE



Having reviewed the submitted request, the existing character of the surrounding properties and thresholds for approval of a site plan review, staff recommends the approval of this application with the following conditions:

- ☐ The Stormwater Management Report shall be provided and reviewed by the Planning Board, or its designated agent, for final review and acceptance as a condition of final approval.
  - ☐ The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Public Infrastructure.
  - ☐ Case submittal documents contain several discrepancies which should be addressed by the applicant with revised plan submittals as noted under STAFF COMMENTS.
  - ☐ Any modification to the site plan being approved shall be provided to the city planner; those determined as “significant” by the city planner will necessitate the applicant’s return before the Planning Board for a modification of site plan approval.
  - ☐ Straw bales are to be used for erosion control measures.
  - ☐ Waiver approvals shall be listed on the approved Site Plan layout and Cover Sheet.
  - ☐ A traffic circulation plan illustrating ingress and egress from the site and Traffic Impact & Access Study shall be presented for consideration by the Board.
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**Attachments:**

1. Narrative
2. Site Plan Review Application
3. Bristol County (S.D) Registry of Deeds Book 11768, Page 17
4. Waiver Request
5. MA Cultural Resource Information
6. Plan Set
7. Lighting Tear Sheet
8. Development Impact Statement

## PROJECT NARRATIVE: 899 Pleasant St New Bedford, MA

899 Pleasant Street is currently an unoccupied business location most recently used as office space. The developers plan initially was to raze the existing structures and provide a single newly constructed dental practice facility. Upon meeting with the City of New Bedford representatives of various departments, the discussion pointed to a wish on the part of the City to save and re-use the existing structures as they have a historic significance to the neighborhood.

Upon discussion with the developer and the City representatives, certain considerations would be granted in this effort. The original concept would have not required submitting for a site plan review as the footprint would have been well under the 2000 sq. ft threshold trigger. Unfortunately, the present configuration is just slightly over the threshold by 200 sq. ft.

Currently the converted former whaling era mansion still maintains its historic fabric to a great degree and will be added to in a respectful manner. The new proposed addition will keep the basic lines, scale, and shapes of existing components while not trying to exactly match the ornate bracketed trim. In this way, we can achieve the look and feel of the original building while honestly dealing with the need to expand and add to the overall use of the site. Casual observers of the finished product will see one structure, but upon a closer look will most definitely recognize the new addition from the original structure.

The existing so called "barn" which most recently has been converted to a garage will be saved and moved to an adjacent parcel owned by the same developer. This is being done at the request of the Historic Commission representative at our initial meeting. The building will be set on temporary supports and completed under a separate phase in the very near future once the first project is completed. This "barn" will be converted into a couple of small office spaces and the historic fabric will be properly restored. No plans have yet been developed for re-use of this structure. Floor plans for the additions and alterations to the mansion structure are provided attached.

The overall parking will be provided for "on site" as there exists the ability to share adjacent common owned land for parking purposes in the City Code. This will allow for added Phase 1 and then Phase 2 parking requirements. Currently there are 4 curb cuts to the overall property being 2 on Pleasant Street and 2 on Hillman St. The curb cuts will be reduced to 2 overall which will provide better parking on Hillman Street for the neighborhood and reduce problems on Pleasant Street for overall traffic flow. There is also under consideration a plan to change the way Hillman merges with Purchase Street.

Currently the site is predominately paved with very little pervious surface. The area of new addition is completely paved and the barn footprint currently roofed over will be paved. We are providing impervious green landscaping where possible. There is City sewer and storm drain connections to the existing paved areas and structure. We will request relocating the catch basin and plans are to create some recharge area to capture roof runoff at the request of the City DPI representative.

Cost of the proposed work is budgeted at \$750,000.

We feel that the limited scope of this project warrants a waiver from most of the Site Plan review requirements and we have indicated that in the application form.

A handwritten signature in black ink, appearing to read 'M. Josefek' with a stylized flourish at the end.

Michael W. Josefek, President  
Architectural Consulting Group, Inc.  
Agent for the Owner





CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR



ORIGINAL

## 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: Southeastern New England Dental by: Farland Corp. dated: 11/21/2016

#### 1. Application Information

Street Address: ES Foster Street and 899 Pleasant Street, New Bedford, MA

Assessor's Map(s): 58 Lot(s) 300, 301, 302, 499, 304

Registry of Deeds Book: 11768 Page: 17

Zoning District: MUB Business

Applicant's Name (printed): Architectural Consulting Group, Inc. - Michael W. Josefek, President

Mailing Address: 2206 Acushnet Avenue New Bedford MA 02746  
(Street) (City) (State) (Zip)

Contact Information: 774-202-7991 or 508-965-3693 acg@acgllc.comcastbiz.net  
Telephone Number Email Address

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

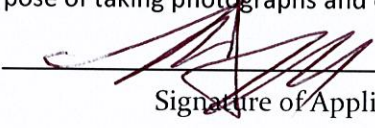
List all submitted materials (include document titles & volume numbers where applicable) below:

Construction Plan Set - 24" x 36"  
Civil Site Plan  
Floor Plans, Sections, Structural, Mechanical, HVAC, Etc.

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.

02/28/2017

Date

  
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • [www.newbedford-ma.gov](http://www.newbedford-ma.gov)  
PH: (508)979-1488 • FX: (508)979-1576

## 2. 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: Business / Office Space

Proposed Use of Premises: Business / Office Space

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

N/A

## 4. Briefly Describe the Proposed Project:

Rehabilitation of existing 1850's era merchants home and new addition to house a dentist office

and other space for professional rentors. Keeping historic fabric of existing structure and

sympathetic addition to house dental treatment rooms.

## 5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	5,440'	19,984'	25,424'
Lot Width (ft)	84.5'	60.27'	144.77'
Number of Dwelling Units	0	0	0
Total Gross Floor Area (sq ft)	3,225'	4,236'	7,461'
Residential Gross Floor Area (sq ft)	0	0	0
Non-Residential Gross Floor Area (sq ft)	3,225'	4,236'	7,461'
Building Height (ft)	34'	37'	37'
Front Setback (ft)	6'	20'	6'
Side Setback (ft)	3'	12'	3'
Side Setback (ft)	50'	10'	50'



Rear Setback (ft)	A116'	30'	80'
Lot Coverage by Buildings (% of Lot Area)	10%	40%	29%
Permeable Open Space (% of Lot Area)	33%	0%	34%
Green Space (% of Lot Area)	33%	35%	34%
Off-Street Parking Spaces	20	38	40
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	2
Loading Bays	0	1	1

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>n/a</u>	<u>35</u>
b) Number of employees:	<u>n/a</u>	<u>15</u>
c) Hours of operation:	<u>n/a</u>	<u>8 - 5</u>
d) Days of operation:	<u>n/a</u>	<u>5</u>
e) Hours of deliveries:	<u>n/a</u>	<u>9 - 11</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.

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**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: *Scheduled 3/16/2017*

Specify zoning code section & title

2230      Table of use appendix A #20 Medical  
5300-5390      Special Permit

☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

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**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Architectural Consulting Group, Inc.

at the following address: 2206 Acushnet Avenue, New Bedford, MA 02745

to apply for: Building Permit

on premises located at: 899 Pleasant Street, New Bedford, MA 02740

in current ownership since: April 2016

whose address is: 899 Pleasant Street, New Bedford, MA 02740

for which the record title stands in the name of: 899 Pleasant Street, LLC

whose address is: 34 Hillman Street, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11,768 Page: 17

**OR** Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

02/28/2017

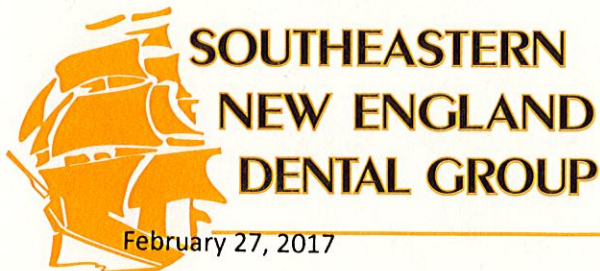
Date

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

## **NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION**

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.



February 27, 2017

**Moftah El-Ghadi, DMD, F.A.C.P.**  
Board Certified Prosthodontist

*Specialist in Prosthetic, Implant and Cosmetic Dentistry*

City of New Bedford  
133 Williams Street  
New Bedford, MA 02740

**PLANNING  
FEB 28 2017  
DEPARTMENT**

Re: Case #08-17: Southeastern New England Dental Group-Site Plan

To whom it may concern,

I hereby authorize Michael W. Josefek, President, of Architectural Consulting Group, Inc. represent me 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 special permit must be recorded and acted upon within the year.

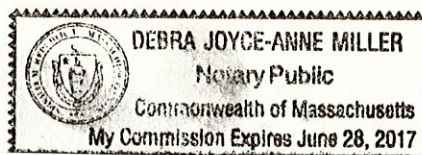
Signature of Owner/s

Date

I, Debra Joyce-Anne Miller, as a notary public certify under the pains and penalties of perjury that I Witnessed the signature of the signatory on behalf of the Bidder, and the individual's identity was verified, on this date: February 27, 2017.

Debra Joyce-Anne Miller

AFFIX NOTARY SEAL HERE:



Case 08-17  
Rec'd 03/01/2017

**ATTACHMENT 3**



6  
MASSACHUSETTS EXCISE TAX  
Bristol ROD South 001  
Date: 07/29/2016 11:53 AM  
Ctrl# 019827 24517 Doc# 00017671  
Fee: \$1,140.00 Cons: \$250,000.00



2016 00017671  
Bk: 11768 Pg: 17 Pg: 1 of 6 BS  
Doc: DEED 07/29/2016 11:53 AM

## QUITCLAIM DEED

I, Arlene F. Cloutier, Manager of Buzzards Bay Realty, LLC, a Massachusetts limited liability company, Manager of Pleasant & Hillman, LLC, a Massachusetts limited liability company, with a mailing address of 48 North Street, New Bedford, Massachusetts 02740, for consideration of Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), hereby grant to 899 Pleasant Street LLC, a Massachusetts limited liability company with a mailing address of 32 Hillman Street, New Bedford, Massachusetts 02740,

With QUITCLAIM COVENANTS, that certain parcel of land with the buildings thereon, in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

### PARCEL ONE

BEGINNING at the northeast corner of said lot at the point of intersection of the west line of Pleasant Street with the south line of Hillman Street;

thence running westerly in the south line of said Hillman Street fifty-six (56) feet to land formerly of Mary McCollough;

thence southerly in line of last-named land sixty (60) feet to a corner;

thence westerly in line also of said last-named land twenty-seven and 71/100 (27.71) feet to a corner;

thence southerly in line of land formerly of the heirs of Ephraim Kempton twenty-four and 50/100 (24.50) feet to land now or formerly of Charles S. Ashley;

thence easterly in line of said last-named land eighty-three and 71/100 (83.71) feet to said Pleasant Street; and

thence northerly in the west line of said Pleasant Street eighty-four and 50/100 (84.50) feet to the place of beginning.

Assessors Map 58, Lot 302

### PARCEL TWO

BEGINNING at a point in the southerly line of Hillman Street said point being 84.10 feet easterly of the southeasterly corner of Foster Street and Hillman Street;

Property Address:  
899 Pleasant Street  
New Bedford, Massachusetts

Case 08-17  
02/10/2017



thence S. 07° 54' 02" E. by Parcel 25 previously mentioned and land now or formerly of M.E. Hatch for a distance of 92.57 feet to a point in the westerly line of Parcel 24 on plan hereinafter mentioned;

thence S. 81° 24' 37" W. along the northerly line of land now or formerly owned by H. & E. Inc., a distance of 83.87 feet to a point in the easterly line of Foster Street;

thence N. 08° 02' 33" W. along the easterly line of Foster Street for a distance of 92.32 feet to the point of beginning.

Being Parcel 26 on Plan of Land denoted as "The City of New Bedford, New Bedford Redevelopment Authority, Disposition Parcels No. 21 to 28, incl., North Terminal Urban Renewal Project" drafted by Goodkind & O'Dea, Inc., dated January, 1976, revised in December, 1976, recorded in Bristol County (S.D.) Registry of Deeds at Plan Book 97, Page 91.

Assessors Map 58, Lot 300

#### PARCEL FIVE

BEGINNING at a point in the westerly line of Pleasant Street, said point being 277.55 feet northerly from the northerly terminus of an arc forming the northwesterly intersection of U.S. Route 6 W.B. and Pleasant Street;

thence south 81° 12' 43" west in the northerly line of Parcel 22 as shown on said plan, 44.64 feet to a point;

thence north 8° 23' 47" west in the easterly line of lands now or formerly of Jablonsky and Tetreault, 104.83 feet to a point;

thence north 81° 21' 43" east in the southerly line of land now or formerly of H & E Inc. and Parcel 24 as shown the plan hereinafter referenced, 71.68 feet to a point in the westerly line of said Pleasant Street;

thence southerly in an arc whose radius is 437.50 feet, a distance of 108.54 feet to the point of beginning, containing 5,850 square feet of land, more or less.

Being Parcel 23, as shown on plan of land entitled "The City of New Bedford, New Bedford Redevelopment Authority, Disposition Parcels No. 21 to 28, incl., North Terminal Urban Renewal Project, Goodkind & O'Dea, Inc., Hamden, Conn., date: January, 1976, revised December, 1976."

Assessors Map 58, Lot 304

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

CAS

Case 08-17  
02/10/2017


## 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#	58	LOT(S)#	300, 301, 302, 499, 304
REGISTRY OF DEEDS BOOK:	10799	PAGE #	75
PROPERTY ADDRESS: 899 Pleasant Street, New Bedford, MA 02740			
ZONING DISTRICT: MUB			
OWNER INFORMATION			
NAME: 899 Pleasant Street, LLC			
MAILING ADDRESS: 32 Hillman Street, New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Architectural Consulting Group, Inc., Michael W. Josefek, President			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT): 2206 Acushnet Avenue, New Bedford, MA 02745			
TELEPHONE #	774-202-7991 or 508-965-3693		
EMAIL ADDRESS:	acg@acgllc.comcastbiz.net		

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

  
Signature of Applicant/s

02/08/2017  
Date



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

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

\_\_\_\_\_  
Signature of Owner/s

02/08/2017

\_\_\_\_\_  
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	5350 & 5455 Development & Impact Statement D.I.S.	The site is not altering any unusual typography, geology, archeology, scenic or historical structures.
	3	5352 Surface water and subsurface conditions	No wetlands or high water table evident. No impact on ground or surface water quality. The site is a paved site currently.
	4	5353 Circulation Systems	Circulation is minimal less than 10 cars per day and all are provided with on site parking. No on street parking required. We are reducing currently 4 curb cuts on property to 2.

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



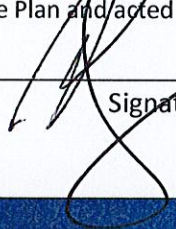
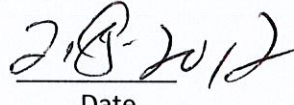
Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:



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

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


 \_\_\_\_\_ Signature of Owner/s
 
  
 \_\_\_\_\_ Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 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	5354 a,b,c,d,e,f Support Systems	City sewer, drain, water, and trash provided by City of New Bedford - No affect Fire Department across the street. No recreation activity. No impact on schools.
	3	5355 Phasing	No Phasing - sediment control will be silt fence, wattles around catch basins & property perimeter down stream.
	4	5440 Preparation of Plans	The project scope and size does not warrant excessive document production over those provided herein existing structure and site conditions remain largely unaffected and will remain intact. The footprint of the addition is located over currently paved area.

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:



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

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

\_\_\_\_\_  
Signature of Owner/s

\_\_\_\_\_  
Date

02/08/2017

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	5452 Detailed Costs	Lump sum budget cost is provided. Breakdown not available.
	3		
	4		

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

☐

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:

# Massachusetts Cultural Resource Information System

## Scanned Record Cover Page

<b>Inventory No:</b>	NBE.672
<b>Historic Name:</b>	Humphrey, Horace House
<b>Common Name:</b>	
<b>Address:</b>	899 Pleasant St
<b>City/Town:</b>	New Bedford
<b>Village/Neighborhood:</b>	
<b>Local No:</b>	58-302
<b>Year Constructed:</b>	1867
<b>Architect(s):</b>	
<b>Architectural Style(s):</b>	Italianate
<b>Use(s):</b>	Single Family Dwelling House
<b>Significance:</b>	Architecture
<b>Area(s):</b>	NBE.AE: North Bedford Historic District
<b>Designation(s):</b>	Nat'l Register District (09/19/1979)
<b>Building Materials(s):</b>	Roof: Asphalt Shingle Wall: Aluminum Siding; Wood Foundation: Granite; Stone, Cut



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site ([www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)) under the subject heading "MHC Forms."

Commonwealth of Massachusetts  
Massachusetts Historical Commission  
220 Morrissey Boulevard, Boston, Massachusetts 02125  
[www.sec.state.ma.us/mhc](http://www.sec.state.ma.us/mhc)

This file was accessed on: Wednesday, February 15, 2017 at 10:11 AM



FORM B - BUILDING

MASSACHUSETTS HISTORICAL COMMISSION  
Office of the Secretary, State House, Boston

NRE 9/14/77  
Pl. 4  
USGS NORTH  
SELT A

NBE 672

In Area no.	Form no.
58 NE	302



Town New Bedford 672

Address 899 Pleasant St.

Name Horace Humphrey

Present use Residence

Present owner Mildred E. Hatch

Description:

Date 1867

Source Registry of Deeds

Style Italian Villa

Architect unknown

Exterior wall fabric clapboard (aluminum)

Outbuildings (describe) Barn (garage)

Other features Widows walk

Bay Window

Altered no Date \_\_\_\_\_

Moved no Date \_\_\_\_\_

5. Lot size: 5440 sq. ft.

One acre or less x Over one acre \_\_\_\_\_

Approximate frontage 84'

Approximate distance of building from street  
10'

6. Recorded by Margaret Wright

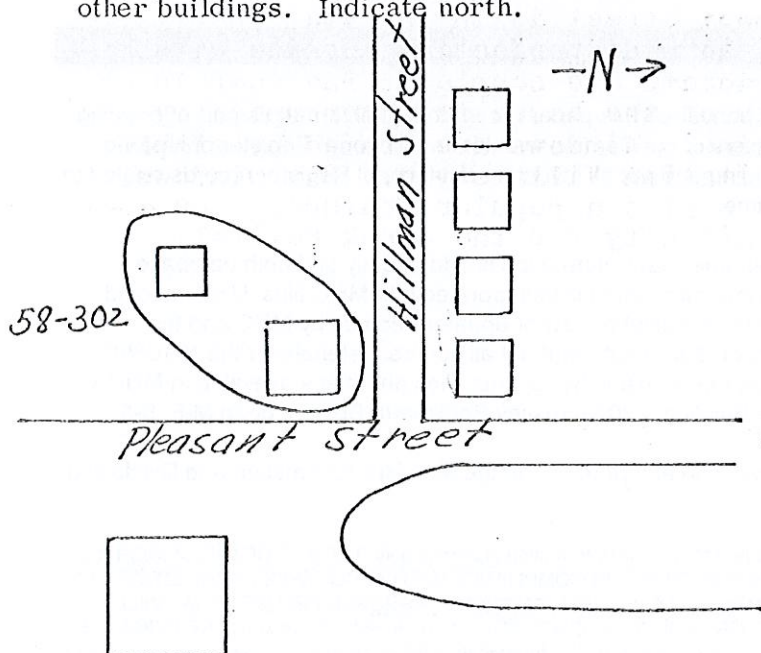
Organization N.B.P.S.

RECEIVED Date April 1977

(over)

APR 27 1978

4. Map. Draw sketch of building location in relation to nearest cross streets and other buildings. Indicate north.



DO NOT WRITE IN THIS SPACE  
USGS Quadrant \_\_\_\_\_

MHC Photo no. \_\_\_\_\_



7. Original owner (if known) Horace Humphrey

Original use Residence

Subsequent uses (if any) and dates \_\_\_\_\_

8. Themes (check as many as applicable)

Aboriginal	_____	Conservation	_____	Recreation	_____
Agricultural	_____	Education	_____	Religion	_____
Architectural	<u>X</u>	Exploration/ settlement	_____	Science/ invention	_____
The Arts	_____	Industry	<u>x</u>	Social/ humanitarian	_____
Commerce	_____	Military	_____	Transportation	_____
Communication	_____	Political	_____		
Community development	_____				

9. Historical significance (include explanation of themes checked above)

Horace Humphrey resided in Fairhaven much of his life. Soon after building the house on 899 Pleasant St. he sold it and moved back to Fairhaven. Mr. Humphrey had a steam painting business in New Bedford. Eventually his business grew into a wholesale dealership of paints, oils and glass.

This house at 899 Pleasant Street is in the Italian villa style. A hallmark of this style is the wide projecting cornice with bracketed eaves; in the example the brackets are coupled. The roof is of low pitch, and the rectilinearity of the house is interrupted by the centered gables in the roofline. Windows are framed by simple architraves, not uncommon in the Italian Villa style. Bay windows, as seen on the front facade, were also a popular feature. The corner pilasters reveal an abiding affinity for the Greek Revival.

10. Bibliography and/or references (such as local histories, deeds, assessor's records, early maps, etc.)

Assessor's Office N.B.

Registry of Deeds - Book 58 Page 374

Representatives Men of Old Families Southeastern Mass. pp. 1625, 1710, 1626, 1711

New Bedford Directory 1852 - 1875

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

JUL 1 1979

SEP 1 1979

CONTINUATION SHEET

ITEM NUMBER 8

PAGE 2

The whaling captains and merchants continued to live primarily in the County Street Historic District (National Register) to the south although some did construct their mansions along the hilltop on County Street and in other scattered locations in the area. One prominent whaling family moved to this area in the 1830's was that of Edward Robinson. His daughter, Hetty Robinson Green, became internationally famous as the richest woman in the world in the later nineteenth century. She often visited the Italianate house at 899 Pleasant Street (#58-302 Photo #23) while living in rented quarters at the Greek Revival house at 1061 Pleasant Street (#65-133).

The discovery of oil in Pennsylvania in 1857 led to the demise of the New England whaling industry but New Bedford did not experience an economic recession. Rather, it became a major textile producing center. The first textile plant, the Wamsutta Mills, was chartered in 1846 but grew slowly. It was not until the whaling industry failed that textile production established itself as the economic backbone of New Bedford. North Bedford continued the same development pattern that had been established earlier in the century and remained in general a neighborhood of moderate income families associated with support industries. Houses representative of the later nineteenth century include the Paul Howland House at 91 State Street (#65-129; Photo #5; Second Empire; 1877; builder), the Hadley-Oesting House at 689 County Street (#65-59; Photo #27; Colonial Revival; 1895; businessman), and the Isacc Tompkins House at 691 County Street (#65-56; Photo #26; Queen Anne; 1889; grocer).

During this century, New Bedford has experienced severe economic decline as its textile mills closed and moved south, attracted by cheap labor and materials. This along with the density of nineteenth century construction explains the extremely small number of intrusions within the North Bedford Historic District. Widespread demolition which resulted from the urban renewal programs of the 1960's destroyed much of the surrounding area, but North Bedford continues to be a major low-moderate income residential neighborhood representing nineteenth century developments.



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Over 40 Years Manufacturing Expertise

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**15w LED, Dome Stainless Steel Round Bollard Light with LED Cone Reflector, 120-277v Input VAC, 2089 Nominal Lumens, 30-90w HID Replace, QuickShip**

**\$488.57**

**Brand Name:** LightPolesPlus.com

**Part Number:** QS-BLBORLQSS-15Z

**Production Lead Time:** Usually Ships within 4-6 days.

\*Non-Standard specifications may add to the production lead time. Please consult LPP project support for lead time estimates for custom products.



We offer a QuickShip program consisting of popular products that are readily available to help get your project up and running. Look for the "QuickShip" badge on participating products!

Case 08-17  
Rec'd 03/01/2017

PLANNING  
FEB 28 2017  
DEPARTMENT

**ATTACHMENT 7**



## Highlights

- L70 rated LED life of 50,000+ hours
- CRI of 83
- 5000K color temperature
- IP65 Rated
- CSA: Listed for Wet Locations
- Standard distribution is 115 CIRCLE
- Electronic driver, 120-277V, 50/60Hz, dimmable
- 50-80% energy savings
- 5 Year Warranty

## Housing

- Formed 316L stainless steel dome top housing with flush mounting base and vandal-resistant screws
- Specially designed aluminum cone reflector for LED
- Clear polycarbonate lens
- Includes mounting kit with 8" anchor bolts

## Documents & Downloads



Spec  
Sheet  
(.PDF)



Anchor  
Bolt  
Template  
(.PDF)



Print  
Page



Email  
to  
Friend

## Technical Specifications

Standard Voltage	120-277v
Watts	15w
L70 LED Hours	50,000+
HID Replacement <sup>1</sup>	30-90w
Standard LED Temp	5000K
Nominal Lumens <sup>2</sup>	2089
Delivered Lumens <sup>3</sup>	1384
Effective Projected Area (EPA):	N/A
Warranty	5 Years

1. Considered to be a typical HID equivalent. Specific HID wattage equivalents will depend on things like environmental and application characteristics, distribution type(s) and design criteria.

2. Considered initial nominal value of the LED light engine as specified by the LED chip manufacturer. Fixture efficacy and lumen output will depend on things like housing design, lens clarity, environmental characteristics, color temperature and design criteria.

3. Considered the typical initial delivered lumens of the LED light engine. Specific lumens for an application will depend on things like fixture size and geometry, environmental characteristics and color temperature.

Note: Additional wattages and configurations available upon request. Specifications are subject to change without notice.



## DEVELOPMENT IMPACT STATEMENT

### 5351. Physical Environment

a. In general, the existing 2 ½ story structure is believed to have been built in the mid 1800's. Most recently converted to office space and renovated in the late 1970's to early 1980's based on the materials used in the renovation interior and exterior. There is a limited amount of vegetation on the site as most of the site has been hard paved and minimal shrubbery around the building is of modern era done during the renovations of late. The most southerly portion of the property is open grass area with some occasional trees along the western property line. There are no antique walls but rather a few modern era masonry walls surrounding the patio. There is a wrought iron fence running alongside the existing building on Hillman Street and then across Pleasant Street dating back to the original construction in the mid 1880's which will remain and repaired as needed.

b. The project will beneficially affect the neighborhood as it will provide day to day activity once again to this neighborhood. Currently, there is obvious signs of trespassing, litter, and potential for destructive vandalism is high. The work will be done in an aesthetic manner which will be sympathetic to the surrounding neighborhood and the historic fabric of the original house will be restored once again.

### 5352. Surface Water and Subsurface Conditions

a. There are no wetlands on site. Existing drainage is handled by a parking lot catch basin to the north west of the existing structure. Around the structure roof leaders empty onto a permeable surface at the foundation. The remaining parking lot areas drain to the Pleasant street side along sidewalks and down grade paving. The south west portion of the site is comprised of grassy area which absorbs runoff.

b. N/A no shore line or marshes

c. Soil report after exploration provided by Farland Engineers. No water encountered during dig to depth of over 9'

d. See Farland report. Recharge area to be provided for roof drains.

### 5353. Circulation Systems

We anticipate that the usual course of the day will see approximately around 20 vehicles entering and leaving over an 8 hour period, some via Pleasant Street and some via Hillman St. The original anticipated load will be around 11 vehicles entering first thing in the morning between 7:30 and 8:00 and then an additional 10 cars at a rate of around 1 or 2 cars per hour until close of business at end of day. Casual observations and actual site visits during these times shows no additional strain on current traffic patterns. We find no need for any additional investigation due to the low level of use of this site. The site will be served by 2 access points, one being from Hillman Street (currently existing) and one from Pleasant Street (currently existing).

### 5354. Support Systems

a. No wells will be required. City water service is provided already to the existing structure.

b. City sewer and storm drain systems will be maintained and utilized. No private on site sewer system required.

d. City waste collection will be anticipated to be used. This paid service is available to the business sector at a fee. There will be no fuel storage on site. Distance to the Fire station is within 150' or right across the street on Purchase Street.

e. There will be no recreation facilities on site.

f. There are no residential units on site. No increase to student population.

#### 5355. Phasing

a. The project will be completed in one phase. Any and all work associated with this project will occur over a 12 month period once building permit is issued.



# SOUTHEASTERN NEW ENGLAND DENTAL GROUP



PLANNING  
MAR 01 2017  
DEPARTMENT

## ADDITIONS AND ALTERATIONS TO 899 PLEASANT ST.

**OWNER:**

899 PLEASANT, LLC  
34 HILLMAN ST  
NEW BEDFORD, MA 02140

**DESIGNER:**

ARCHITECTURAL CONSULTING GROUP, INC.  
2206 ACUSHNET AVE  
NEW BEDFORD, MA 02145  
MICHAEL JOSEFEK, AIA  
JAMES GILMOUR MA REG #8166  
714 202 1991

**STRUCTURAL ENGINEER**

COASTAL ENGINEERING CO.  
260 CRANBERRY HIGHWAY  
ORLEANS, MA 02653  
PAUL R. LAROCHELLE  
508 255 6511

**M.E.P.F.P. ENGINEER:**

IBRAHIM & IBRAHIM CONSULTING ENGINEERS  
165 FRIEND ST  
BOSTON MA, 02114  
SINOTE H. IBRAHIM  
617 123 9166

**CIVIL/SITE ENGINEER:**

FARLAND CORP  
401 COUNTY STREET  
NEW BEDFORD, MA. 02140  
JOHN MARCHAND  
508 717 3479

**CONSTRUCTION MANAGER/ CONTRACTOR:**

ARCHITECTURAL CONSULTING GROUP, INC  
2206 ACUSHNET AVE  
NEW BEDFORD, MA 02145  
MICHAEL JOSEFEK  
714 202 1991

**CODE REVIEW:**

MAP 58 LOTS 300, 301, 302, 499, 304  
MUB DISTRICT

CITY OF NEW BEDFORD ORDINANCE  
5300, 5400  
12-23-03 SEC. 1  
12-31-08 SEC. 1

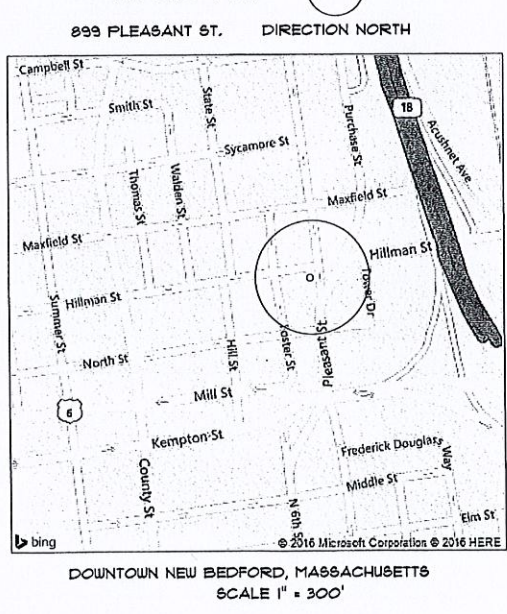
**DRAWING INDEX:**

- A-0 TITLE PAGE
- C-1 EXISTING CONDITIONS PLAN
- C-3 PROPOSED SITE PLAN
- C-3.1 PROPOSED LANDSCAPE PLAN
- C-3.2 PROPOSED DEMO PLAN
- C-3.3 PROPOSED EROSION CONTROL PLAN
- C-4 GRADING AND DRAINAGE PLAN
- A-1 CROSS SECTION THROUGH C-C
- A-9 ADDITION 1ST FLOOR PLAN
- A-10 ADDITION 2ND FLOOR PLAN
- A-12 NORTH ELEVATION
- A-13 SOUTH ELEVATION
- A-14 EAST ELEVATION
- A-15 WEST ELEVATION
- E-0 SITE LIGHTING PLAN

**NOTES:**

ANY MINOR MODIFICATIONS (AS DETERMINED BY THE CITY ENGINEER AND CITY PLANNER) SHOWN ON THE INFORMATION SHOWN ON THE APPROVED SITE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER AND CITY PLANNER 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 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.

**LOCUS MAP:**

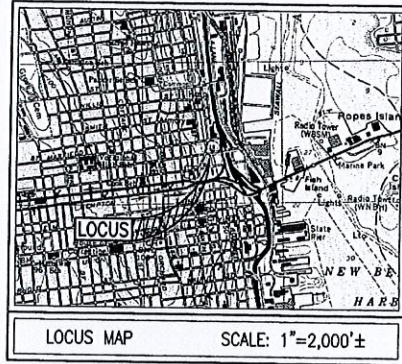


ATTACHMENT 9

Case 08-17  
Rec'd 03/01/2017

REV.	APPROVED:	CHECKED BY:
		SCALE: 1/4" = 1'-0"
		DRAWN BY: MJIJ
		DATE: 2/6/17
ARCHITECTURAL CONSULTING GROUP, INC.		
2206 ACUSHNET AVE NEW BEDFORD, MA 02145 714 202 1991 ACAG@GMAIL.COM ACAGBIZ.NET		
899 PLEASANT, LLC		
SOUTHEASTERN NEW ENGLAND DENTAL GROUP		
899 PLEASANT ST NEW BEDFORD MA 02140		
TITLE PAGE		
A-0		





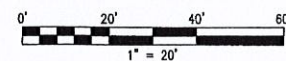
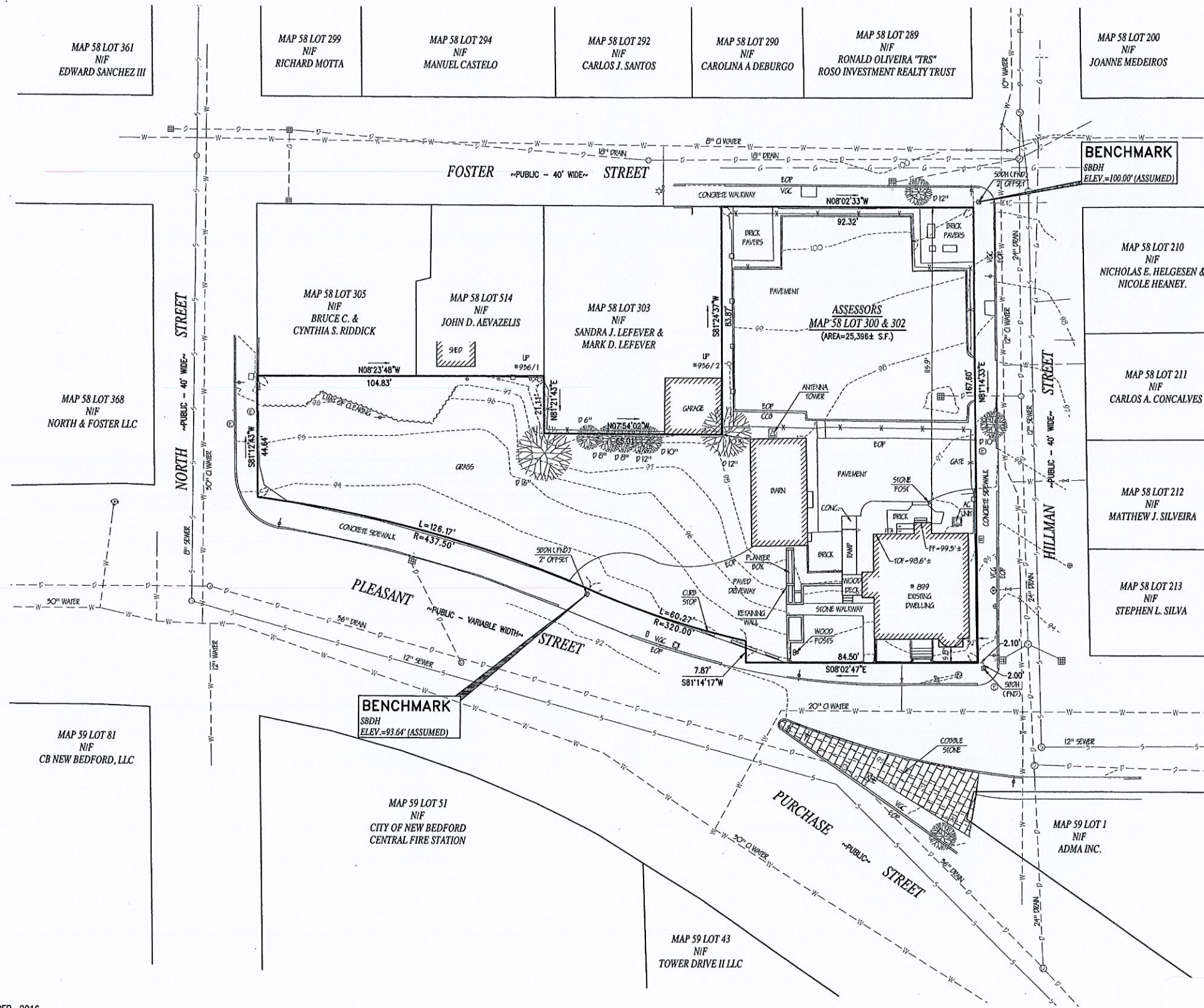
- ZONING DATA -		
DISTRICT: MIXED USE BUILDING (MUB)		
DESCRIPTION	REQUIRED	EXISTING
FRONT SETBACK*	20/0 FT	6.0 FT
SIDE SETBACK	10 FT	3.1 FT
REAR SETBACK	10 FT	116.0 FT

\* 20' FOR RESIDENTIAL & 0' FOR OTHER ALLOWABLE USES

LEGEND	
EXISTING	DESCRIPTION
	PROPERTY LINE
	CONTOUR LINE
	SPOT ELEVATION
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	CAPE COD BERM
	GAS LINE
	FENCE
	HYDRANT
	WATER GATE
	GAS GATE
	SIGN
	LIGHT
	UTILITY POLE
	GUY WIRE
	CATCH BASIN
	DRAIN MANHOLE
	SEWER MANHOLE
	ELECTRIC MANHOLE
	CURB INLET
	WATER LINE
	DRAIN LINE
	GRAVITY SEWER

RECORD OWNER:  
ASSESSORS MAP 58 LOT 300 & 302  
899 PLEASANT STREET, LLC  
32 HILLMAN STREET  
NEW BEDFORD, MA 02740  
DEED BOOK 11768 PAGE 17  
PLAN BOOK 97 PAGE 91

- NOTES:
- TOPOGRAPHIC SURVEY PERFORMED BY FARLAND CORP. IN NOVEMBER, 2016
  - VERTICAL ELEVATIONS REFER TO AN ASSUMED DATUM.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE.



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# REVISIONS



www.FarlandCorp.com

401 COUNTY STREET  
NEW BEDFORD, MA 02740  
P.508.717.3479  
OFFICES IN:  
•TAUNTON  
•MARLBOROUGH  
•WARWICK, RI

DRAWN BY: SP/CKG

DESIGNED BY: -

CHECKED BY: BJM

## EXISTING CONDITIONS

899 PLEASANT STREET  
ASSESSORS MAP 58 LOTS 300 & 302  
NEW BEDFORD, MASSACHUSETTS

ARCHITECTURAL CONSULTING GROUP, INC. - MICHAEL JOSEPH  
376 WASH. ROAD, 1ST FLOOR  
NEW BEDFORD, MA 02746

FEBRUARY 28, 2017

SCALE: 1"=20'

JOB NO. 16-1340

LATEST REVISION:

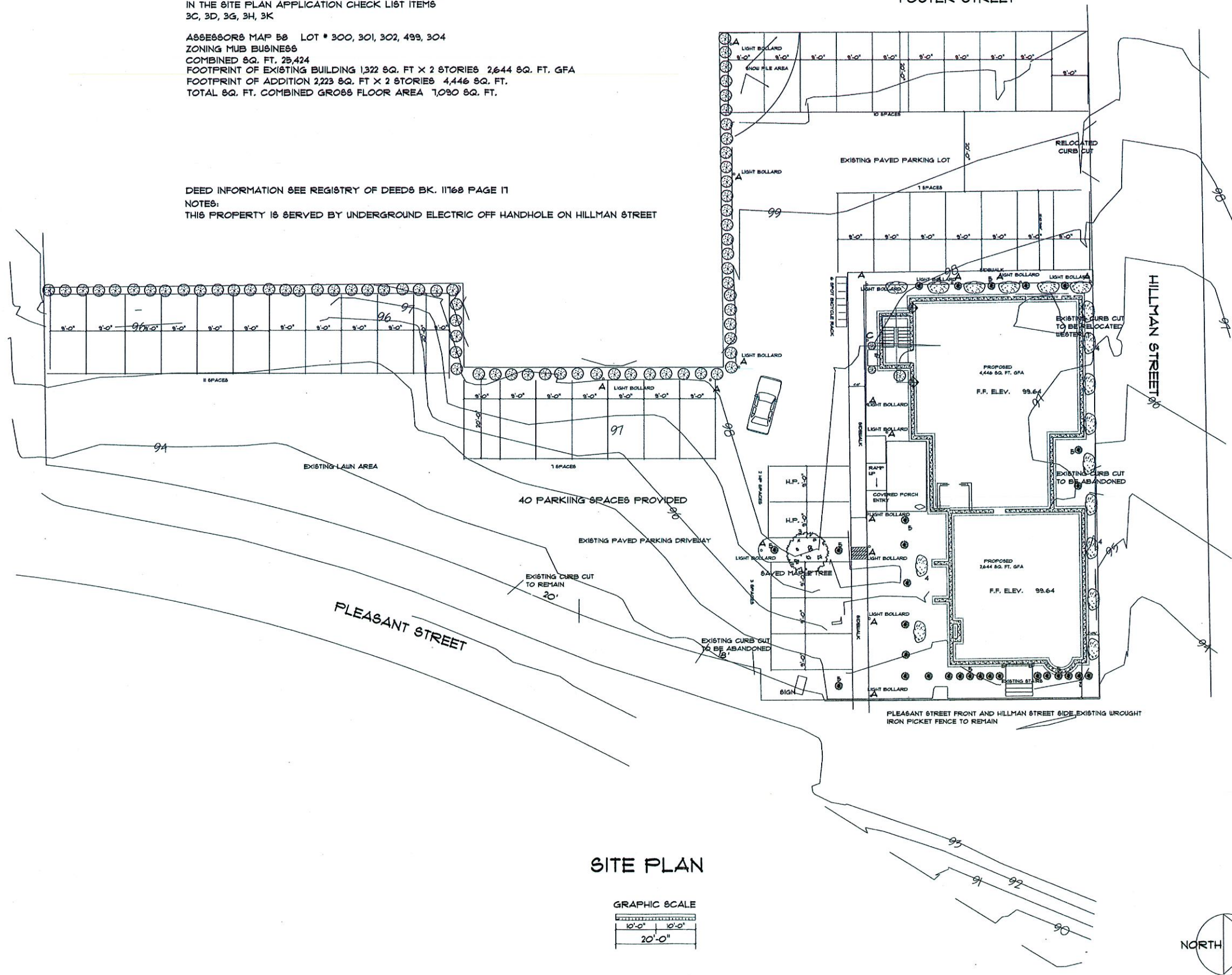
C-1  
SHEET 1 OF 1



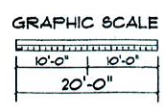
THIS PLAN SHALL PROVIDE INFORMATION REQUIRED  
IN THE SITE PLAN APPLICATION CHECK LIST ITEMS  
3C, 3D, 3G, 3H, 3K

ASSESSOR'S MAP 58 LOT \* 300, 301, 302, 499, 304  
ZONING MUB BUSINESS  
COMBINED SQ. FT. 25,424  
FOOTPRINT OF EXISTING BUILDING 1,322 SQ. FT. X 2 STORIES 2,644 SQ. FT. GFA  
FOOTPRINT OF ADDITION 2,223 SQ. FT. X 2 STORIES 4,446 SQ. FT.  
TOTAL SQ. FT. COMBINED GROSS FLOOR AREA 7,090 SQ. FT.


DEED INFORMATION SEE REGISTRY OF DEEDS BK. 11768 PAGE 11  
NOTES:  
THIS PROPERTY IS SERVED BY UNDERGROUND ELECTRIC OFF HANDHOLE ON HILLMAN STREET



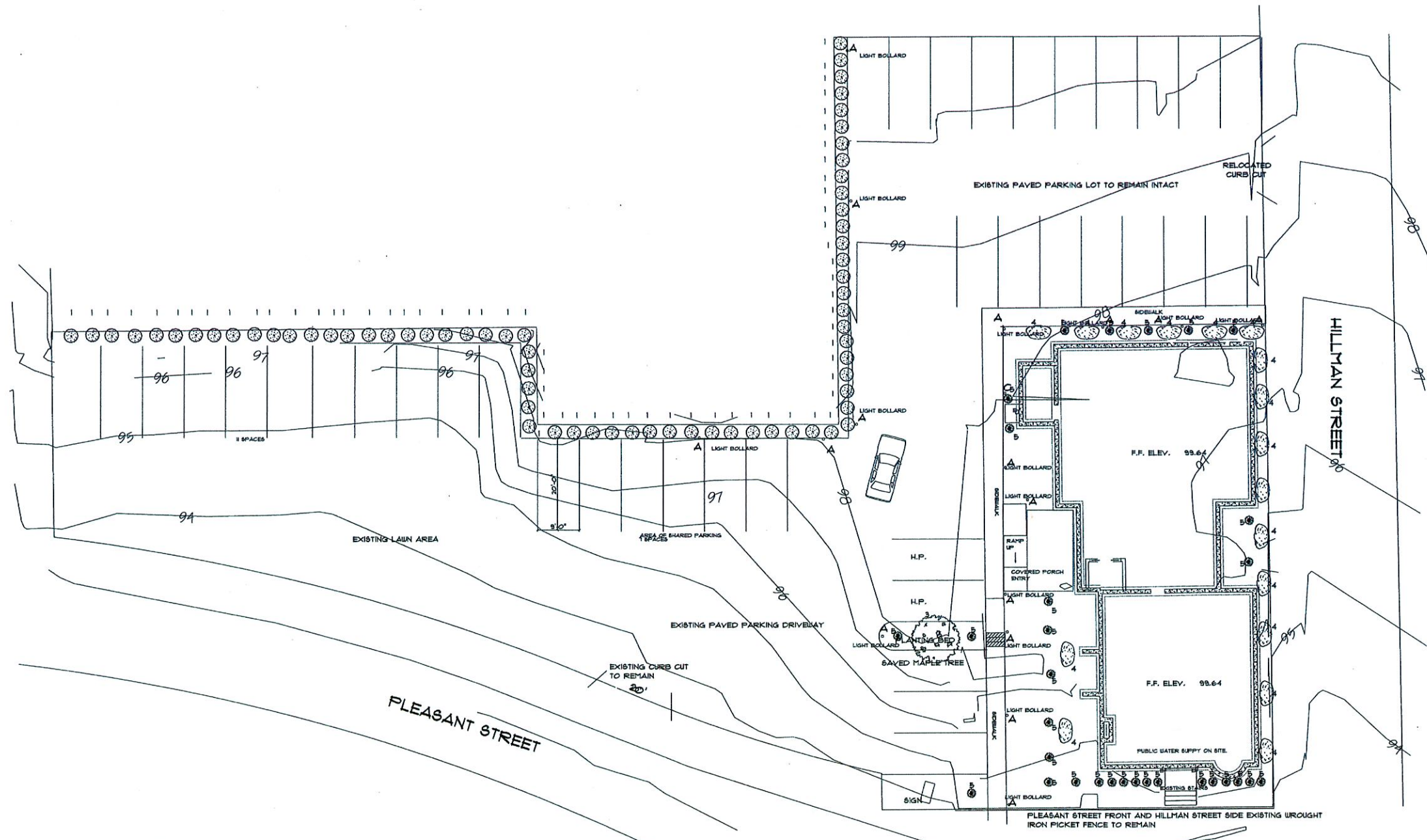
SITE PLAN



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C-3	899 PLEASANT, LLC SOUTHEASTERN NEW ENGLAND DENTAL GROUP 899 PLEASANT ST NEW BEDFORD, MA 02740	ARCHITECTURAL CONSULTING GROUP INC. 2026 ACUSHNET AVE. NEW BEDFORD, MA 02745 TEL 508 237 1991 ACG@ACGILLC.COM/ACGILLC.NET ACGILLC.INFO	 Architectural Consulting Group, Inc.	REV. # 2/28/17	APPROVED	CHECKED BY:
	SITE PLAN	SCALE: 1" = 12'			DRAWN BY: MLU	DATE: 2/6/17

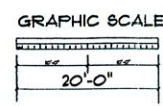




LANDSCAPE LEGEND

COUNT	TAG	SYMBOL	DESCRIPTION	DIA	HEIGHT
60	1		CUPRESSUS LEYLANDII-LEYLAND CYPRESS- SCREEN	2'	6'
0	2		OPTIONAL THUJA OCCIDENTALIS- HOLMSTRUP ARBORVITAE- SCREEN	2'	4'
1	3		ACER PALMATUM-JAPANESE MAPLE- TREE	1'	15'
17	4		BUXUS MICROPHYLLA-BOXWOOD ORNAMENTAL SHRUB	2'	3'
31	5		HYDRANGEA MACROPHYLLA- HYDRANGEA BLUSHING BRIDE	2'	3'

LANDSCAPE PLAN



Case 08-17  
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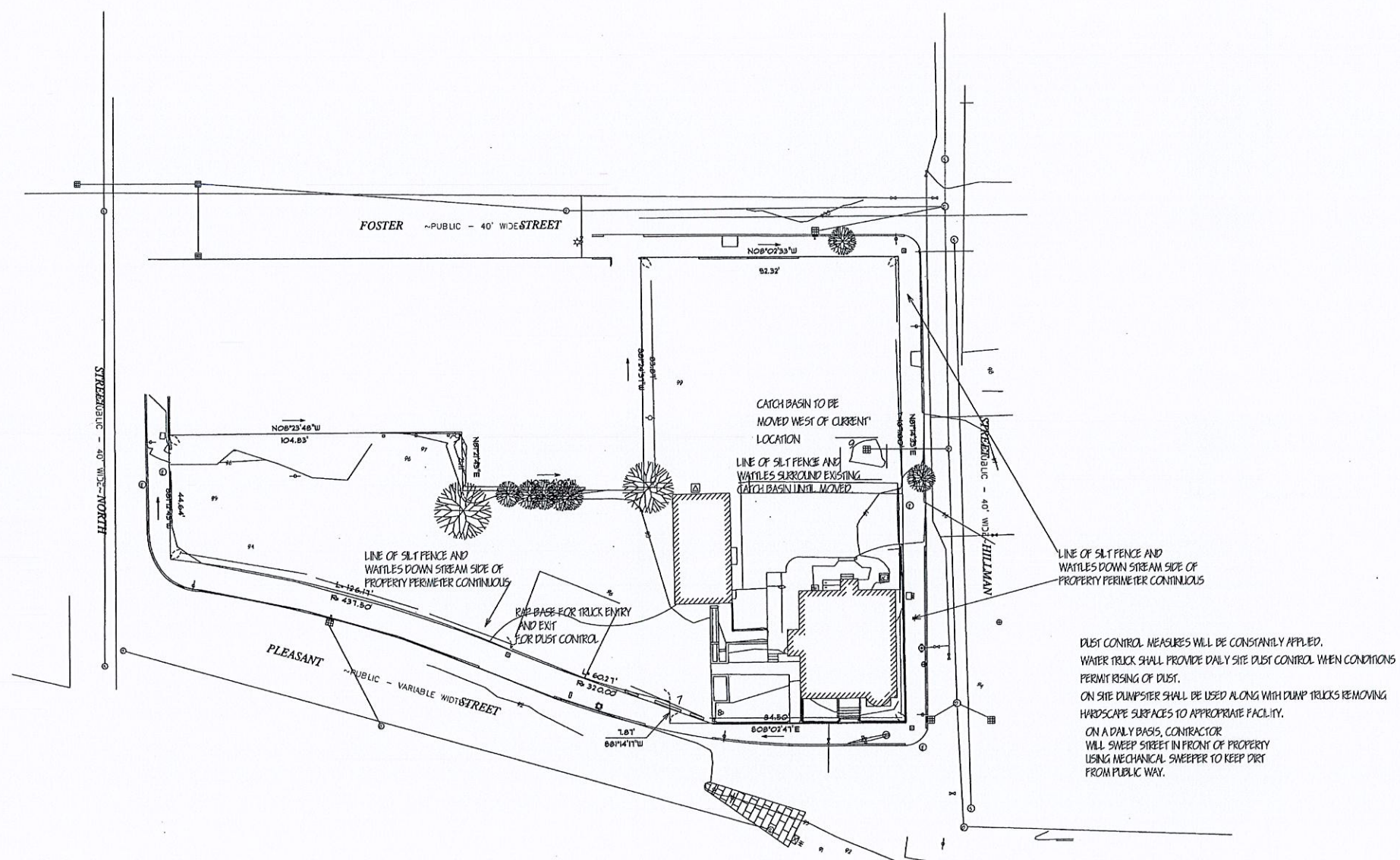
<p>999 PLEASANT, LLC SOUTHEASTERN NEW ENGLAND DENTAL GROUP 2206 ACUSHNET AVE. NEW BEDFORD, MA 02745 TEL 508 538 1111 FAX 508 538 1112 WWW.PLEASANTST.COM</p>	<p>ARCHITECTURAL CONSULTING GROUP INC.</p>	<p>2206 ACUSHNET AVE. NEW BEDFORD, MA 02745 TEL 508 538 1111 FAX 508 538 1112 WWW.ACG-LLC.COM</p>	
	<p>LANDSCAPE PLAN</p>	<p>ACG Architectural Consulting Group</p>	<p>REV. # 2/28/17</p>
	<p>APPROVED</p>	<p>CHECKED BY:</p>	<p>DATE: 2/6/17</p>
	<p>SCALE: 1" = 12'</p>	<p>DRAWN BY: MW</p>	<p>DATE: 2/6/17</p>

C3-1







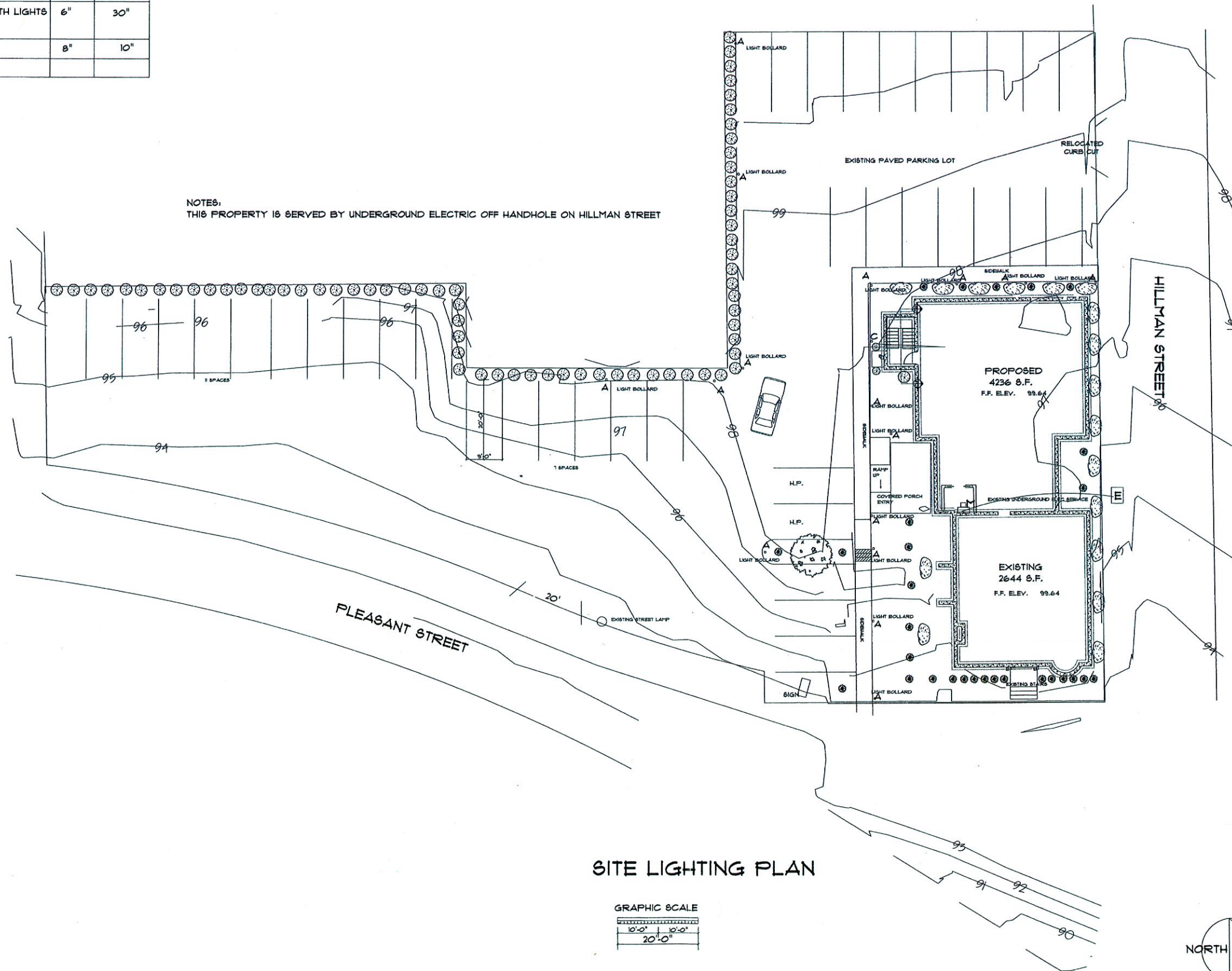


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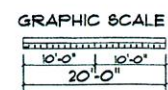


LIGHTING LEGEND			
TAG	DESCRIPTION	DIA	HEIGHT
A	LIGHT BOLLARD PATH LIGHTS	6"	30"
B	WALL SCONCE	8"	10"

NOTES:  
THIS PROPERTY IS SERVED BY UNDERGROUND ELECTRIC OFF HANDHOLE ON HILLMAN STREET



SITE LIGHTING PLAN

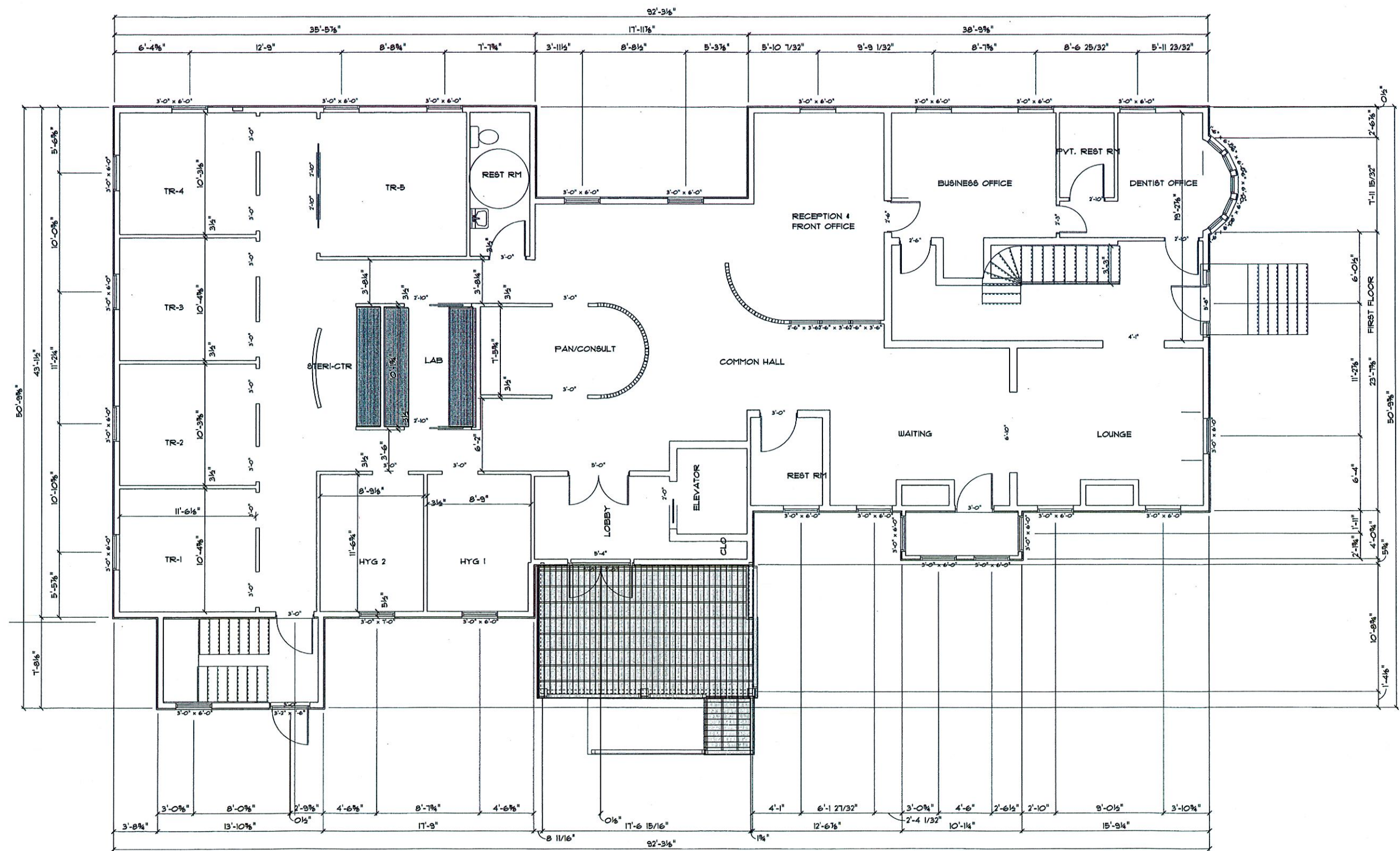


Case 08-17  
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<b>899 PLEASANT, LLC</b> <b>SOUTHEASTERN NEW ENGLAND</b> <b>DENTAL GROUP</b> 899 PLEASANT ST NEW BEDFORD, MA 02450	<b>ARCHITECTURAL CONSULTING GROUP</b> <b>INC.</b> 2006 ACUSHNET AVE NEW BEDFORD, MA 02445 TEL 508 781 1891 ACG@ACGILLC.COM ACGILLC.NET	REV. # 2/26/17	APPROVED	CHECKED BY:
		DATE: 2/6/17	SCALE: 1" = 12'	DRAWN BY: THW







FIRST FLOOR PLAN

Case 08-17  
Rec'd 03/01/2017

899 PLEASANT, LLC  
SOUTHEASTERN NEW ENGLAND  
DENTAL GROUP  
899 PLEASANT ST.  
NEW BEDFORD MA 02740

---

FIRST FLOOR PLAN

**FIRST FLOOR PLAN**



Architectural Consulting Group-

ARCHITECTURAL CONSULTING GROUP  
INC.  
2006 ACUBURN AVE. NEW BEDFORD, MA 07445  
TEL 202 7951 ACUBA@GOLIC.COM  
ACG@GOLIC.COM  
ACG@GOLIC.COM

REV. #

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CHECKED BY:

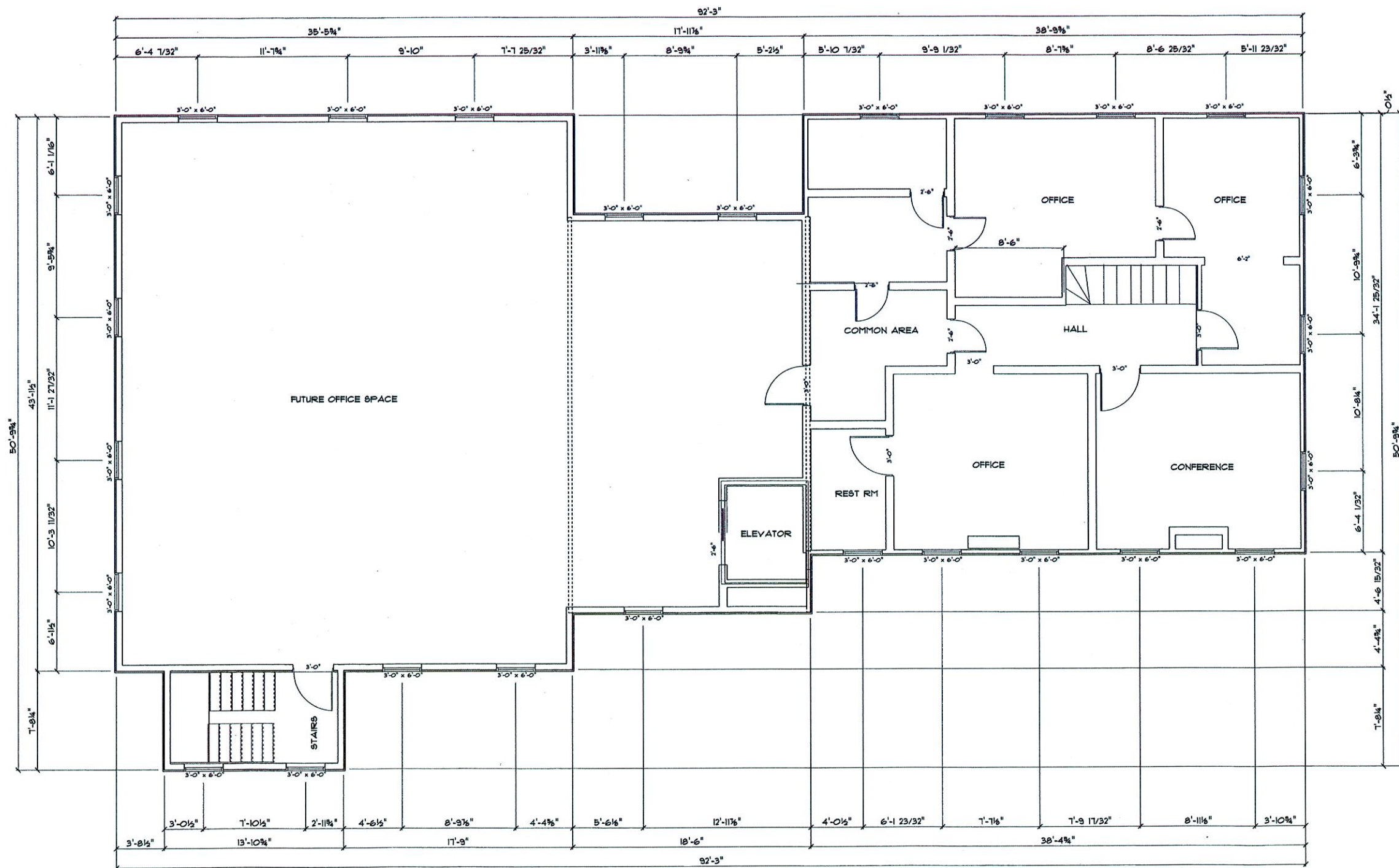
SCALE: 1/4" = 1'-0"

DRAWN BY:

DATE: 2/1/2011

A-2





SECOND FLOOR PLAN

Case 08-17  
Rec'd 03/01/2017

899 PLEASANT, LLC  
SOUTHEASTERN NEW ENGLAND  
DENTAL GROUP  
899 PLEASANT ST  
NEW BEDFORD MA 02450

SECOND FLOOR

A-7



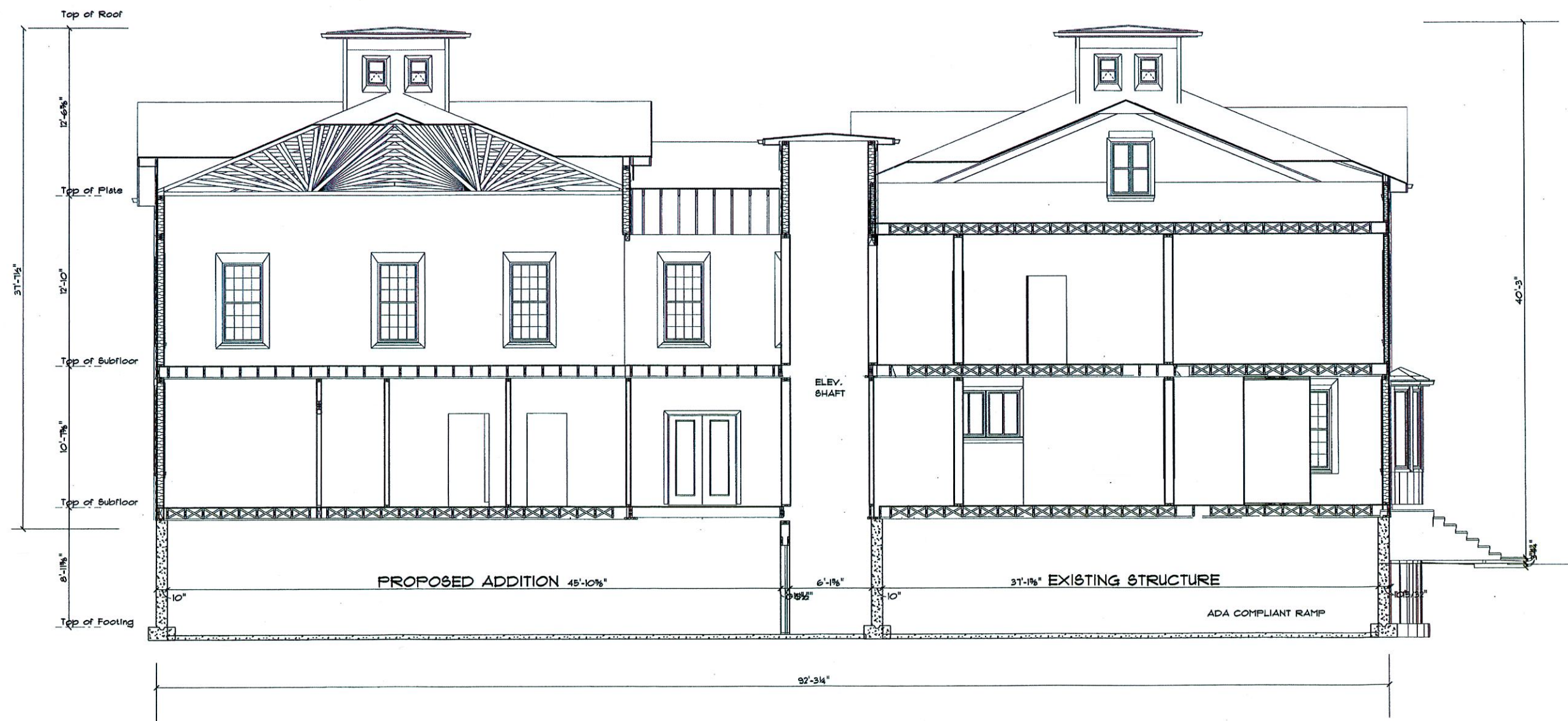
ARCHITECTURAL CONSULTING GROUP  
INC.  
2006 ACORNHILL AVE NEW BEDFORD, MA 02458  
TEL 508 548 1111 FAX 508 548 1112  
WWW.ACGARCHITECT.COM

REV. #

APPROVED: \_\_\_\_\_  
SCALE: 1/4" = 1'-0"

CHECKED BY: \_\_\_\_\_  
DRAWN BY: MWW

DATE: 2/1/2017

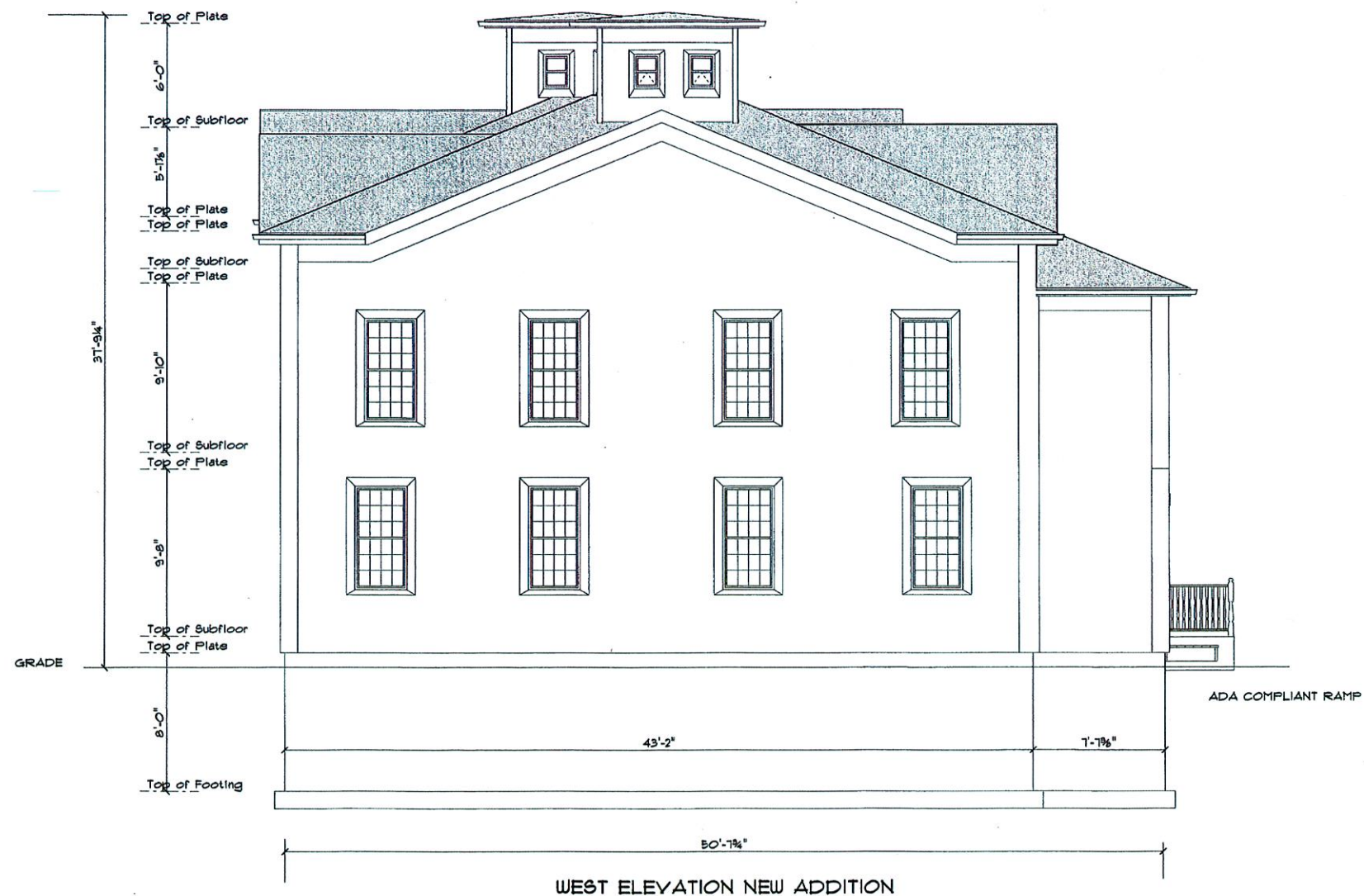


SECTION THROUGH C-C

Case 08-17  
Rec'd 03/01/2017

REV. #	APPROVED:	CHECKED BY:
	SCALE: 1/4" = 1'-0"	
	DRAWN BY: MDDJ	
	DATE: 2/7/2017	
ARCHITECTURAL CONSULTING GROUP INC. 2206 ACORNHILL AVE NEW BEDFORD, MA 02745 TEL 508 781 1000 FAX 508 781 1001 WWW.ACG-ARCHITECTS.COM		
899 PLEASANT, LLC SOUTHEASTERN NEW ENGLAND DENTAL GROUP 899 PLEASANT ST NEW BEDFORD MA 02740		
SECTION THROUGH C-C		
A-7		





WEST ELEVATION NEW ADDITION

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Rec'd 03/01/2017

APPROVED:	CHECKED BY:
SCALE: 1/4" = 1'-0"	DRAWN BY: MWJ
	DATE: 2/7/2017

REV. #



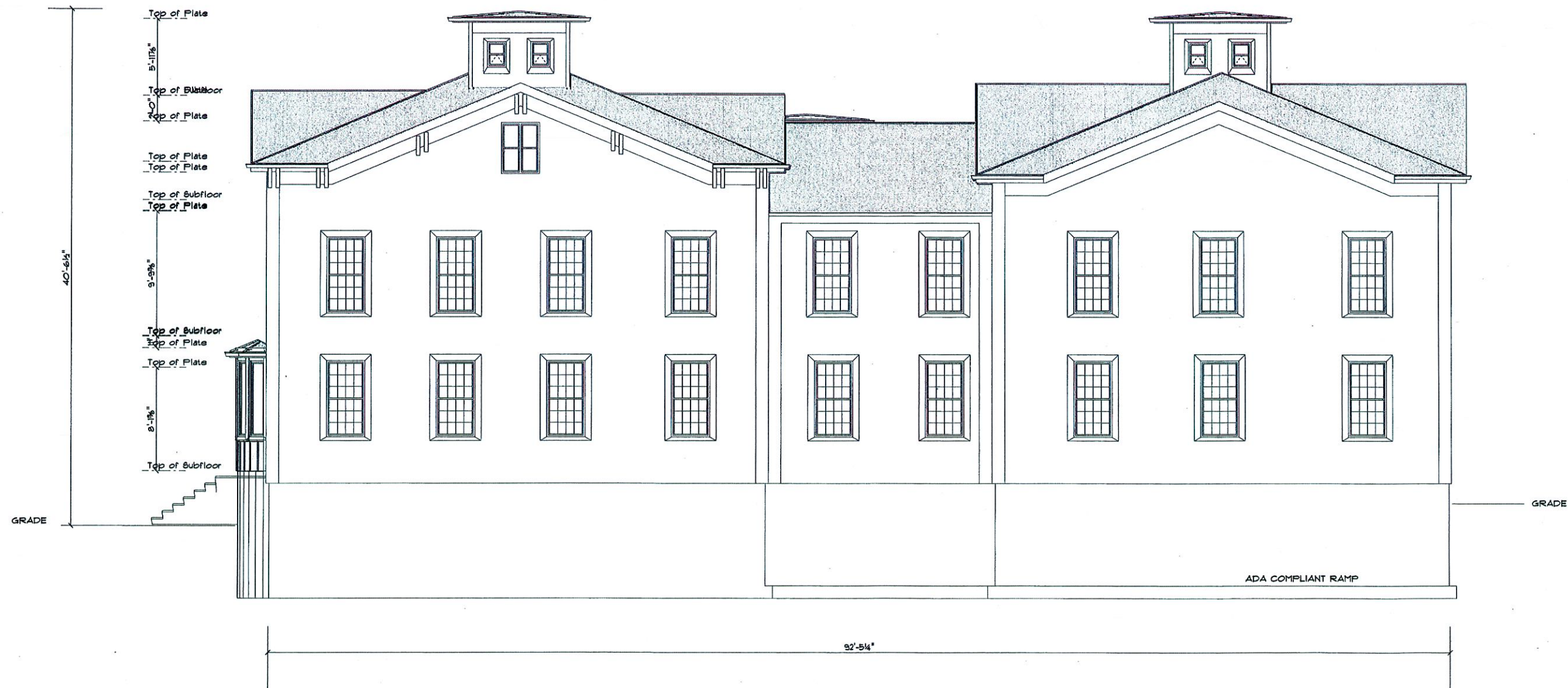
ARCHITECTURAL CONSULTING GROUP  
INC.

2008 ACUMINET AVE. NEW BEDFORD, MA 0245  
TEL 508 751 1001 ACG@ACGCONSULTING.COM

895 PLEASANT, LLC  
SOUTHEASTERN NEW ENGLAND  
DENTAL GROUP  
895 PLEASANT ST.  
NEW BEDFORD, MA 0245

WEST ELEVATION

A-15



NORTH (HILLMAN ST) ELEVATION

APPROVED:	CHECKED BY:
SCALE: 1/4" = 1'-0"	DRAWN BY: MWJ
	DATE: 2/7/2017

REV. #



ARCHITECTURAL CONSULTING GROUP  
INC.

2008 ACQUISITION AVE NEW BEDFORD, MA 07418  
TEL: 202 781 1111 ACG@ACG.COM ACGLLC.COM

893 PLEASANT, LLC  
SOUTHEASTERN NEW ENGLAND  
DENTAL GROUP  
893 PLEASANT ST  
NEW BEDFORD MA 07410

NORTH ELEVATION

A-12



Top of Plate  
 6'-0"  
 Top of Subfloor  
 6'-0"  
 Top of Plate  
 3'-0"  
 Top of Plate  
 9'-10"  
 Top of Subfloor  
 Top of Plate  
 9'-9"  
 Top of Subfloor  
 Top of Foundation  
 GRADE  
 6'-8 3/4"  
 Top of Footing



SOUTH ELEVATION

APPROVED: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: MUJ  
 DATE: 2/7/2017

REV. #



ARCHITECTURAL CONSULTING GROUP  
INC.

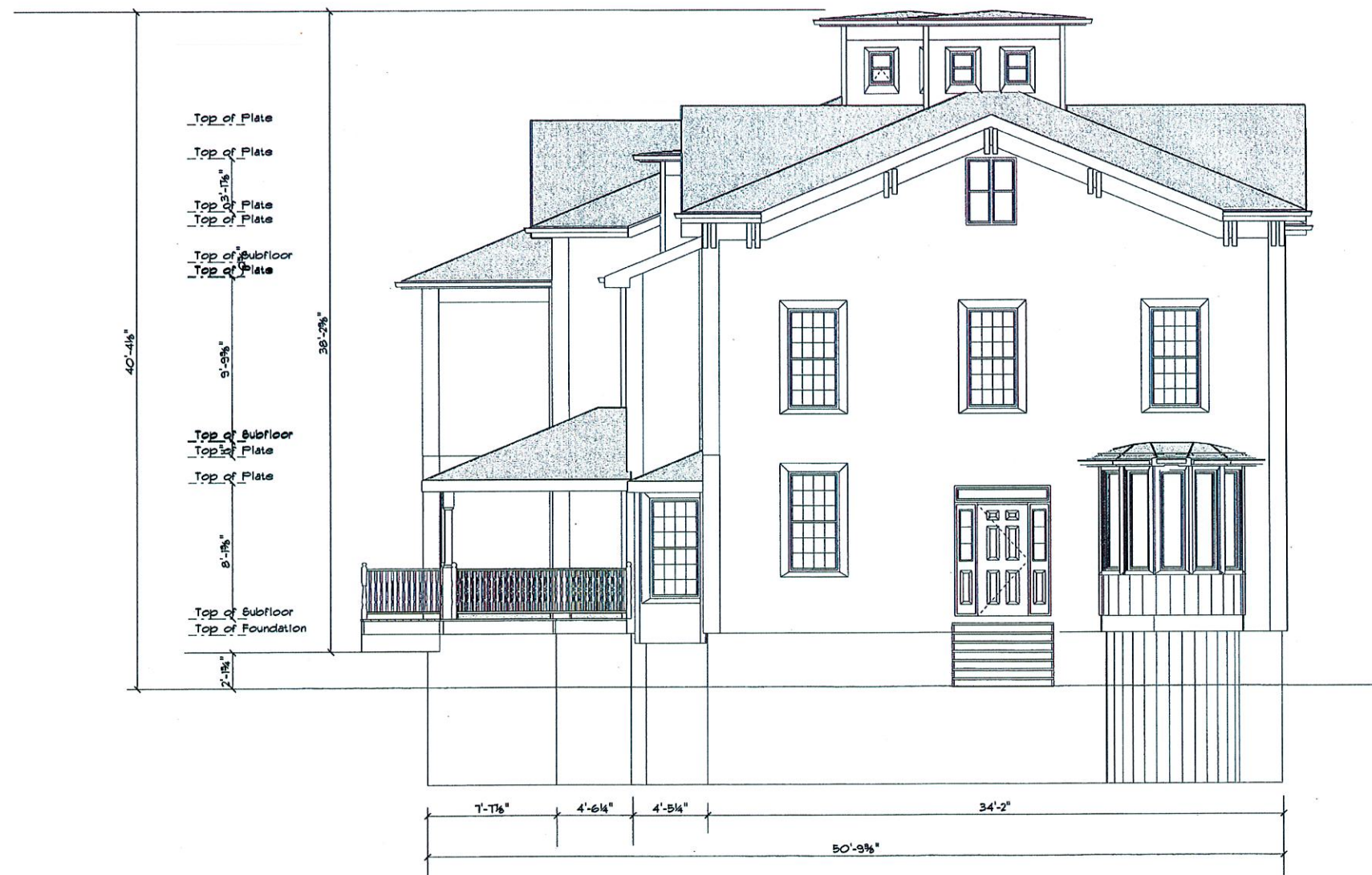
2008 ACQUANITY AVE. NEW BEDFORD, MA 02445  
 TEL: 508-548-1111 FAX: 508-548-1112  
 WWW.ACG-MA.COM

899 PLEASANT, LLC  
 SOUTHEASTERN NEW ENGLAND  
 DENTAL GROUP  
 899 PLEASANT, LLC  
 NEW BEDFORD, MA 02445

SOUTH ELEVATION

A-13





EAST (PLEASANT ST) ELEVATION

Case 08-17  
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REV. #	APPROVED:	CHECKED BY:
	SCALE: 1/4" = 1'-0"	
	DRAWN BY: MWJ	
	DATE: 2/1/2017	
ARCHITECTURAL CONSULTING GROUP INC. 200A ACORNWAY AVE NEW BEDFORD, MA 02459 TEL: 508 552 1111 ACGARCHITECTURALCONSULTING.COM		
899 PLEASANT, LLC SOUTHEASTERN NEW ENGLAND DENTAL GROUP 899 PLEASANT ST NEW BEDFORD, MA 02450		
EAST ELEVATION		
A-14		