



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: Existing and Proposed Site Plan by: CDBS dated: 11-17-2016

1. Application Information

Street Address: 331-337 Wood St, New Bedford, MA

Assessor's Map(s): 117 Lot(s) 26

Registry of Deeds Book: 11697 Page: 300

Zoning District: RB

Applicant's Name (printed): JMP Property & Development, LLC

Mailing Address: 24 Jocelyn St New Bedford MA 02745

(Street) (City) (State) (Zip)

Contact Information: 774-263-0723 jmpdev@comcast.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:

Application, Drawings (A0.1, C1.1, A1.1, A2.1), Abatters List, Permit Rejection, Deed, ZBA decision, and Narrative.

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.

11-17-16
Date

[Signature]
Signature of Applicant

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Case 35-16

Case 35-16 & 36-16
11/18/2016

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: 2-Residential Units/ 1-Repair Shop

Proposed Use of Premises: 3-Residential Units

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

4245

4. Briefly Describe the Proposed Project:

Convert existing repair shop on the west side of the first floor to a residential unit, relocate and install (2) two new egress windows on the west wall for for building code compliance.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	3400 3200	8000	3400 3200
Lot Width (ft)	40'	100'	40'
Number of Dwelling Units	2	1	3
Total Gross Floor Area (sq ft)	3759	SEE SPECIAL PERMIT	3759
Residential Gross Floor Area (sq ft)	2340	SEE SPECIAL PERMIT	3759
Non-Residential Gross Floor Area (sq ft)	1419	SEE SPECIAL PERMIT	0
Building Height (ft)	27' 6"	45'	27' 6"
Front Setback (ft)	1' 8"	20'	1' 8"
Side Setback (ft)	2"	8'	2"
Side Setback (ft)	10"	10'	10"

Rear Setback (ft)	18' 4"	30'	18' 4"
Lot Coverage by Buildings (% of Lot Area)	73%	40%	73%
Permeable Open Space (% of Lot Area)	23%	0	23%
Green Space (% of Lot Area)	4%	35%	4%
Off-Street Parking Spaces	4	2 SPACES PER DWELLING UNIT	4
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	0	0

6. Please complete the following:

a) Number of customers per day:

Existing

Proposed

N/A

N/A

b) Number of employees:

N/A

N/A

c) Hours of operation:

N/A

N/A

d) Days of operation:

N/A

N/A

e) Hours of deliveries:

N/A

N/A

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☒ Other: N/A

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.

Special Permit - reduction in parking, Planning Board.

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

See Decision



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: JMP Property & Developement, LLC

at the following address: 24 Jocelyn St, New Bedford, MA

to apply for: Unit Conversion

on premises located at: 331-337 Wood St, New Bedford, MA

in current ownership since: May 26, 2016

whose address is: 24 Jocelyn St, New Bedford, MA

for which the record title stands in the name of: JMP Property & Developement, LLC

whose address is: 24 Jocelyn St, New Bedford, MA

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11697 Page: 300

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

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

11-17-16
Date

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

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 NOV 18 P 2:43
CITY CLERK