



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

MODIFICATION

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Proposed Site Improvements by: Field Engineering Co. Inc. dated: 10/14/16

1. Application Information

Street Address: 200 Theodore Rice Boulevard

Assessor's Map(s): 136 Lot(s) 323, 354, 466

Registry of Deeds Book: 8120/9594 Page: 58/144

Zoning District: Industrial C

Applicant's Name (printed): Highland New Bedford Associates Limited Partnership

Mailing Address: 65 Sprague St Hyde Park MA 02136
(Street) (City) (State) (Zip)

Contact Information: 617-361-9909 MOConnor@Firsthighland.com
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:

See attached Table of Contents

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.

10/14/16
Date

[Signature]
Signature of Applicant

PLANNING
OCT 21 2016
DEPARTMENT

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

Case 33-16

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: Commercial/Industrial

Proposed Use of Premises: Commercial/Industrial

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

N/A

4. Briefly Describe the Proposed Project:

The applicant is proposing a number of modifications to the previously approved Site Plan for NSTAR (Case #26-13) at the project site to accommodate the fitout remaining tenant space within the building. Modifications include elimination of large portions of proposed paved storage areas behind

stormwater management system as a result in the decrease in impervious surface on the site, additional site lighting to accommodate the proposed uses, and modifications to the sidewalks and proposed pedestrian access routes to the various uses being proposed within the facility.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	27.4 AC+/-	N/A	27.4 AC+/-
Lot Width (ft)			
Number of Dwelling Units	-	-	-
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)	-	-	-
Non-Residential Gross Floor Area (sq ft)	116,000 sf	-	116,000 sf
Building Height (ft)	1.5 stories	7 stories	1.5 stories
Front Setback (ft)	88.4 ft	25 ft	88.4 ft
Side Setback (ft)	73.3 ft	25 ft	73.3 ft
Side Setback (ft)	215.4 ft	25 ft	215.4 ft

Rear Setback (ft)	152.4 ft	25 ft	152.4 ft
Lot Coverage by Buildings (% of Lot Area)	9.7%	50%	9.7%
Permeable Open Space (% of Lot Area)	78.9%	20%	74.2%
Green Space (% of Lot Area)	78.9%	20%	74.2%
Off-Street Parking Spaces	150	197	311
Long-Term Bicycle Parking Spaces	-	-	-
Short-Term Bicycle Parking Spaces	-	-	9
Loading Bays	3	2	3

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>60</u>	<u>150-175</u>
b) Number of employees:	<u>15</u>	<u>100-115</u>
c) Hours of operation:	<u>7a-5p</u>	<u>7a-5p</u>
d) Days of operation:	<u>M-Sat</u>	<u>M-Sat</u>
e) Hours of deliveries:	<u>7a-5p</u>	<u>7a-5p</u>
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other:_____		

7. Planning Board Special Permits:

☐

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

☐

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

Specify zoning code section & title

☐

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Highland New Bedford Associates Limited Partnership

at the following address: 65 Sprague St, Hyde Park, MA 02136

to apply for: Site Plan Review Modification

on premises located at: 200 Theodore Rice Boulevard

in current ownership since: April 28, 2006/December 23, 2009

whose address is: 65 Sprague St, Hyde Park, MA 02136

for which the record title stands in the name of: Highland New Bedford Associates Limited Partnership

whose address is: 65 Sprague St, Hyde Park, MA 02136

by a deed duly recorded in the:

Registry of Deeds of County: Bristol-South Book: 8120/9594 Page: 58/144

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.

10/14/16
Date

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