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# **Report to Accompany Site Plan Review & Site Plan Review Ground Sign Applications Applicant - South Coast Real Estate Holdings LLC**

**A Subsidiary of First Citizens Federal Credit Union**



**Project Address:**  
464-466 County Street & NW William and Eighth Streets  
New Bedford, MA

**Date:** August 11th, 2016

**Prepared For:**  
South Coast Real Estate Holdings LLC  
200 Mill Road  
Suite 100  
Fairhaven, MA 02719

**Project Architect:**  
New England Design Associates Inc.  
39 Salisbury Street  
Worcester, MA 01609

**Project Landscape Architect:**  
Radner Design Associates Inc.  
945 Concord Street  
Framingham, MA 01701

**Prepared by**  
**Project Civil Engineer**



Canton Corporate Place  
45 Dan Road, Suite 140  
Canton, MA 02021  
[www.highpointeng.com](http://www.highpointeng.com)





August 11th, 2016

Ms. Jennifer Clarke  
Department of Planning, Housing & Community Development  
133 William Street  
New Bedford, MA 02740

Re: Site Plan Review Application & Site Plan Review Ground Sign Application  
464-466 County Street & NW William and Eighth Streets  
New Bedford, MA 02740

Dear Ms. Clarke

On behalf of our Client and Applicant, South Coast Real Estate Holdings LLC (SCREH) a subsidiary of First Citizens Federal Credit Union (FCFCU) of 200 Mill Road, Fairhaven MA, Highpoint Engineering Inc. (Highpoint) is submitting the enclosed Site Plan Review Application and Site Plan Review Ground Sign Application and supporting documentation for consideration by the New Bedford Planning Board for renovation of the existing building and related site improvements on the Lots located at 464-466 County Street and 178 Eighth Street (NW Williams St.), New Bedford MA..

### **NARRATIVE**

The project site consists of two adjacent Lots indicated on the City Assessors Maps as Lot 176 & 178 of Map 52, with a total land area of approximately 24,731 sf (0.57Ac). Purchase of these Lots are under agreement by the applicant, SCREH. The Lots have existing access from both County Street and Eighth Street that will be retained for the proposed project. A Zoning Summary Chart is provided on the submission Site Plans, sheet TS100, that indicates details of the site relative to zoning requirements and the proposed project.

The project, when complete will serve as a facility for FCFCU providing banking services to the public including two ATM drive-up units on the lower portion of the site.

Aspects of the Project Include:

1. FCFCU intends to maintain the existing building with plans to improve the building's interior spaces to serve the Credit Union's needs. FCFCU has no plans at present to significantly alter the exterior of the building and its current footprint. Public entry to the building will remain from County Street.
2. The existing site will be upgraded to enhance both pedestrian and vehicle access and circulation and to address public access and ADA Requirements. The most significant site improvement will be the addition of two ATM units with an overhead canopy in the lower parking area.
3. Storm-water drainage improvements will direct and contain runoff and provide an improved level of runoff water quality. The Pre-Post development watershed patterns will be maintained

4. New Landscaping and site lighting will be introduced to the site that reflects City recommended standards.

## NEW BEDFORD ZONING

The Project Lots are located in the “Mixed Use Business” zoning district. Applicable zoning regulations are tabulated on Plan TS100 of the Site Plans.

Specific Aspects of the Application and Requested Action by the Planning Board include the following:

- Relevant District – The project is entirely located in district- Mixed Use Business
- Location - All improvements will be at 464-466 County Street & NW William and Eighth Streets.
- Proposed Construction - (See narrative above and submitted Site Plans)
- Zoning Tabulation - (See submitted Site Plans – Sheet TS100)
- Applicant – South Coast Real Estate Holdings LLC (a subsidiary of FCFCU)
- Requested Action - The Applicant is requesting approval for Site Plan Review and Site Plan Review-Ground Sign under the City of New Bedford Zoning By-Laws. As submitted, Site Plan approval would include re-use of the existing building with interior renovations, a new ATM overhead Canopy, overall Site improvements that include attendant signage, lighting, landscaping, parking, vehicular/pedestrian travel areas and other appurtenances as indicated and detailed on the project Site and Architectural Plans prepared by Highpoint Engineering Inc. as Civil Engineers, Building Plans Prepared by New England Design Associates Inc., Architects, and Landscape Plans prepared by Radner Design Associates Inc., Landscape Architects.
- Relevant By-Laws - The project is submitted based upon the City of New Bedford Code, Chapter 9, Comprehensive Zoning regulations.
- Traffic and Circulation - A project specific Traffic Assessment has been prepared by the office of Ron Muller & Associates, dated July 29<sup>th</sup>, 2016 and is provided as Appendix B of this Site Plan Review Application.
- Landscaping – Proposed overall site Landscaping and Lighting improvements have been prepared by the office of Radner Design Associates Inc. Landscape Architects. Landscape and Lighting Plans including plant materials, lighting fixtures and photo-metrics have been provided with the Site Plans.

The proposed site lighting consists of a combination of 12’ tall pole lights, 42” bollard lights and building mounted sconces mounted at 8’ height. All fixtures will be dark sky compliant and positioned to minimize off site light trespass. Lamps will be LED to maximize energy efficiency.

The proposed planting utilizes a combination of deciduous, flowering and evergreen plant materials. Several overgrown shrubs along with several trees will need to be removed to accommodate the new parking configuration.

Along the County Street (front) façade, the existing overgrown shrubs which block the building’s windows will be removed and low evergreen hedges, flowering perennials and groundcovers will be planted. Along the north, or left side of the building, there is an existing evergreen yew hedge

on the abutter's property which will not be disturbed. Due to the new parking layout, an additional planting strip of groundcovers and perennials is planned, coordinated with the placement of light bollards.

The property edge west of the drive-through-canopy currently has no planting strip. An approximately 8 foot wide strip will be added with new shade trees and large shrubs to provide a buffer to the abutter. The existing arborvitae along the southern and eastern boundaries along Williams Street and 8<sup>th</sup> Street respectively will be removed along with the deteriorated chain link fence. New plantings on these edges include flowering trees and under-plantings of flowering perennials and evergreen groundcover shrubs to allow surveillance into and out of the parking lot.

### **SITE PLAN REVIEW APPLICATION PACKAGE**

The submitted Site Plan Review application is supported by the complete site plan application and the following documentation for consideration by the New Bedford Board:

- (16) Cover Letter and Narrative
- (16) Letter by Owner – Highpoint Authorization
- (16) USGS Map | 8x11
- Detailed Project Description
  - Existing and Proposed Conditions (via site plans)
  - Survey Plan (via site plans)
  - (3) Stormwater Management Report & Calculations (report)
- (16) Appendix A – Deeds and Ownership
- (16) Appendix B – Traffic Assessment
- (16) Appendix C – Request for Waivers
- (16) Appendix D - Certified Abutters List
- (4) Site Plans – 24x36, bound, folded
- (4) Preliminary Architectural Plans – 24x36, bound, folded
- (16) Site Plans - 11x17
- (16) Architectural Plans - 11x17
- (1) Original & Copy- Submission Fee- Check to City New Bedford
- (1) Digital copy of Submission Materials Plans and Application Package





We look forward to presenting the merits of the project to the members of the New Bedford Planning Board on September 14<sup>th</sup>, 2016 as a Public Hearing. If in the meantime, you should have any questions or require additional submission materials please do not hesitate to contact our office.

Sincerely,  
**HIGHPOINT ENGINEERING, INC.**

A handwritten signature in blue ink that reads "M. Fabbiano".

Michael Fabbiano  
Vice President, Managing Principal

cc: File  
First Citizens Federal Credit Union, Ms Jennifer LaFrance  
New England Design Associates Inc. – Mr Alan DeToma  
Radner Design Associates Inc. – Mr Michael Radner  
Ron Muller Associate Inc. – Mr Ron Muller

Enc



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: FIRST CITIZENS' FEDERAL CREDIT UNION by: HIGHPOINT ENGINEERING, INC. dated: 08/11/2016

#### 1. Application Information

Street Address: 464-466 COUNTY ST. & NW WILLIAM AND EIGHTH STREETS

Assessor's Map(s): MAP 52 Lot(s) 176, 178

Registry of Deeds Book: 2578(Lot 176) Page: 339(Lot 176) Land Court Cert. 107025(Lot 178)

Zoning District: MIXED USE BUSINESS (MUB)

Applicant's Name (printed): SOUTH COAST REAL ESTATE HOLDINGS LLC  
A SUBSIDIARY OF FIRST CITIZENS' FEDERAL CREDIT UNION

Mailing Address: 200 MILL ROAD, SUITE 100, FAIRHAVEN, MA 02719  
(Street) (City) (State) (Zip)

Contact Information: JENNIFER LAFRANCE | 508-979-4710 | JENNIFER.LAFRANCE@FIRSTCITIZENS.ORG  
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 PLANS

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.

August 11, 2016

Date

Jennifer LaFrance  
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

\*NO NEW CONSTRUCTION OF PRIMARY STRUCTURE. ACCESSORY STRUCTURE IS CANOPY AND IS LESS THAN 2,000 GSF

## 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: LAST USED - STAFFING AGENCY

Proposed Use of Premises: PUBLIC ACCESS CREDIT UNION (BANKING ACTIVITIES)

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

## 4. Briefly Describe the Proposed Project:

RE-USE OF THE EXISTING BUILDING THAT IS ESSENTIALLY LIMITED TO INTERIOR REHABILITATION.

NO EXTERIOR EXPANSION/ALTERNATION.

INTRODUCTION OF TWO (2) DRIVE-UP ATM UNITS WITH NEW CANOPY

## 5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	23,731	8,000	23,731
Lot Width (ft)	128	n/a	128
Number of Dwelling Units	n/a	n/a	n/a
Total Gross Floor Area (sq ft)	2,593	7,119 (30%)	2,593
Residential Gross Floor Area (sq ft)	n/a	n/a	n/a
Non-Residential Gross Floor Area (sq ft)	2,593		2,593
Building Height (ft)	1 sty.	7 sty.	1 sty.
Front Setback (ft)	7.6	0	7.6
Side Setback (ft) - SOUTH	6.3	8	6.3
Side Setback (ft) - NORTH	58.5	8	58.5

Rear Setback (ft)	51	10	51
Lot Coverage by Buildings (% of Lot Area)	10.5	30	10.5
Permeable Open Space (% of Lot Area)	17.4	N/A	22.5
Green Space (% of Lot Area)	17.4	N/A	22.5
Off-Street Parking Spaces	41*	13	17
Long-Term Bicycle Parking Spaces	2	N/A	2
Short-Term Bicycle Parking Spaces	2	N/A	2
Loading Bays	N/A	N/A	N/A

\*LOWER LOT IS CURRENTLY BEING USED AS PRIVATE PARKING (PARKING SPACE TOTAL IS ESTIMATED)

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	_____	250
b) Number of employees:	_____	10
c) Hours of operation:	_____	M-F 8:30-5:00
d) Days of operation:	_____	SAT 8:30-NOON
e) Hours of deliveries:	_____	DURING BUSINESS HRS.
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: 3-4 PER WEEK	

**7. Planning Board Special Permits:**

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

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

N/A

**8. ZBA Variances and Special Permits:**

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

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

Specify zoning code section & title

N/A

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

Specify zoning code section & title

N/A



## 9.A OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: SOUTH COAST REAL ESTATE HOLDINGS LLC  
A SUBSIDIARY OF FIRST CITIZENS' FEDERAL CREDIT UNION

at the following address: 200 MILL ROAD, SUITE 100, FAIRHAVEN, MA 02719

to apply for: SITE PLAN REVIEW AND S.P.R. GROUND SIGN

on premises located at: ASSESSORS MAP 52, LOT 176

in current ownership since: N/A

whose address is: N/A

for which the record title stands in the name of: JOSE DELGADO | SANDRA COHEN TRUSTEES OF JAY REALTY TRUST

whose address is: REPRESENTED (SEE BELOW) \*

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL Book: 2578 Page: 339

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.

8/8/16

Date



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

\*PETER C. BULLARD, ESQUIRE  
115 ORCHARD STREET  
NEW BEDFORD, MA 02740  
T: 508-992-1270

## 9.B OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: SOUTH COAST REAL ESTATE HOLDINGS LLC  
A SUBSIDIARY OF FIRST CITIZENS' FEDERAL CREDIT UNION

at the following address: 200 MILL ROAD, SUITE 100, FAIRHAVEN, MA 02719

to apply for: SITE PLAN REVIEW AND S.P.R. GROUND SIGN

on premises located at: ASSESSORS MAP 52, LOT 178

in current ownership since: N/A

whose address is: N/A

for which the record title stands in the name of: DAVID K. SYKES OF DADEN INVESTMENTS REALTY TRUST

whose address is: 92 GREEN STREET, FAIRHAVEN, MA 02719

by a deed duly recorded in the:

Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

OR Registry District of the Land Court, Certificate No.: 107025 Book: \_\_\_\_\_ Page: \_\_\_\_\_

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8/8/16

Date

David K. Sykes

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





CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 02740

### SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled:  
FIRST CITIZENS' FEDERAL CREDIT UNION by: HIGHPOINT ENGINEERING, INC. dated: 08/11/2016.

#### 1. Application Information

464 & 466 County Street and NW William & Eighth Streets

Street Address:

Assessor's Map(s):

Map 52

Lot(s)

176 & 178

Registry of Deeds Book:

2578(Lot 176)

Page:

339(Lot 176) , Land Court Cert. 107025 (Lot 178)

Zoning District:

MIXED USE BUSINESS (MUB)

SOUTH COAST REAL ESTATE HOLDINGS LLC

Applicant's Name (printed):

A SUBSIDIARY OF FIRST CITIZENS' FEDERAL CREDIT UNION

Mailing Address:

200 MILL ROAD, FAIRHAVEN, MA 02719

(Street)

(City)

(State)

(Zip)

Contact Information:

JENNIFER LAFRANCE | 508-979-4710 | JENNIFER.LAFRANCE@FIRSTCITIZENS.ORG

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 PLANS

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.

08/11/2016

Date

Jennifer LaFrance

Signature of Applicant

## 2. Zoning Classifications

Present Use of Premises: LAST USE: STAFFING AGENCY

Proposed Use of Premises: CREDIT UNION | BANKING ACTIVITIES

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

3. Will sign be illuminated? YES, How? BACKLIGHT

4. Will sign overhang a public sidewalk? NO, If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

## 5. Briefly Describe the Proposed Project:

NEW GROUND SIGN PROPOSED AT ENTRANCE(S)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## 6. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Total Sign Area (sq ft)	<u>SEE ATTACHED</u>	<u>SIGN DESIGN PLANS</u>	
Sign Height (ft)			
Total Number of Signs at Subject Parcel(s)			
Front Setback (ft)			
Side Setback (ft)			
Side Setback (ft)			

## 7. 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: N/A

☐ The applicant is also requesting a variance from the ZBA:  
Specify zoning code section & title: N/A



**8A. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: SOUTH COAST REAL ESTATE HOLDINGS LLC  
A SUBSIDIARY OF FIRST CITIZENS' FEDERAL CREDIT UNION

at the following address: 200 MILL ROAD, FAIRHAVEN, MA 02719

to apply for: SITE PLAN APPROVAL - NEW GROUND SIGN

on premises located at: ASSESSORS MAP 52, LOT 176

for which the record title stands in the name of: JOSE DELGADO | SANDRA COHEN TRUSTEES OF JAY REALTY TRUST

whose address is: REPRESENTED (SEE BELOW)\*

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL Book: 2578 Page: 339

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.

8/8/16  
Date

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

\*PETER C. BULLARD, ESQUIRE  
115 ORCHARD STREET  
NEW BEDFORD, MA 02740  
T: 508-992-1270

**8B. OWNERSHIP VERIFICATION**

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

SOUTH COAST REAL ESTATE HOLDINGS LLC

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at the following address: 200 MILL ROAD, FAIRHAVEN, MA 02719

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on premises located at: ASSESSORS MAP 52, LOT 178

for which the record title stands in the name of: DAVID K. SYKES OF DADEN INVESTMENTS REALTY TRUST

whose address is: 92 GREEN STREET, FAIRHAVEN, MA 02719

by a deed duly recorded in the:

Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

OR Registry District of the Land Court, Certificate No.: 107025 Book: \_\_\_\_\_ Page: \_\_\_\_\_

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8/8/16

Date

David K. Sykes

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

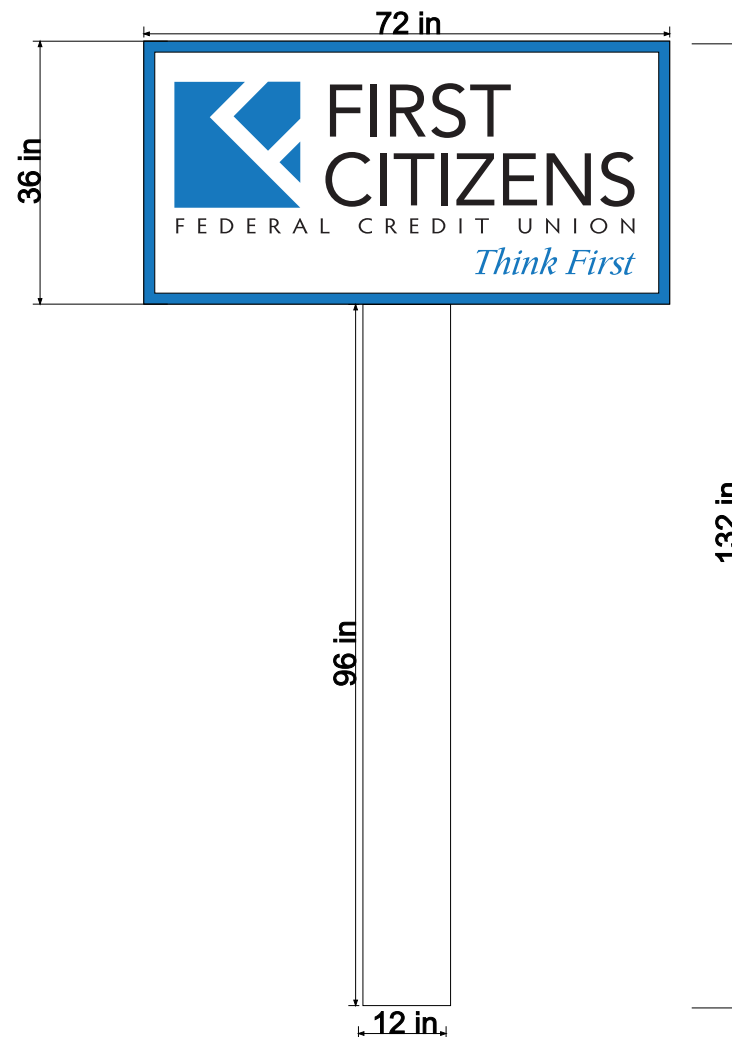


Existing Sign is 72 1/2" w x 37 3/4" t

Lighted sign cabinet

Posts are 3" x 5"

Height of sign from ground to top 96"

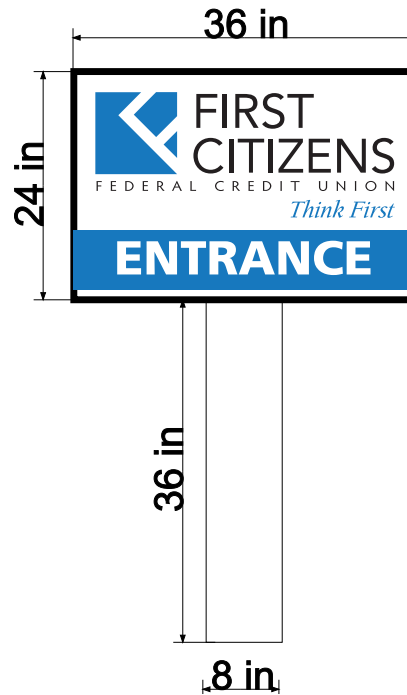


72" w x 36" t / Illuminated sign cabinet by LEDS  
 Posts is 6" steel posts with aluminum wrap painted white  
 Height of sign from ground to top 136"

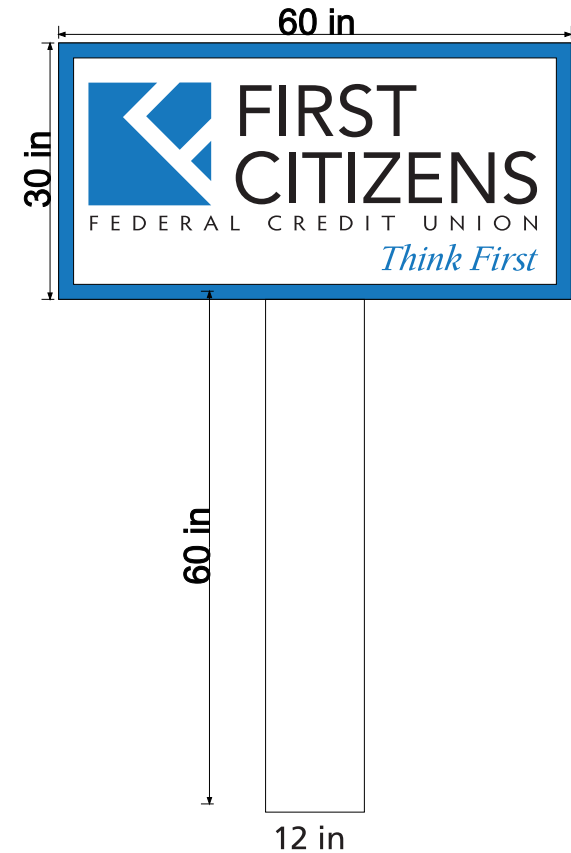




arrow indicates placement  
on Eighth St entrance

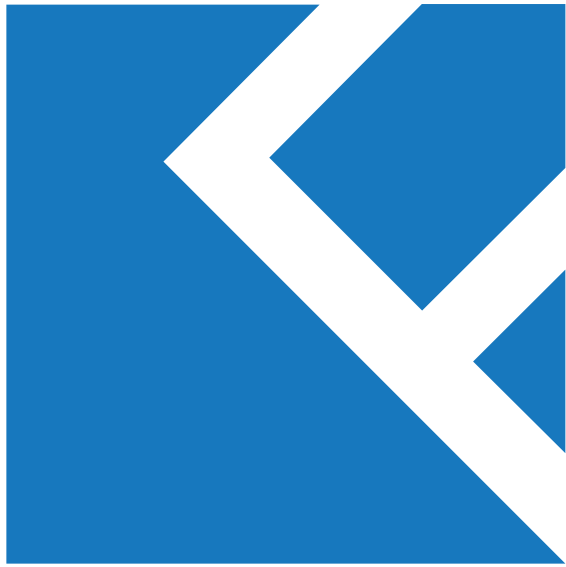


non illuminated directional signage  
post is 3" with aluminum wrap



60" w x 30" t / Illuminated sign cabinet by LEDS  
Post is 6" steel posts painted white with alum wrap  
Height of sign from ground to top 60"

Two options for back entrance



FIRST  
CITIZENS

F E D E R A L C R E D I T U N I O N

*Think First*



**Signature SIGNS**  
Visual Communication

833-C American Legion Hwy  
Westport MA 02790  
P 774-309-3307 / F 774-309-3309  
[mysigns@msn.com](mailto:mysigns@msn.com)

Client: First Citizens  
Description: New Location Signage (NB)  
Date: 8-8-2016

## **Site Plan Review Application**

**South Coast Real Estate Holdings LLC (a subsidiary of First Citizens Federal Credit Union)**

**Site Location: 464-466 County Street & NW William and Eighth Streets**

REGISTERED AND UNREGISTERED LAND

I, JOSE DELGADO,

of 10 Job's Cove Road, Marion

Plymouth County, Massachusetts

being unmarried, for consideration paid, and in full consideration of One (\$1.00) Dollar

grant to JOSE DELGADO and SANDRA COHEN, TRUSTEES OF JAY REALTY TRUST \*  
under Declaration of Trust dated December 13, 1990, recorded herewith.

of 10 Job's Cove Road, Marion, MA 02738

with quitclaim warranties

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

[Description and encumbrances, if any]

PARCEL ONE: (UNREGISTERED LAND)BEGINNING at the northwest corner of said lot at a point in the  
east line of County Street and at the southwest corner of land now  
or formerly of Charles R. Hunt; thenceSOUTHERLY in said east line of County Street, fifty (50) feet to  
land now or formerly of Henrietta Hill; thenceEASTERLY in line of last-named land, eighty-two and 75/100 (82.75)  
feet to land now or formerly of one Gifford; thence

NORTHERLY fifty (50) feet to said Hunt land; thence

WESTERLY in line of last-named land, eighty-two and 75/100 (82.75)  
feet to the place of beginning.

CONTAINING 15.19 square rods, more or less.

PARCEL TWO: (UNREGISTERED LAND)BEGINNING at a point in the Easterly line of County Street, one  
hundred thirty (130) feet south of Elm Street; thenceEASTERLY in line of land of parties unknown, eighty-two and 75/100  
(82.75) feet to land now or formerly of James and Edna D. Bento;  
thenceSOUTHERLY in line of last-named land, four and 65/100 (4.65) feet  
to land now or formerly of the New Bedford Institution for Savings;  
thenceWESTERLY in line of last-named land, eighty-three and 70/100  
(83.70) feet to said east line of County Street; thenceNORTHERLY in said east line of County Street, nine and 50/100  
(9.50) feet to the point of beginning.PARCEL THREE: (UNREGISTERED LAND)BEGINNING at a point in the east line of County Street which is  
distant southerly therein one hundred thirty-nine and 5/10 (139.5)  
feet from the south line of Elm Street; thenceEASTERLY in line of land now or formerly of James and Helen L.  
Tighe, eighty-nine and 70/100 (89.70) feet to a corner; thenceSOUTHERLY in line of land now or formerly of Seth H. Ingalls and  
Alexander H. Seabury, sixty-nine and 25/100 (69.25) feet to land  
now or formerly of Lyman Bartlett; thenceWESTERLY in line of last-named land, ninety-one (91) feet, one and  
one-half (1-1/2) inches to said east line of County Street; and  
thenceNORTHERLY in said east line of County Street, sixty-eight and  
75/100 (68.75) feet to the point of beginning.Purported Address of Property:  
466 Union Street  
New Bedford, Ma.

**PARCEL FOUR: (REGISTERED LAND)**

EASTERLY by the westerly line of Eighth Street, thirty-seven and 27/100 (37.27) feet to a drill hole;

SOUTHERLY by Lot #2 on plan hereinafter mentioned, ninety-one and 89/100 (91.89) feet to PARCEL THREE above described.

WESTERLY by said PARCEL THREE, forty-nine and 51/100 (49.51) feet to land now or formerly of James and Edna D. Bento;

NORTHERLY by last named land, ninety and 5/100 (90.05) feet to the point of beginning.

CONTAINING 3,925 square feet.

All of said boundaries are determined by the Court to be located as shown on plan #11532B, drawn by Tibbetts Engineering Corp., dated October 23, 1984, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 14520 and the above-described land is shown as Lot 1 on said plan.

FOR TITLE to PARCELS ONE, TWO and THREE, see deed from Paul R. Vermette, dated July 24, 1986, and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1975, Page 794.

FOR TITLE to PARCEL FOUR, see Certificate of Title No. 14520, recorded in the Land Registration office of the said Registry, dated July 24, 1986.

DEEDS REC 07  
BRISTOL SOUTH

12/13/90

AMPT 0.00  
CASH 0.00

0147412B-14-16  
EXCISE TAX

Witness my hand and seal this 13th day of December, 1990.

*Jan M. Mello*  
Witness

*Jose Delgado*  
Jose Delgado

The Commonwealth of Massachusetts

Bristol, ss

New Bedford, Dec. 13, 1990

Then personally appeared the above named

JOSE DELGADO

and acknowledged the foregoing instrument to be his free act and deed, before me

*Jan M. Mello*  
Jan M. Mello, Notary Public — ~~NOTARY PUBLIC~~

My commission expires 1/4 1996

Received & Recorded *Dec. 13, 1990* at *2* hrs. *15* min. *P* M

Attest: *John E. Connel* Register



47679

16589

I, PAUL R. VERMETTE of Mattapoisett, Plymouth County, Massachusetts, for consideration paid, and in full consideration of Two Hundred Forty Thousand and no/100 (\$240,000.00) Dollars grant to JOSE DELGADO of 10 Job's Cove Road, Marion, Massachusetts 02738 with WARRANTY COVENANTS the land in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

PARCEL ONE: (Unregistered Land)

BEGINNING at the northwest corner of said lot at a point in the east line of County Street and at the southwest corner of land now or formerly of Charles R. Hunt;

thence SOUTHERLY in said east line of County Street, fifty (50) feet to land now or formerly of Henrietta Hill;

thence EASTERLY in line of last-named land, eighty-two and 75/100 (82.75) feet to land now or formerly of one Gifford;

thence NORTHERLY, fifty (50) feet to said Hunt land;

thence WESTERLY in line of last-named land, eighty-two and 75/100 (82.75) feet to the place of beginning.

CONTAINING 15.19 square rods, more or less.

PARCEL TWO: (Unregistered Land)

BEGINNING at a point in the Easterly line of County Street, one hundred thirty (130) feet south of Elm Street;

thence EASTERLY in line of land of parties unknown, eighty-two and 75/100 (82.75) feet to land now or formerly of James and Edna D. Bento;

thence SOUTHERLY in line of last-named land, four and 65/100 (4.65) feet to land now or formerly of the New Bedford Institution for Savings;

thence WESTERLY in line of last-named land, eighty-three and 70/100 (83.70) feet to said east line of County Street;

thence NORTHERLY in said east line of County Street, nine and 50/100 (9.50) feet to the point of beginning.

PARCEL THREE: (Unregistered Land)

BEGINNING at a point in the east line of County Street which is distant southerly therein one hundred thirty-nine and 5/10 (139.5) feet from the south line of Elm Street;

thence EASTERLY in line of land now or formerly of James and Helen L. Tighe, eighty-nine and 70/100 (89.70) feet to a corner;

thence SOUTHERLY in line of land now or formerly of Seth H. Ingalls and Alexander H. Seabury, sixty-nine and 25/100 (69.25) feet to land now or formerly of Lyman Bartlett;

Address of Property is Now:  
466 County Street  
New Bedford, Mass.

9X1975PG0793

47679

47679-2

thence WESTERLY in line of last-named land, ninety-one (91) feet, one and one-half (1-1/2) inches to said east line of County Street; and

thence NORTHERLY in said east line of County Street, sixty-eight and 75/100 (68.75) feet to the point of beginning.

For title to PARCELS ONE, TWO and THREE, see deed from New Bedford Five Cents Savings Bank to this Grantor dated January 2, 1985 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1911, Page 1096.

PARCEL FOUR: (Registered Land)

EASTERLY by the westerly line of Eighth Street, thirty-seven and 27/100 (37.27) feet to a drill hole;

SOUTHERLY by Lot #2 on plan hereinafter mentioned, ninety-one and 89/100 (91.89) feet to PARCEL THREE above described.

WESTERLY by said PARCEL THREE, forty-nine and 51/100 (49.51) feet to land now or formerly of James and Edna D. Bento;

NORTHERLY by last named land, ninety and 5/100 (90.05) feet to the point of beginning.

CONTAINING 3,925 square feet.

All of said boundaries are determined by the Court to be located as shown on plan #11532B, drawn by Tibbetts Engineering Corp., dated October 23, 1984, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 14520 and the above-described land is shown as Lot 1 on said plan.

For grantor's title, see Certificate of Title No. 14520.

Witness my hand and seal this 24<sup>TH</sup> day of JULY, 1986.

*Paul R. Vermette*

PAUL R. VERMETTE

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

July 24, 1986

Then personally appeared the above named PAUL R. VERMETTE and acknowledged the foregoing instrument to be his free act and deed, before me,

Rec'd. & Recorded July 24, 1986  
at 3 hrs. & 45 min P.M.

*John A. Birknes, Jr.*  
Notary Public  
My commission expires: Nov. 12, 1987

Attest: *John Gomes* Register

2

BK 1975 PG 0794



990920

BRISTOL SOUTH  
COUNTY

JOHN A. BIRKNES, JR.  
43 BETHEL ST.  
P. O. BOX E-917  
NEW BEDFORD, MASS.  
02742-0917  
TEL. (617) 996-9100

COMPARED

47679-3

REC'D & RECORDED

1986 JUL 24 PM 3:45

RECORDS SECTION  
MASSACHUSETTS  
SOUTHERN DISTRICT

WARRANTY DEED

16589

of

PAUL R. VERMETTE

TO

JOSE DELGADO

July 24, 1986

JOHN A. BIRKNES, JR.

ATTORNEY AT LAW

49 BETHEL STREET

P.O. BOX E-917

NEW BEDFORD, MASSACHUSETTS 02742-0917

1976-793

(3)

RECORDS SECTION

RE

86 JUL 24 PM 3 46

CERTIFICATE NO. 14988  
IN REGIST. 2007  
PAGE 181

Q.B. 4  
14506-14507





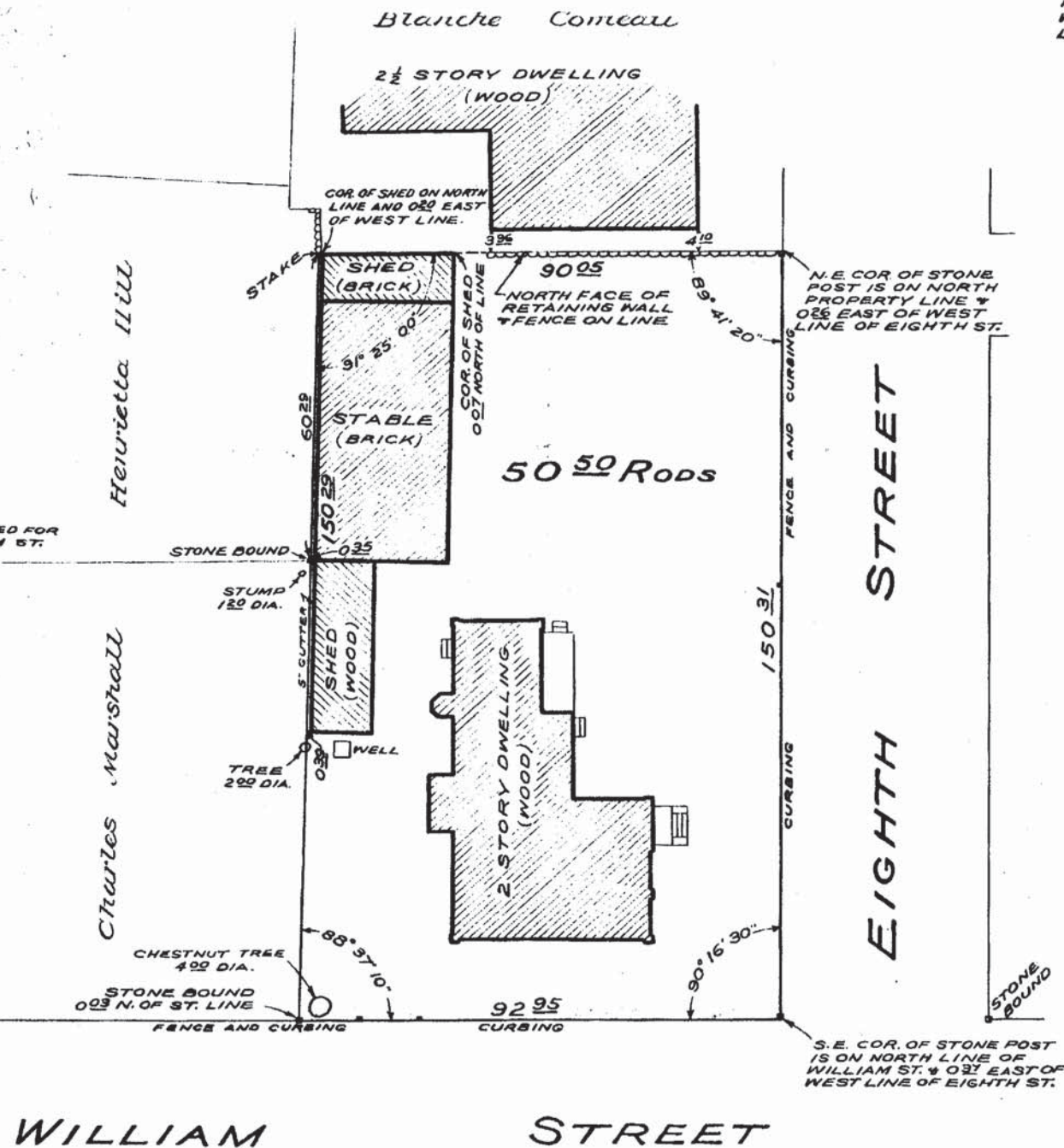
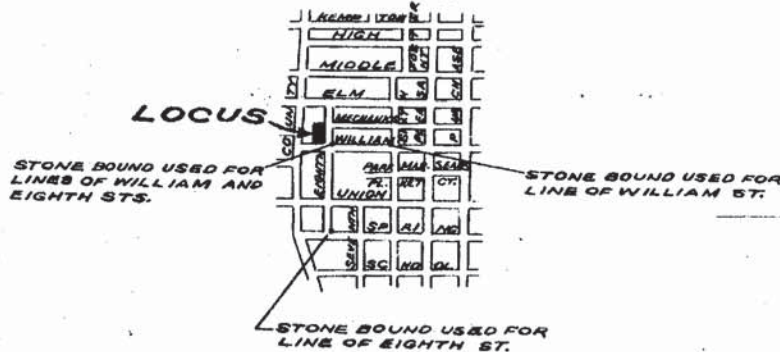
I CERTIFY THAT THIS SURVEY  
WAS MADE IN ACCORDANCE WITH  
LAND COURT INSTRUCTIONS

Albert P. Drake  
Civil Engineer  
New Bedford, Mass.  
May 5<sup>th</sup> 1926.

PROPERTY OF  
**A. DAVIS ASHLEY HEIRS**  
NEW BEDFORD, MASS.

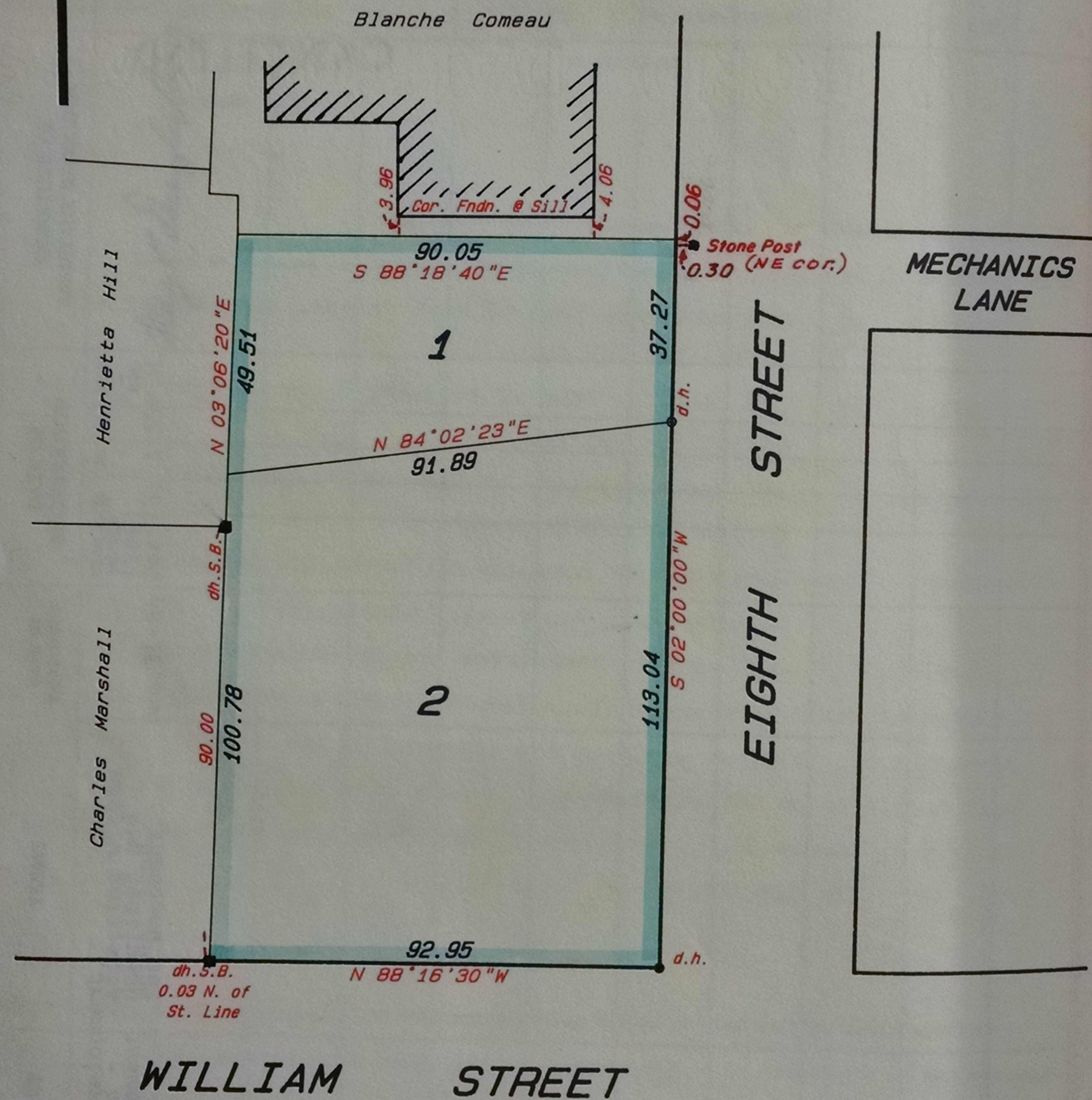
SCALE 0 20 40 60 80 100 FEET  
0 1 2 3 4 5 INCHES

Commonwealth of Massachusetts,  
LAND COURT.  
To the City of New Bedford, a  
municipal corporation, located in the  
County of Bristol and said Common-  
wealth; Henrietta Hill, Charles  
Marshall and Blanche Comeau, of  
said New Bedford; and to all whom  
it may concern:  
Whereas, a petition has been pre-  
sented to said Court by Mabel E.  
Ashley, Elsie F. Ashley, Marjorie L.  
Ashley, Burton M. Ashley, Morris D.  
Ashley, of said New Bedford, Clif-  
ford W. Ashley, of Wilmington, in  
the State of Delaware, Mildred A.  
Gould, of Chicago, in the State of  
Illinois, Raymond E. Ashley, of  
Orange, in the State of New Jersey,  
Eleanor C. Ashley and May H. Ashley,  
of Lexington, in the State of Ohio, to  
register and confirm their title in the  
following described land:  
A certain parcel of land with the  
buildings thereon, situate in said  
New Bedford, bounded and described  
as follows:  
Southerly by William Street, 52.55  
feet; Westerly by land now or  
formerly of Charles Marshall and  
Henrietta Hill, 150.29 feet; Northerly  
by land now or formerly of Blanche  
Comeau, 90.05 feet; and Easterly by  
Eighth Street, 150.31 feet.  
The above described land is shown  
on a plan filed with said petition and  
all boundary lines are claimed to be  
located on the ground as shown on  
said plan.  
You are hereby cited to appear at  
the Land Court to be held at Boston,  
in the County of Suffolk, on the  
second day of August A. D. 1926, at  
ten o'clock in the forenoon, to show  
cause, if any you have, why the  
prayer of said petition should not be  
granted. And unless you appear at  
said Court at the time and place  
aforesaid your default will be re-  
corded, and the said petition will be  
taken as confessed, and you will be  
forever barred from contesting said  
petition or any decree entered there-  
on.  
Your appearance and answer, as  
provided in Section 41 of Chapter 185  
of the General Laws may be filed  
with James P. McGowan, Assistant  
Recorder of said Court, at the Regis-  
try of Deeds at New Bedford in said  
County of Bristol with whom a copy  
of the petition filed with said petition is  
deposited.  
Witness, Charles Thornton Davis,  
Esquire, Judge of said Court, this  
sixth day of July in the year nine-  
teen hundred and twenty-six.  
Attest with Seal of said Court.  
(SEAL.)  
CHARLES A. SOUTHWORTH,  
Recorder.  
July 8-15-23





Tibbetts Engineering Corp., Surveyors



Subdivision of Land  
Shown on Plan 11532-A  
Filed with Cert. of Title No. 1915  
South Registry District of Bristol County  
Separate

Abutters are shown as



**Location:** 464 COUNTY ST**Parcel ID:** 52 176**Zoning:** MUB**Fiscal Year:** 2016**Current Owner Information:**

DELGADO JOSE "TRS"  
 COHEN SANDRA "TRS"  
 10 JOB`S COVE ROAD

MARION , MA 02738

**Current Sales Information:****Sale Date:**

12/13/1990

**Sale Price:**

\$100.00

Card No. **1** of **1****Legal Reference:**

2578-339

**Grantor:**

DELGADO JOSE

This Parcel contains 0.341 acres of land mainly classified for assessment purposes as OFFICE with a(n) General Office style building, built about 1960, having Brick exterior, Asphalt Shingles roof cover and 3571 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 4 total half bath(s).

**Building Value:**

197800

**Land Value:**

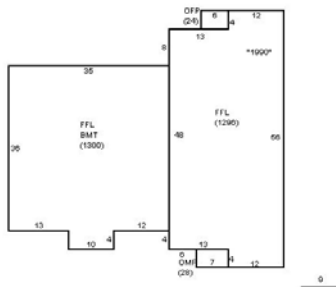
135700

**Yard Items Value:**

8900

**Total Value:**

342400

**Fiscal Year 2016****Fiscal Year 2015****Fiscal Year 2014**

Tax Rate Res.:	16.49	Tax Rate Res.:	15.73	Tax Rate Res.:	15.16
Tax Rate Com.:	35.83	Tax Rate Com.:	33.56	Tax Rate Com.:	31.08
Property Code:	340	Property Code:	340	Property Code:	340
Total Bldg Value:	197800	Total Bldg Value:	184200	Total Bldg Value:	184200
Total Yard Value:	8900	Total Yard Value:	8900	Total Yard Value:	8900
Total Land Value:	135700	Total Land Value:	135700	Total Land Value:	135700
<b>Total Value:</b>	<b>342400</b>	<b>Total Value:</b>	<b>328800</b>	<b>Total Value:</b>	<b>328800</b>
<b>Tax:</b>	<b>\$12,268.19</b>	<b>Tax:</b>	<b>\$11,034.52</b>	<b>Tax:</b>	<b>\$10,219.11</b>

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.



84-53

ELM STREET  
(Public)  
APR 22 41 AM '71

***STREET***

Zoned Residence "C"

*New Bedford*

M.C.A.

NI. (set)

D.H.(set)

90.05

030-167

53

AREA=6236 sq. ft.

**Zoned Business**

91.32

PARCEL 2  
*See Land Court*

*See Land Court  
Plan No. 11532 A*

29

150

\_\_\_\_\_

N/F George &  
Emile E. Morad

## Zoned Business

39.50

**COUNTY**

( PUBLIC - 50' WIDE )

**EIGHTH STREET**

( PUBLIC -40' WIDE )

**WILLIAM STREET**

(PUBLIC)

Board of Survey approval under  
and 1 are not required.

Subdivision Control 1970

100

100

Superintendent of

CHAPTER 380 - ACTS OF 1966

# PLAN OF LAND IN

**NEW BEDFORD, MASS.**

SURVEYED FOR

**NEW BEDFORD FIVE CENTS SAVINGS BANK**

SCALE: 1"=40'

OCT. 1, 1970

**TIBBETTS ENGINEERING CORP.**  
**NEW BEDFORD, MASS.**

Oct 1, 1970 Robert C. Neukirch

Job No 2422

84-53

## **Site Plan Review Application**

**South Coast Real Estate Holdings LLC (a subsidiary of First Citizens Federal Credit Union)**

**Site Location: 464-466 County Street & NW William and Eighth Streets**



***Ron Müller & Associates***

*Traffic Engineering and Consulting Services*

56 Teresa Road  
Hopkinton, MA 01748  
Tel.: (508) 395-1576  
Fax: (508) 435-2481

[www.RonMullerAssociates.com](http://www.RonMullerAssociates.com)

## Traffic Assessment

**Proposed Bank**

**New Bedford, Massachusetts**

**Prepared for:**

**Highpoint Engineering, Inc.**

**45 Dan Road, Suite 140**

**Canton, MA 02021**

**July 29, 2016**



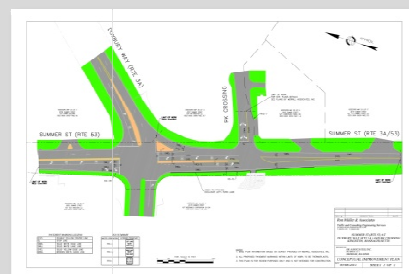
**Quality**



**Accuracy**



**Integrity**





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## **Traffic Assessment**

To: Mr. Michael Fabbiano  
Highpoint Engineering, Inc.  
45 Dan Road, Suite 140  
Canton, MA 02021

Reg: Proposed Bank  
464 County Street  
New Bedford, MA

From: Ron Müller, P.E., Principal

Date: July 29, 2016  
Project #: 16035

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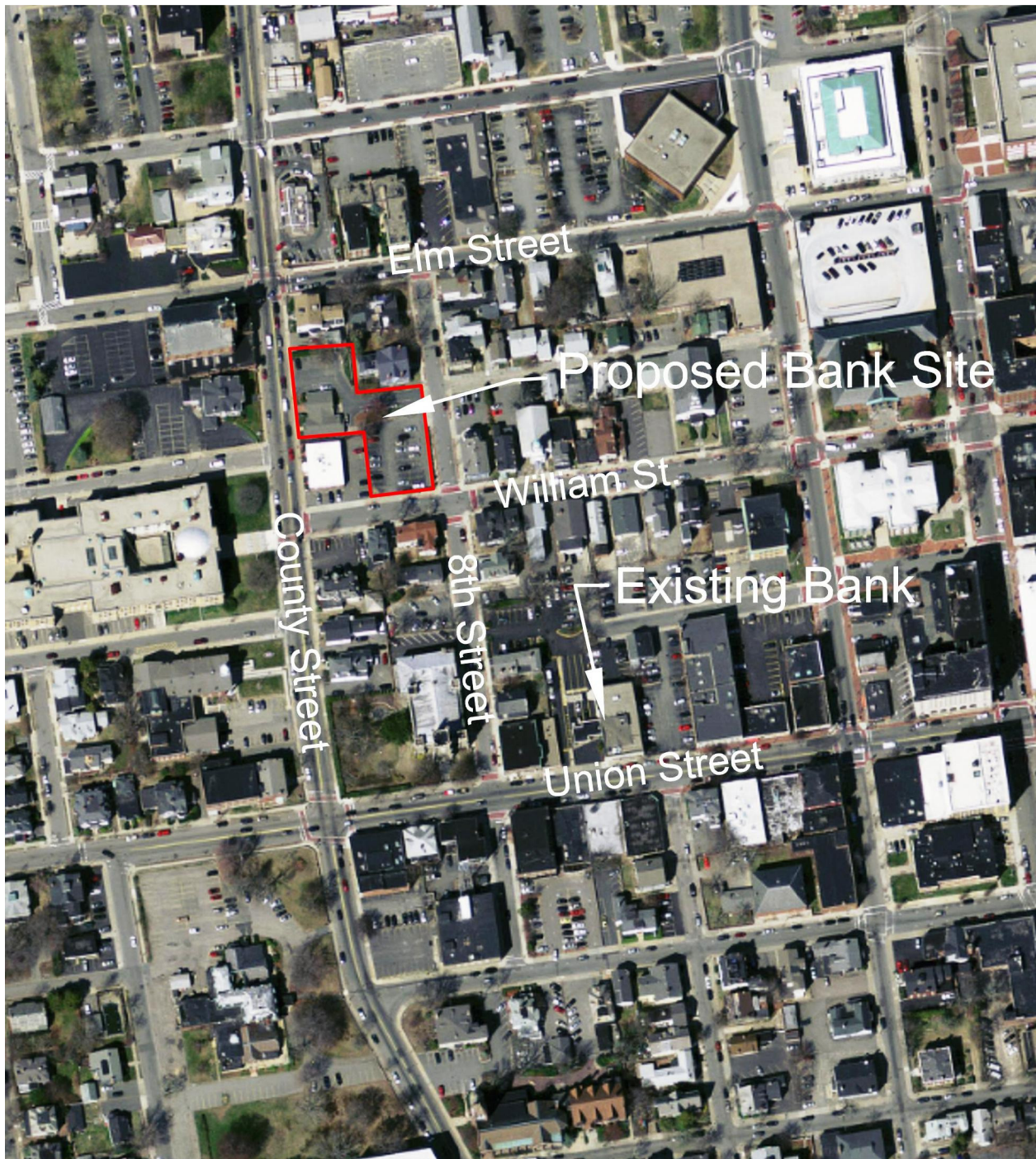
### **INTRODUCTION**

***Ron Müller & Associates*** (RMA) has conducted this Traffic Assessment for the development of an approximately 2,600 square foot First Citizens' Federal Credit Union bank with two drive-through automated teller machines (ATM) to be located at 464 County Street in New Bedford, Massachusetts. The site is currently occupied by Professional Counseling Center, Inc. As proposed, the existing First Citizens' Federal Credit Union currently located at 271 Union Street will move into the existing building on County Street and the building will be renovated and remodeled to fit the bank's needs. The parking lot will be reconstructed to accommodate the ATM lanes and a total of 18 on-site parking spaces. Access to the site will continue to be provided via County Street and 8<sup>th</sup> Street. The County Street driveway will be modified slightly and be 22 feet in width and the two existing 8<sup>th</sup> Street driveways will be consolidated into one 25-foot wide driveway. The site location in relation to the surrounding roadways is shown on Figure 1.

This memorandum has been prepared to assess the safety of the proposed site driveways; estimate the traffic generation characteristics of the project; provide an assessment of the drive-through queue storage, parking, and site access; and make recommendations to mitigate/minimize these impacts. As documented in this report, while the proposed bank will generate more traffic than the existing use on the site, the bank will relocate their operation from their existing building on Union Street. Therefore, the project will not result in additional traffic on neighborhood streets; rather it will result in a redistribution of traffic from the bank's current location to the new site.



**Figure 1**  
**Site Location Map**



Sight lines from the proposed driveway locations will exceed both minimum and desirable distances to allow safe operation assuming the trimming of an existing hedge to the north of the County Street driveway that currently overhangs onto the sidewalk. It is recommended that any proposed landscaping, fences, signs, and any other obstructions along the site frontage be kept low to the ground or set back sufficiently so as not to impede sight distances for drivers exiting the site.

Consolidating the two adjacent curb cuts on 8<sup>th</sup> Street will provide better controlled access to/from the site and eliminate the potential for conflicting turns exiting from two adjacent curb cuts. It is recommended that handicap accessible wheelchair ramps be constructed at all driveway corners.

The queue storage provided for the ATM drive-through lanes is sufficient to accommodate the anticipated queues. Based on parking studies conducted at other bank locations, the proposed number of parking spaces is sufficient to accommodate the expected demand for parking.

## VEHICLE SPEEDS

Speed measurements were conducted along County Street adjacent to the site to determine the minimum sight distance requirements as discussed further below. Speeds were recorded using a radar device. The measurements were taken during hours other than the peak travel hours so that vehicles were traveling at free-flow speeds. Vehicle speeds were not recorded along 8<sup>th</sup> Street as the volume of traffic was too light to allow a statistically valid sample size. The results of the speed measurements are summarized in Table 1 and the speed data are provided in the Appendix.

**Table 1**  
**Observed Travel Speeds <sup>a</sup>**

Location/Direction	Posted Speed Limit <sup>b</sup>	Average Speed	85 <sup>th</sup> Percentile Speed <sup>c</sup>
<b>County St. adjacent to the Site:</b>			
<i>Northbound</i>	25	18	25
<i>Southbound</i>	25	16	25

<sup>a</sup> In miles per hour (mph).

<sup>b</sup> Speed limit not posted, but assumed to be 25 mph for urban roadways.

<sup>c</sup> Speed at, or below which 85 percent of all observed vehicles travel.

As shown in this table, although speed limits are not posted on County Street, the recorded 85<sup>th</sup> percentile speeds of 25 mph are consistent with the assumed speed limit for urban streets. These speeds were accordingly used in establishing minimum sight distance requirements as described below. These speeds were also assumed for 8<sup>th</sup> Street in the evaluation of minimum sight distance requirements.

## **SIGHT DISTANCE**

To identify potential safety concerns associated with site access and egress, sight distances have been evaluated at the proposed site driveway locations to determine if the available sight distances for vehicles exiting the site meet or exceed the minimum distances required for approaching vehicles to safely stop. The available sight distances were compared with minimum requirements, as established by the American Association of State Highway and Transportation Officials (AASHTO)<sup>1</sup>. AASHTO is the national standard by which vehicle sight distance is calculated, measured, and reported. The Massachusetts Department of Transportation (MassDOT) and the Executive Office of Energy and Environmental Affairs (EEA) require the use of AASHTO sight distance standards when preparing traffic impact assessments and studies, as stated in their guidelines for traffic impact assessments.

Sight distance is the length of roadway ahead that is visible to the driver. Stopping Sight Distance (SSD) is the minimum distance required for a vehicle traveling at a certain speed to safely stop before reaching a stationary object in its path. The values are based on a driver perception and reaction time of 2.5 seconds and a braking distance calculated for wet, level pavements. When the roadway is either on an upgrade or downgrade, grade correction factors are applied. Stopping sight distance is measured from an eye height of 3.5 feet to an object height of 2 feet above street level, equivalent to the taillight height of a passenger car. The SSD is measured along the centerline of the traveled way of the major road.

Intersection sight distance (ISD) is provided on minor street approaches to allow the drivers of stopped vehicles a sufficient view of the major roadway to decide when to enter the major roadway. By definition, ISD is the minimum distance required for a motorist exiting a minor street to turn onto the major street, without being overtaken by an approaching vehicle reducing its speed from the design speed to 70 percent of the design speed. ISD is measured from an eye height of 3.5 feet to an object height of 3.5 feet above street level. The use of an object height equal to the driver eye height makes intersection sight distances reciprocal (i.e., if one driver can see another vehicle, then the driver of that vehicle can also see the first vehicle). When the minor street is on an upgrade that exceeds 3 percent, grade correction factors are applied.

SSD is generally more important as it represents the minimum distance required for safe stopping while ISD is based only upon acceptable speed reductions to the approaching traffic

---

<sup>1</sup>A *Policy on Geometric Design of Highways and Streets*; American Association of State Highway and Transportation Officials (AASHTO); 2004.

stream. However, the ISD must be equal to or greater than the minimum required SSD in order to provide safe operations at the intersection. In accordance with the AASHTO manual, *“If the available sight distance for an entering or crossing vehicle is at least equal to the appropriate stopping sight distance for the major road, then drivers have sufficient sight distance to anticipate and avoid collisions. However, in some cases, this may require a major-road vehicle to stop or slow to accommodate the maneuver by a minor-road vehicle. To enhance traffic operations, intersection sight distances that exceed stopping sight distances are desirable along the major road.”* Accordingly, ISD should be at least equal to the distance required to allow a driver approaching the minor road to safely stop.

The available SSD and ISD at the proposed site driveway locations were measured and compared to minimum requirements as established by AASHTO and based on the observed vehicle speeds as described above. Due to the urban environment, sight distance measurements were taken at points in the driveways 10 feet from the adjacent travel lanes. The required minimum sight distances are compared to the available distances, as shown in Table 2.

**Table 2**  
**Sight Distance Summary**

Location/Direction	Intersection Sight Distance (feet)		
	Measured	Minimum Required <sup>a</sup>	Desirable <sup>b</sup>
<b>County Street at Site Drive:</b>			
North of intersection	300+ <sup>c</sup>	155	280
South of Intersection	300+	155	280
<b>8<sup>th</sup> Street at Site Drive:</b>			
North of intersection	200	155	170
South of intersection	300+	155	280

<sup>a</sup> Values based on AASHTO SSD requirements for vehicles driving at the 85<sup>th</sup> percentile speeds of 25 mph on both streets.

<sup>b</sup> Values based on AASHTO ISD requirements for vehicles driving at the assumed speed limit of 25 mph on both streets. ISD to the north of the 8<sup>th</sup> Street driveway is to the Elm Street intersection and the requirements are based on a turning speed of 15 mph from Elm Street.

<sup>c</sup> Available sight distance assumes trimming of existing hedge within the County Street layout.

As shown, ample sight distances exist at the proposed site driveway locations exceeding both minimum requirements and desirable distances to allow safe operation. However, trimming of an existing hedge located just to the north of the County Street driveway is required to achieve the above distances. This hedge is currently overhanging onto the County Street sidewalk and should be trimmed back to the County Street layout line. It is further recommended that any proposed landscaping, fences, signs, and any other obstructions along the site frontage be kept



low to the ground (less than 3 feet above street level within the sight triangles as defined by AASHTO) or set back sufficiently so as not to impede sight distances for drivers exiting the site.

## TRIP GENERATION

The traffic to be generated by the proposed bank was estimated using both the Institute of Transportation Engineers (ITE) *Trip Generation Manual*<sup>2</sup> and empirical trip generation data collected at the existing First Citizens' Federal Credit Union (FCFCU) bank located at 271 Union Street. Table 3 shows the traffic expected by applying ITE Land Use Code 912 (Drive-In Bank) trip rates to the proposed 2,600 square foot facility and compares it with actual driveway counts collected at the existing FCFCU bank. All trip generation calculations and traffic count data are provided in the Appendix.

**Table 3**  
**Bank Traffic Generation**

Time Period	ITE Trip Generation Estimate <sup>a</sup>	Existing FCFCU Bank <sup>b</sup>
Weekday Daily	390	NA <sup>c</sup>
Weekday PM Peak Hour		
Enter	32	32
Exit	31	37
Total	63	69
Saturday Daily	220	NA
Saturday Peak Hour		
Enter	35	35
Exit	33	34
Total	68	69

<sup>a</sup> ITE Land Use Code 912 (Drive-In Bank) trip rates applied to 2,600 sf.

<sup>b</sup> Based on actual driveway counts conducted at the existing FCFCU bank at 271 Union Street on Thursday July 21 and Saturday July 23, 2016.

<sup>c</sup> Data not collected.

As shown by this comparison, the trips calculated using the ITE data correlate very well with the empirical counts collected at the existing bank. While the proposed bank will be smaller in size than the existing (2,600 vs. 5,100 square feet), employ fewer people (10 vs. 12 people) at any

<sup>2</sup> *Trip Generation Manual, 9<sup>th</sup> Edition*; Institute of Transportation Engineers; Washington, DC, 2012.

one time, and have fewer drive-through lanes (2 vs. 4), the same traffic generation as counted at the existing facility was assumed to occur at the proposed bank. Accordingly, the proposed bank is expected to generate 69 peak hour vehicle trips (32 entering and 37 exiting) during the weekday PM peak hour (one hour between 4:00 and 6:00 PM) and 69 vehicle trips (35 entering and 34 exiting) during the Saturday morning peak hour (one hour between 9:00 AM and 12:00 PM).

The site is currently occupied by Professional Counseling Center, Inc., a facility for the treatment of mental and emotional issues and concerns within marriages, couples and families. Since the owner of the building has recently cut back office hours, the traffic that was generated by the existing business was estimated using ITE Land Use Code 720 (Medical/Dental Office Building). The resulting change in traffic from re-use of the property is shown in Table 4.

**Table 4**  
**Trip Generation Comparison**

Time Period	Existing Business <sup>a</sup>	Proposed Bank <sup>b</sup>	Change
Weekday PM Peak Hour			
Enter	3	32	+29
<u>Exit</u>	<u>8</u>	<u>37</u>	<u>+29</u>
Total	11	69	+58
Saturday Peak Hour			
Enter	5	35	+30
<u>Exit</u>	<u>4</u>	<u>34</u>	<u>+30</u>
Total	9	69	+60

<sup>a</sup> ITE Land Use Code 720 (Medical/Dental Office Building) trip rates applied to 2,600 sf.

<sup>b</sup> Using the higher of the trip generation numbers from Table 2.

As shown by this comparison, the proposed bank will generate between 58 and 60 trips more than the existing business. However, all of the bank traffic is currently already traveling on the streets surrounding the site as the bank is moving their operations only about 300 feet to the north of the existing bank along 8<sup>th</sup> Street. Therefore, the project will not result in additional traffic on neighborhood streets; rather it will result in a redistribution of traffic from the bank's current location to this new site.

## **DRIVE-THROUGH OPERATION**

As shown on the site plan prepared by Highpoint Engineering, Inc., the proposed designated ATM drive-through lanes can accommodate 4 vehicles in queue each with room to store an additional 4 vehicles before affecting on-site circulation and access. Vehicle queues were observed at a number of existing banks with 11 total queue observations. All observations were conducted during the Friday afternoon (3:00 to 6:00 PM) and Saturday morning (9:00 AM to 12 PM) time periods. From these counts, the average maximum queue at ATM lanes was 3 vehicles and the maximum queue observed at any one location was 5 vehicles. The drive-through queue data are provided in the Appendix. Accordingly, the proposed ATM lanes can accommodate the maximum expected queues.

## **PARKING**

As shown on the site plan prepared by Highpoint Engineering, Inc., a total of 18 parking spaces are proposed on site. Customer parking data were collected at four existing banks during the Friday afternoon (3:00 to 6:00 PM) and Saturday morning (9:00 AM to 12 PM) time periods and these data are also provided in the Appendix. Based on these counts, the average maximum parking demand was 12 spaces and the maximum parking demand at any one site was 18 spaces. Accordingly, the proposed number of parking spaces is sufficient to accommodate the expected demand for parking.

## **SITE ACCESS**

Access to the site is currently provided via a driveway on County Street and two driveways on 8<sup>th</sup> Street that are immediately adjacent to each other. As proposed, the County Street driveway will be modified slightly and be 22 feet in width and the two existing 8<sup>th</sup> Street driveways will be consolidated into one 25-foot wide driveway. This will provide better controlled access to/from the site and eliminate the potential for conflicting turns exiting from two adjacent curb cuts. Based on field observations, the traffic signal at the County Street and Elm Street intersection, located approximately 120 feet to the north of the driveway, frequently causes a backup of traffic past the existing driveway during peak hours. This will create additional delays for bank customers trying to exit onto County Street. However, this condition is typical in urban environments and drivers will need to wait for the queue to dissipate, or accept courtesy gaps, before entering onto County Street.

Sidewalks are located along the site frontages on both County Street and on 8<sup>th</sup> Street. It is therefore recommended that handicap accessible wheelchair ramps be constructed at all driveway corners in compliance with Americans with Disabilities Act (ADA) requirements.

## **CONCLUSIONS**

The proposed 2,600 square foot First Citizens' Federal Credit Union bank with two drive-through ATM lanes will generate more traffic than the existing use on the site. However, the bank will relocate their operation from their existing building on Union Street and therefore will not result in additional traffic on neighborhood streets; rather it will result in a redistribution of traffic from the bank's current location to the new site.

Sight lines from the proposed driveway locations will exceed both minimum and desirable distances to allow safe operation assuming the trimming of an existing hedge to the north of the County Street driveway that currently overhangs onto the sidewalk. It is recommended that any proposed landscaping, fences, signs, and any other obstructions along the site frontage be kept low to the ground or set back sufficiently so as not to impede sight distances for drivers exiting the site. Consolidating the two adjacent curb cuts on 8<sup>th</sup> Street will provide better controlled access to/from the site and eliminate the potential for conflicting turns exiting from two adjacent curb cuts. It is recommended that handicap accessible wheelchair ramps be constructed at all driveway corners.

Based on field observations, the traffic signal at the County Street and Elm Street intersection, located approximately 120 feet to the north of the driveway, frequently causes a backup of traffic past the existing driveway during peak hours. This condition is typical in urban environments and bank customers will need to wait for the queue to dissipate, or accept courtesy gaps, before entering onto County Street.

The designated ATM drive-through lanes can accommodate 4 vehicles in queue each with room to store an additional 4 vehicles before affecting on-site circulation and access. Based on vehicle queue studies performed at existing bank locations, the available queue storage is sufficient to accommodate the maximum demand. A total of 18 on-site parking spaces are proposed to service the new bank location. Based on parking studies conducted at other banks, the proposed number of spaces is sufficient to accommodate the expected demand for parking.

## **APPENDIX**

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Vehicle Speed Data  
Trip Generation Worksheet  
Bank Driveway Counts  
Bank Drive-Through Queue and Parking Studies

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# **Ron Müller & Associates**

*Traffic Engineering and Consulting Services*

56 Teresa Road, Hopkinton, MA 01748

(508) 395-1576

## **SPOT SPEED DATA**

Location: County Street adjacent to the site

Date/Time: 07/27/16 at 2:30 PM

Speed Limit: Not Posted

Weather: Sunny

<u>Speed (mph)</u>	Northbound			Southbound		
	<u>Number</u>	<u>Cum.</u>	<u>Percent</u>	<u>Number</u>	<u>Cum.</u>	<u>Percent</u>
15		0	0%		0	0%
16		0	0%	1	1	3%
17		0	0%	2	3	8%
18	4	4	10%	3	6	15%
19	3	7	18%	3	9	23%
20	2	9	23%	4	13	33%
21	9	18	45%	2	15	38%
22	6	24	60%	4	19	48%
23	3	27	68%	8	27	68%
24	5	32	80%	4	31	78%
25	3	35	88%	4	35	88%
26	1	36	90%	2	37	93%
27	1	37	93%		37	93%
28	2	39	98%	1	38	95%
29	1	40	100%	2	40	100%
30		40	100%		40	100%
31		40	100%		40	100%
32		40	100%		40	100%
33		40	100%		40	100%
34		40	100%		40	100%
35		40	100%		40	100%
36		40	100%		40	100%
37		40	100%		40	100%
38		40	100%		40	100%
39		40	100%		40	100%
40		40	100%		40	100%
41		40	100%		40	100%
42		40	100%		40	100%
43		40	100%		40	100%
44		40	100%		40	100%
45		40	100%		40	100%
TOTAL:	40			40		
Avg. Speed:	18 mph			16 mph		
85th % Speed:	25 mph			25 mph		

***Institute of Transportation Engineers (ITE); 9th Edition***  
**Land Use Code (LUC) 720 - Medical-Dental Office Building**

Average Vehicle Trips Ends vs: 1000 Sq. Feet Gross Floor Area  
Independent Variable (X): 2.600

**AVERAGE WEEKDAY DAILY**

$T = 40.89 * (X) - 214.97$   
 $T = -108.66$   
 $T = -110$  vehicle trips  
with 50% ( -55 vph) entering and 50% ( -55 vph) exiting.

**WEEKDAY DAILY AVG. RATE**

$T = 36.13 * (X)$   
 $T = 93.94$   
 $T = 94$   
with 47 entering and 47 exiting

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$T = 2.39 * (X)$   
 $T = 6.21$   
 $T = 6$  vehicle trips  
with 79% ( 5 vph) entering and 21% ( 1 vph) exiting.

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$\ln(T) = 0.90 * \ln(X) + 1.53$   
 $\ln(T) = 2.390$   
 $T = 10.91$   
 $T = 11$  vehicle trips  
with 28% ( 3 vph) entering and 72% ( 8 vph) exiting.

**WEEKDAY PM PEAK AVG. RATE**

$T = 3.57 * (X)$   
 $T = 9.282$   
 $T = 9$   
with 3 entering and 6 exiting

**SATURDAY DAILY**

$T = 8.96 * (X)$   
 $T = 23.30$   
 $T = 20$  vehicle trips  
with 50% ( 10 vph) entering and 50% ( 10 vph) exiting.

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

$T = 3.63 * (X)$   
 $T = 9.44$   
 $T = 9$  vehicle trips  
with 57% ( 5 vph) entering and 43% ( 4 vph) exiting.

***Institute of Transportation Engineers (ITE); 9th Edition***  
**Land Use Code (LUC) 912 - Drive-In Bank**

Average Vehicle Trips Ends vs: 1,000 Sq. Feet Gross Floor Area  
Independent Variable (X): 2.600 ksf

**AVERAGE WEEKDAY DAILY**

$$T = 148.15 * (X)$$

$$T = 385.19$$

T = 390 vehicle trips  
with 50% ( 195 vpd) entering and 50% ( 195 vpd) exiting.

**WEEKDAY MORNING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$$T = 12.08 * (X)$$

$$T = 31.41$$

T = 31 vehicle trips  
with 57% ( 18 vph) entering and 43% ( 13 vph) exiting.

**WEEKDAY EVENING PEAK HOUR OF ADJACENT STREET TRAFFIC**

$$T = 24.30 * (X)$$

$$T = 63.18$$

T = 63 vehicle trips  
with 50% ( 32 vph) entering and 50% ( 31 vph) exiting.

**SATURDAY DAILY**

$$T = 86.32 * (X)$$

$$T = 224.43$$

T = 220 vehicle trips  
with 50% ( 110 vpd) entering and 50% ( 110 vpd) exiting.

**SATURDAY MIDDAY PEAK HOUR OF GENERATOR**

$$T = 26.31 * (X)$$

$$T = 68.41$$

T = 68 vehicle trips  
with 51% ( 35 vph) entering and 49% ( 33 vph) exiting.

File Name : 16035 Bank In-Out PM  
 Site Code : 16035  
 Start Date : 1/9/2016  
 Page No : 1

North: Bank Dvwy IN  
 South: Bank Dvwy Out

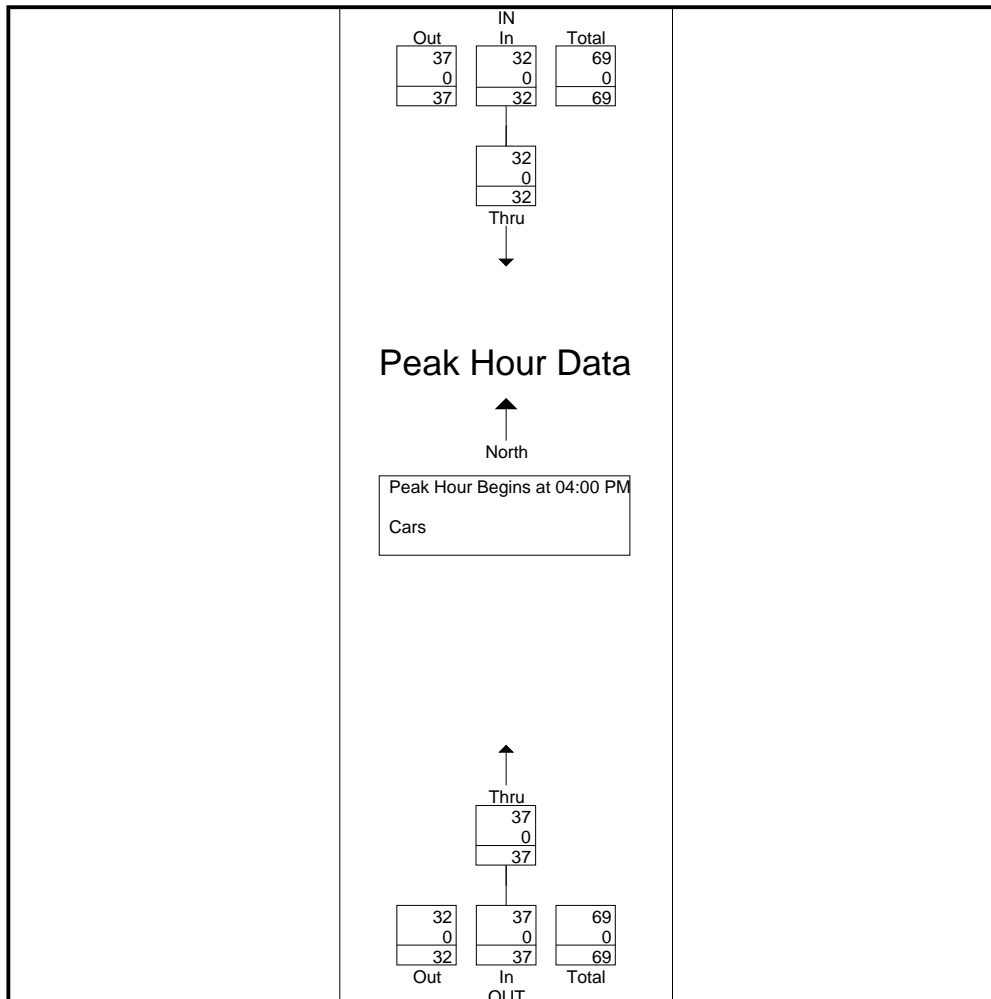
**Groups Printed- Cars -**

	IN		OUT		Int. Total
	From North		From South		
Start Time	Thru	App. Total	Thru	App. Total	
04:00 PM	6	6	8	8	14
04:15 PM	13	13	11	11	24
04:30 PM	8	8	8	8	16
04:45 PM	5	5	10	10	15
Total	32	32	37	37	69
05:00 PM	3	3	5	5	8
05:15 PM	2	2	2	2	4
05:30 PM	0	0	4	4	4
05:45 PM	2	2	1	1	3
Total	7	7	12	12	19
Grand Total	39	39	49	49	88
Apprch %	100		100		
Total %	44.3	44.3	55.7	55.7	
Cars	39	39	49	49	88
% Cars	100	100	100	100	100
	0	0	0	0	0
%	0	0	0	0	0

North: Bank Dvwy IN  
 South: Bank Dvwy Out

File Name : 16035 Bank In-Out PM  
 Site Code : 16035  
 Start Date : 1/9/2016  
 Page No : 2

	IN From North		OUT From South		
Start Time	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 04:45 PM - Peak 1 of 1					
Peak Hour for Entire Intersection Begins at 04:00 PM					
04:00 PM	6	6	8	8	14
04:15 PM	13	13	11	11	24
04:30 PM	8	8	8	8	16
04:45 PM	5	5	10	10	15
Total Volume	32	32	37	37	69
% App. Total	100		100		
PHF	.615	.615	.841	.841	.719
Cars	32	32	37	37	69
% Cars	100	100	100	100	100
	0	0	0	0	0
%	0	0	0	0	0





File Name : 16035 Bank In-Out Sat  
 Site Code : 16035  
 Start Date : 1/9/2016  
 Page No : 1

North: Bank Dvwy IN  
 South: Bank Dvwy Out

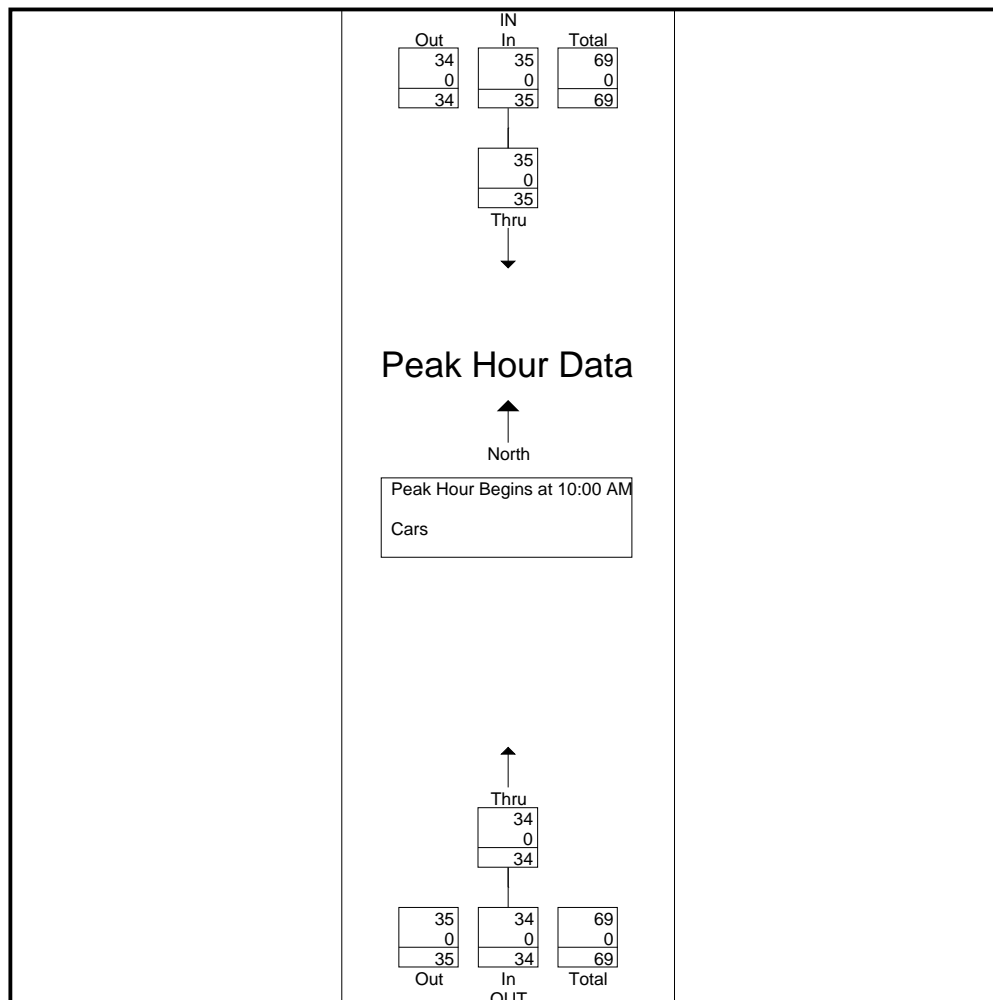
**Groups Printed- Cars -**

	IN		OUT		Int. Total
	From North		From South		
Start Time	Thru	App. Total	Thru	App. Total	
10:00 AM	12	12	8	8	20
10:15 AM	6	6	12	12	18
10:30 AM	8	8	6	6	14
10:45 AM	9	9	8	8	17
Total	35	35	34	34	69
11:00 AM	14	14	11	11	25
11:15 AM	14	14	12	12	26
11:30 AM	11	11	15	15	26
11:45 AM	11	11	14	14	25
Total	50	50	52	52	102
Grand Total	85	85	86	86	171
Apprch %	100		100		
Total %	49.7	49.7	50.3	50.3	
Cars	85	85	86	86	171
% Cars	100	100	100	100	100
	0	0	0	0	0
%	0	0	0	0	0

North: Bank Dvwy IN  
 South: Bank Dvwy Out

File Name : 16035 Bank In-Out Sat  
 Site Code : 16035  
 Start Date : 1/9/2016  
 Page No : 2

	IN From North		OUT From South		
Start Time	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 10:00 AM to 10:45 AM - Peak 1 of 1					
Peak Hour for Entire Intersection Begins at 10:00 AM					
10:00 AM	12	12	8	8	20
10:15 AM	6	6	12	12	18
10:30 AM	8	8	6	6	14
10:45 AM	9	9	8	8	17
Total Volume	35	35	34	34	69
% App. Total	100		100		
PHF	.729	.729	.708	.708	.863
Cars	35	35	34	34	69
% Cars	100	100	100	100	100
	0	0	0	0	0
%	0	0	0	0	0



## Bank Drive-Through Queue and Parking Summary

<u>Bank</u>	<u>Location</u>	<u>Time Period</u>	Max. Queue in <u>Teller Lane</u>	Max. Queue in <u>ATM Lane</u>	Peak Parking <u>Demand</u>
Institution for Savings	Rowley, MA	Friday 3 PM - 6 PM	2	2	18
Institution for Savings	Rowley, MA	Saturday 9 AM - 12 PM	2	4	9
Institution for Savings	Salisbury, MA	Friday 3 PM - 6 PM	1	1	9
Institution for Savings	Salisbury, MA	Saturday 9 AM - 12 PM	4	3	14
Institution for Savings	Topsfield, MA	Friday 3 PM - 6 PM	1	2	10
Institution for Savings	Topsfield, MA	Saturday 9 AM - 12 PM	1	2	8
Institution for Savings	Ipswich MA	Friday 3 PM - 6 PM	1	2	13
Institution for Savings	Ipswich MA	Saturday 9 AM - 12 PM	1	1	15
St. Mary's Credit Union	Hudson, MA	Friday 4 PM - 6 PM	3	5	
St. Mary's Credit Union	Hudson, MA	Saturday 9:30 AM to 12:30 PM	4	5	
St. Mary's Credit Union	Marlborough, MA	Friday 3 PM - 6 PM	3	3	
St. Mary's Credit Union	Marlborough, MA	Saturday 9:30 AM to 12:30 PM	3	2	
St. Mary's Credit Union	Northborough, MA	Friday 3 PM - 6 PM	2	2	
St. Mary's Credit Union	Northborough, MA	Saturday 9:30 AM to 12:30 PM	4	3	
Sovereign Bank	Norwell, MA	Friday 11 AM - 2 PM	4	2	
Maximum:			4	5	18
Average Max.:			2	3	12

## **Site Plan Review Application**

**South Coast Real Estate Holdings LLC (a subsidiary of First Citizens Federal Credit Union)**

**Site Location: 464-466 County Street & NW William and Eighth Streets**



# City of New Bedford REQUEST FOR WAIVER

CASE #:

## 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#	MAP 52	LOT(S)#	LOTS 176 & 178
REGISTRY OF DEEDS BOOK:	2578	PAGE #	339
PROPERTY ADDRESS: 464-466 COUNTY STREET & 178 EIGHTH STREET			
ZONING DISTRICT:			
OWNER INFORMATION			
NAME: JAY REALTY TRUST - 464-466 COUNTY ST & DADEN INVESTMENTS REALT TRUST - 178 EIGHT ST			
MAILING ADDRESS:			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): SOUTH COAST REALESTATE HOLDINGS LLC			
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): 200 MILL ROAD, FAIRHAVEN, MA 02719			
TELEPHONE #	JENNIFER LaFRANCE: -508-979-4710		
EMAIL ADDRESS:	JENNIFER.LAFRANCE@FIRSTCITIZENS.ORG		

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

\_\_\_\_\_  
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

\_\_\_\_\_  
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	DEMOLITION & EROSION CONTROL PLAN	COMBINED THE 2 PLANS TOGETHER INTO 1 PLAN CALLED "SITE PREPARATION, DEMOLITION & EROSION CONTROL PLAN"
	3	CONSTRUCTION/LAYOUT PLAN	THIS IS A PERMIT SET. THE CONSTRUCTION DETAILS WILL BE PROVIDED ON THE CONSTRUCTION SET. PROVIDED "LAYOUT & MATERIAL PLAN" ONLY
	4	GRADING & DRAINAGE PLAN, UTILITY AND GRADING PLAN	COMBINED THE 2 PLANS INTO 2 PLAN CALLED "DRAINAGE, GRADING & UTILITY PLAN"

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:



**Site Plan Review Application**

**South Coast Real Estate Holdings LLC (a subsidiary of First Citizens Federal Credit Union)**

**Site Location: 464-466 County Street. & 178 Eight Street, New Bedford MA**



## 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 #	52	LOT(S)#	178
ADDRESS: 464 COUNTY STREET, NEW BEDFORD, MA			
OWNER INFORMATION			
NAME: DAVID K. SYKES OF DADEN INVESTMENT REALTY TRUST			
MAILING ADDRESS: REPRESENTED BY: BAKER, BRAVERMAN & BARBADORO, P.C. 300 CROWNCOLONY DRIVE - SUITE 500 QUINCY, MA 02169 (T: 781-848-9610)			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): MICHAEL FABBIANO, HIGHPOINT ENGINEERING, INC.			
MAILING ADDRESS (IF DIFFERENT): 45 DAN ROAD   SUITE 140, CANTON, MA 02021			
TELEPHONE #	781-770-0970		
EMAIL ADDRESS:	MFABBIANO@HIGHPOINTENG.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):		

PLANNING  
AUG 04 2016  
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

8/8/2016

Date

August 5, 2016  
Dear Applicant,

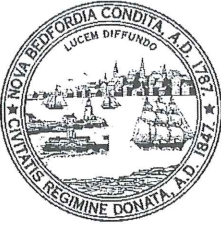
Please find below the List of Abutters within 300 feet of the property known as NW Williams Street (52-178). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

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
52-174	163 EIGHTH ST	ADOBE MANAGEMENT EAST LLC, 214 COURT STREET NEW BEDFORD, MA 02740
52-177	460 COUNTY ST	CUTLER HOUSE REALTY LLC, 460 COUNTY STREET NEW BEDFORD, MA 02740
52-256	110 EIGHTH ST	RAPOZA GLENN A "TRS", G A R REALTY TRUST 231 NORTH STREET MATTAPOISETT, MA 02739
52-248	190 WILLIAM ST	ROSCO REALTY CORP, 190 WILLIAM ST NEW BEDFORD, MA 02740
52-197	179 WILLIAM ST	GATES EVE M "TRUSTEE", WILLIAM AND EIGHTH REALTY TRUST II 179 WILLIAM ST NEW BEDFORD, MA 02740
52-249	109 EIGHTH ST	DASENT CARLTON J, 109 EIGHTH ST NEW BEDFORD, MA 02740
52-175	147 EIGHTH ST	HOPWOOD ROLAND III, 147 EIGHTH STREET SUITE 1A NEW BEDFORD, MA 02744-02740
52-178 <i>nw</i>	WILLIAM ST	SYKES DAVID K "TRUSTEE", DADEN INVESTMENTS REALTY TRUST 172 WILLIAM STREET NEW BEDFORD, MA 02740
52-313	474 COUNTY ST	WEATON REALTY LLC, P O BOX 248 RAYNHAM, MA 02767
52-188	150 EIGHTH ST	BENJAMIN ALMY HOUSE (THE) LLC, C/O MARY LOUISE NUNES 34 HOWARD STREET NORTH DARTMOUTH, MA 02747
52-176	464 COUNTY ST	DELGADO JOSE "TRS", COHEN SANDRA "TRS" 10 JOB'S COVE ROAD MARION, MA 02738
52-349	448 COUNTY ST	FERNANDES ARMAND JR, 442 COUNTY ST NEW BEDFORD, MA 02740







## 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 #	52	LOT(S)#	176
ADDRESS: 464 COUNTY STREET, NEW BEDFORD, MA			
OWNER INFORMATION			
NAME: JOSE DELGADO   SANDRA COHEN TRUSTEES OF JAY REALTY TRUST			
MAILING ADDRESS: REPRESENTED BY: PETER C. CULLARD, ESQUIRE 115 ORCHARD STREET NEW BEDFORD, MA 02740 (T: 508-992-1270)			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): MICHAEL FABBIANO, HIGHPOINT ENGINEERING, INC.			
MAILING ADDRESS (IF DIFFERENT): 45 DAN ROAD   SUITE 140, CANTON, MA 02021			
TELEPHONE #	781-770-0970		
EMAIL ADDRESS:	MFABBIANO@HIGHPOINTENG.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 ( <i>Please explain</i> ):		

PLANNING  
AUG 04 2016  
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

8/8/2016

Date



August 5, 2016  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 464 County Street (52-176). 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
52-174	163 EIGHTH ST	ADOBE MANAGEMENT EAST LLC, 214 COURT STREET NEW BEDFORD, MA 02740
52-177	460 COUNTY ST	CUTLER HOUSE REALTY LLC, 460 COUNTY STREET NEW BEDFORD, MA 02740
52-197	179 WILLIAM ST	GATES EVE M "TRUSTEE", WILLIAM AND EIGHTH REALTY TRUST II 179 WILLIAM ST NEW BEDFORD, MA 02740
52-180	156 EIGHTH ST	MOORE JOHN D "TRUSTEE", MOORE ELIZABETH ISHERWOOD- "TRS 156 EIGHTH ST NEW BEDFORD, MA 02740
52-170	473 COUNTY ST	TRINITY METHODIST CHURCH, OF NB INC BD OF TRUSTEES 473 COUNTY STREET NEW BEDFORD, MA 02740
52-175	147 EIGHTH ST	HOPWOOD ROLAND III, 147 EIGHTH STREET SUITE 1A NEW BEDFORD, MA <del>02744</del> 02740
52-237	455 COUNTY ST	CITY OF NEW BEDFORD, COUNTY STREET SCHOOL 131 WILLIAM ST NEW BEDFORD, MA 02740
52-178 <i>nw</i>	WILLIAM ST	SYKES DAVID K "TRUSTEE", DADEN INVESTMENTS REALTY TRUST 172 WILLIAM STREET NEW BEDFORD, MA 02740
52-313	474 COUNTY ST	WEATON REALTY LLC, P O BOX 248 RAYNHAM, MA 02767
52-188	150 EIGHTH ST	BENJAMIN ALMY HOUSE (THE) LLC, C/O MARY LOUISE NUNES 34 HOWARD STREET NORTH DARTMOUTH, MA 02747
52-172	465 COUNTY ST	HATHAWAY FAMILY REALTY LLC, 2231 RIVERSIDE AVENUE SOMERSET, MA 02726
52-176	464 COUNTY ST	DELGADO JOSE "TRS", COHEN SANDRA "TRS" 10 JOB'S COVE ROAD MARION, MA 02738



