



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

ADDENDUM TO PREVIOUS STAFF COMMENTS PROVIDED IN JANUARY/FEBRUARY 2016

Case # 01-16: SPECIAL PERMIT

838-842 Purchase Street
Map: 53 Lots: 30, 30A, 30B
& 30C

Case #02-06: SITE PLAN REVIEW

838-842 Purchase Street
Map: 53 Lots: 30, 30A, 30B
& 30C

Applicant: Daniel P. Faber
Dan's Restoration Company, Inc
49 Doolittle Avenue
Dartmouth, MA 02747

Owner: Greater New Bedford Community Health Center, Inc
874 Purchase Street
New Bedford, MA 02740



Overview of Request

Request to consider a Special Permit for reduction of parking spaces, and Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Streets (Map 53, Lots 30, 30A, 30B & 30C), in the Mixed Use Business zoning district and Central Business District.

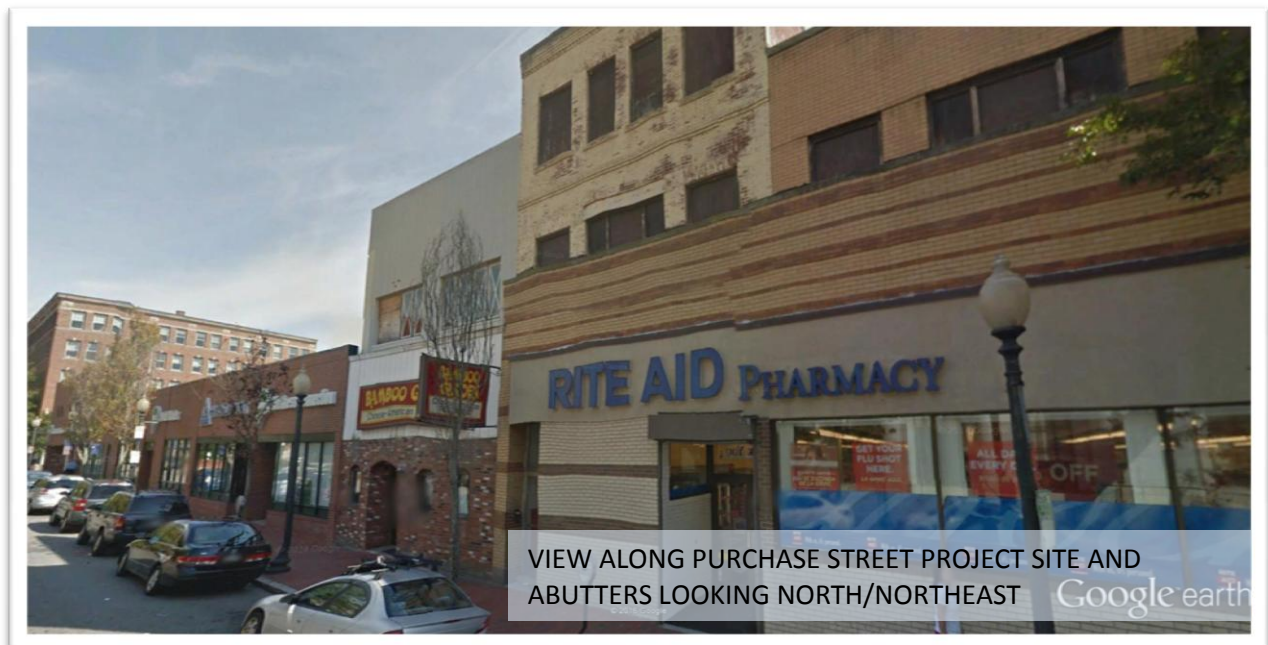
This request was continued from the Planning Board's January 2016 meeting and again from the Planning Board's February 2016 meeting, both times at the applicant's request in order to provide additional information necessary for complete site plan review.

The existing use of this Medical Office, Center or Clinic predates the City of New Bedford 2003 zoning code revision and is a preexisting use in the Mixed Use Business [MUB] zoning district.

Information Requested at February 2016 Meeting

At its February 10, 2016 meeting, the Planning Board requested staff to determine/research and/or provide clarification on the following issues:

- **Clarification of off-street parking.** The Zoning Enforcement Officer concurred with Planning's calculation of existing and required off-street parking spaces associated with this project. Existing required spaces = 60 while the proposed addition would necessitate an additional 49 spaces for a total of 109 required off-street parking spaces. The applicant has 10 spaces on-site leaving a deficit of 99 parking spaces. The applicant is reported to be providing an additional 32 spaces off-site through a month to month arrangement at the Elm Street Garage down the street.
- **Roof pitch.** The Commission of Inspectional Services confirms that the project contractor has indicated there will be "a center roof drain to capture all surface rainwater to ensure all surface runoff will drain properly without affecting the Bamboo restaurant at all."
- **Staffing levels.** GNBHealth Center CEO Peter Georgeopoulos has been contacted to confirm both the present staffing level and the proposed staffing level upon completion and occupancy of the proposed addition. Although that information was not available upon publication of these comments, it is hoped that this information will be available at the March 9th meeting.
- **Meeting with owner of Bamboo Garden.** Mr. Georgeopoulos has been contacted to confirm whether or not a representative of the project has met with the owner of the adjoining Bamboo Garden restaurant as recommended at the February meeting. Although that information was not available upon publication of these comments, it is anticipated that this information will be available at the March 9th meeting.
- **Elm Street Garage.** The Traffic Commission has confirmed that the Health Center does "have a total of 32 passes that are invoiced monthly. There is no lease agreement...and no one has approached [them] about getting any additional spaces."



Attachments:

1. Special Permit Decision for Reduction of Parking
2. Narrative
3. Comments Received
4. Construction Control Affidavit
5. Plan Set
6. Special Permit Application
7. Site Plan Approval Application
8. Deed – Bristol County (S.D) Registry of Deeds Book 11076, Page 125
9. Photo
10. Staff Comments provided for the Planning Board for original hearing



CITY OF NEW BEDFORD
SCOTT W. LANG, MAYOR

PLANNING BOARD

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2010 FEB 19 A 10:46
CITY CLERK

February 18, 2010

Ms. Rita Arruda, City Clerk
133 William Street
New Bedford, MA 02740

RE: Special Permit Decision for Reduction of Parking – Greater New Bedford
Community Health Center

Dear Ms Arruda:

Please be advised that the New Bedford Planning Board held a public hearing on February 17, 2010 to discuss the application for a special permit to reduce the required off street parking, for the proposed renovations to the Greater New Bedford Community Health Center, located at 874 Purchase Street, Plot 53, Lot 73.

The Planning Board voted to reduce the off-street parking from the required sixty (60) spaces to ten (10) which are currently provided, with access from Acushnet Avenue, in accordance with the provisions of Chapter 9, Section 3120 of the City Code. The Board cited the fact that since there is the ability to provide limited parking on site and with the proximity to the, under capacity, Elm Street garage, parking relief may be granted without derogating from the intent or purpose of the zoning by-laws.

Sincerely,

George N. Smith
Chairman

Cc: Danny Romanowicz, Commissioner DIS
Greater New Bedford Community Health Center

PLANNING
DEC 11 2015
DEPARTMENT

ATTACHMENT 1

DAN'S RESTORATION

49 Doolittle Avenue
North Dartmouth
MA 02747

Phone 508-993-8540
Fax 508-993-8540

December 12, 2015

PROJECT NARRATIVE:

PROPERTY OWNER: Greater New Bedford Community Health Center
874 Purchase Street
New Bedford, MA 02740

APPLICANT: Daniel P. Faber
49 Doolittle Avenue
Dartmouth, MA 02747

LOCATION: 838 - 842 Purchase Street
New Bedford, MA 02740

ZONING DISTRICT: Mixed Use Business

The proposed project will allow GNBCHC to add a second and third floor to the site located at 838-842 Purchase Street and reconfigure and improve the current first floor of 4,854 SF. The addition of the second and third floors will triple the square footage of the building (from 4,854 SF to 14,562 SF). The proposed project will result in: 14 exam rooms, 4 patient education rooms, 14 provider/staff offices, and improved configuration of the first floor interior space for ideal patient flow and staff productivity.

1. Property maintenance will be provided by the existing employees from the GNBCHC.
2. Existing parking at the rear of the property consist of 10 vehicle spaces. Also, there are 30 monthly parking passes and 2 Vendor Only parking passes at the Elm Street Garage. Pass #'s 10006564 AWID26 and 10006565 AWID26.
3. Any modifications to the outside of building will match existing facade.
4. The project is projected to take approximately 10-12 months to complete with a preliminary construction cost estimate of \$1,600,000.

PLANNING

CAB 01-16 AND 02-16 DEC 16 2015

DEPARTMENT

ATTACHMENT 2



Department of Public Infrastructure

Ronald H. Labelle
Commissioner

CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Energy

MEMORANDUM

To: City of New Bedford Planning Board

From: Ronald H. Labelle, Commissioner

Date: December 21, 2015

RE: Proposed GNBCHC HIIP Project
838-842 Purchase Street
Plot 53 Lot 30

PLANNING

DEC 23 2015

DEPARTMENT

The Department of Public Infrastructure has reviewed the proposed site plan referenced above. Since there is no work within the City of New Bedford layout the Department of Public Infrastructure has no comments.

Cc: Department of Inspectional Services
Environmental Stewardship
Caldwell Architectural Associates, Inc.
Greater New Bedford Community Health Center

CKR 01-16 +02-16

ATTACHMENT 3



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

January 8, 2016

To: Constance Brawders, Staff Planner
From: Sarah Porter, Conservation Agent
Re: Planning Board comments for 1/13/2016 meeting

PLANNING
JAN 08 2016
DEPARTMENT

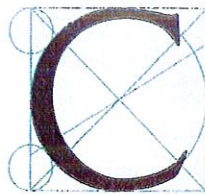
The following comments are provided with respect to the applicable items on the 1/13/2016 Planning Board agenda:

Case 01-16: Greater New Bedford Community Health Center HIIP Project - Request by applicant for a Special Permit for reduction of parking spaces, and **Case 02-16: Greater New Bedford Community Health Center HIIP Project** - Request by applicant for Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Street (Map 53, Lots 30, 30A, 30B & 30C), in the Mixed Use Business zoning district. Applicant: Daniel P. Faber, Dan's Restoration Company, Inc., 49 Doolittle Avenue, Dartmouth, MA 02747. *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.*

Case 03-16: 50 Duchaine Boulevard - Request by applicant for Site Plan approval for a liquid waste disposal and recycling facility, located at 50 Duchaine Boulevard [Map 134, Lots 456, 457, 458 & 459 (f/k/a Map 133, Lot 15A)], in New Bedford Business Park in the Industrial C zoning district. Applicant: Parallel Products of New England, Inc., 401 Industry Road, Louisville, KY 40208. *The proposed project is a redevelopment project, portions of which fall within the 100' Buffer Zone to Bordering Vegetated Wetlands. A Notice of Intent has been filed with the Conservation Commission and an initial Hearing was held on January 5, 2016. The proposed stormwater management system is undergoing a peer engineering review by the Commission's engineer. The next Hearing is scheduled for January 19th, 2016.*

cc via email: Conservation Commissioners, Neil Mello, Michele Paul, Jane Medeiros-Friedman, DPI, BOH, DIS

Cc via email: Conservation Commissioners, Neil Mello, Michele Paul, Jane Medeiros-Friedman, DPI, BOH, DIS



caldwell
architectural
associates

residential • commercial • sustainable

CONSTRUCTION CONTROL AFFIDAVIT

To be submitted with the building permit by a
Registered Design Professional
for work per the 8th edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: Greater New Bedford Community Health Center Date: October 21, 2015

Project Address: 840 Purchase Street, New Bedford, MA

Project: ☐ New Construction ☒ Existing Construction

Project Description: Demolition of interior partitions – no exterior or structural work at present

Architect/Engineer: Kevin S. Caldwell Caldwell Architectural Associates, Inc.

I, Kevin S. Caldwell, Mass. Registration No. 20537
am a Registered Design Professional, and I have prepared or directly supervised the preparation of all
design plans, computations, and specifications concerning:

☐ Entire Project ☒ Architectural ☐ Structural ☐ Mechanical
☐ Fire Protection ☐ Electrical ☐ Other

for the above named project and that to the best of my knowledge, such plans, computations and
specifications meet the applicable provisions of the Massachusetts State Building Code (780 CMR), and
accepted engineering practices for the proposed project. I understand and agree that I (or my designee)
shall perform the necessary professional services and be present on the construction site on a regular and
periodic basis to:

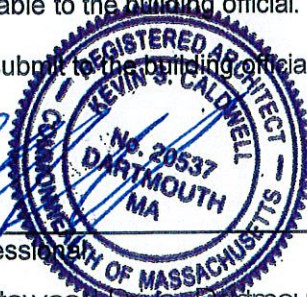
1. Review of shop drawings, samples, and other submittals of the contractor as required by the
construction contract documents as submitted for approval of the Building Permit, and approve for the
conformance to the design concept.
2. Review and approval of the quality control procedures for all materials required by code.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with
the process and quality of the work and to determine, in general, if the work is being performed in a
manner consistent with the terms and conditions of the Building Permit.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR
107.

When required by the building official, I shall submit field/progress reports (see item 3) together with
pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a "Final Construction Control Document".

Signature and seal of registered professional



Date

PLANNING
DEC 11 2015
DEPARTMENT

10/21/2015

10 Whiteweed Drive, Dartmouth, MA 02747
508.965.2526 kscarch@comcast.net
www.caldwellarchitect.com

ATTACHMENT 4

GREATER NEW BEDFORD COMMUNITY HEALTH CENTER, INC. PROPOSED GNBCHC HIIP PROJECT

838-842 PURCHASE STREET, NEW BEDFORD, MA

SITE PLAN REVIEW PACKAGE

DOCUMENTS ISSUED FOR

DRAWING DIRECTORY
FIRST ISSUE OR WITH REVISIONS
DRAWING ISSUED WITH INFORMATION
DRAWING UNDER DESIGN REVIEW

SHEET	CONTENTS	10/20/2015	12/20/2015
TOTAL	TITLE SHEET	<input type="checkbox"/>	<input type="checkbox"/>
001	FLOOR PLANS & STREET ELEV. - PROPOSED	<input type="checkbox"/>	<input type="checkbox"/>
002	SITE PLAN & STREET ELEV. - EXISTING	<input type="checkbox"/>	<input type="checkbox"/>
003	EXTERIOR ELEVATIONS - PROPOSED	<input type="checkbox"/>	<input type="checkbox"/>
010	FIRST FLOOR PLAN - DEMOLITION	<input type="checkbox"/>	<input type="checkbox"/>
020	FIRST FLOOR PLAN / ELEV. - EXISTING	<input type="checkbox"/>	<input type="checkbox"/>

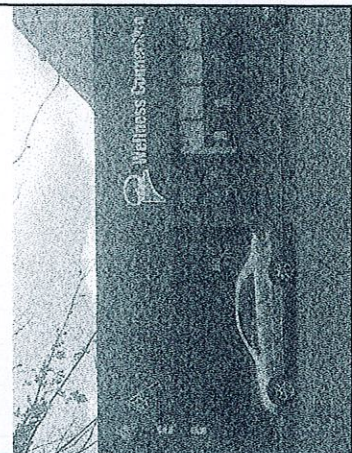
PROJECT DIRECTORY

ARCHITECT
CALDWELL ARCHITECTURAL ASSOCIATES, INC.
10 WHITEHEAD DRIVE
DARTMOUTH, MA 02747
PH. 508.965.2526
WWW.CALDWELLARCHITECT.COM

STRUCTURAL ENGINEER
ERIC CEDERHOLM, LLC
44 CHADERTON WAY
MIDDLEBORO, MA 02346
PH. 508.404.0558

GENERAL CONTRACTOR
DAN FABER
DAN'S RESTORATION COMPANY, INC.
1000 STATE STREET
DARTMOUTH, MA 02747
PH. 508.813.8487

EXISTING BUILDING IMAGE



GENERAL NOTES

- EXPANSION OF EXISTING BUILDING VIA NEW ADDITIONAL FLOOR LEVEL(S)
- EXISTING FOOTPRINT TO BE MAINTAINED - NO ADDITION TO FOOTPRINT AS PART OF PROJECT
- NO CHANGE IN USE
- PROJECT TO INCLUDE NEW ELEVATOR, ACCESSIBILITY AND LIFE SAFETY IMPROVEMENTS
- EXISTING BUILDING MATERIALS TO BE MATCHED AND EXTENDED INTO NEW PARTS OF FACADE

PARKING REQUIREMENTS:
EXISTING LOT CAPACITY - 10 SPACES
NEW LOT CAPACITY - 10 SPACES
TOTAL LOT CAPACITY - 20 SPACES
9700 SQ. FT. PER PARKING SPACE - 40 REQUIRED PARKING SPACES
10 PARKING SPACES CURRENTLY PROVIDED IN ELM STREET GARAGE, ALONG WITH SHUTTLE SERVICE.
ADDITIONAL 30 PARKING SPACES TO BE PROVIDED AS PART OF PROJECT.

DECEMBER 30, 2015

Caldwell
architectural
associates
KEVIN S. CALDWELL, AIA, LEED AP
caldwell architectural associates, inc.
dartmouth, MA 02747
(p) 508.965.2526
(e) kevin@caldwellarchitect.com
(w) www.caldwellarchitect.com

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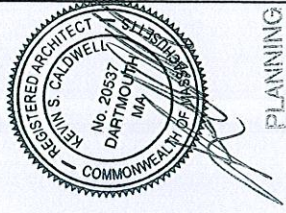
PROPOSED
GNBCHC
HIIP PROJECT

838-842 PURCHASE STREET
NEW BEDFORD, MA

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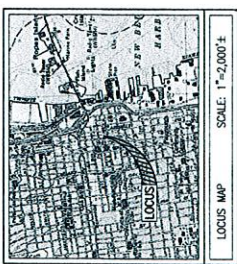
#	DATE	NOTES
1	12/9/2015	GNBCHC
2	12/9/2015	2015/05
3	12/9/2015	AS NOTED
4	12/9/2015	KSC

TITLE SHEET
01-10-16-02-16

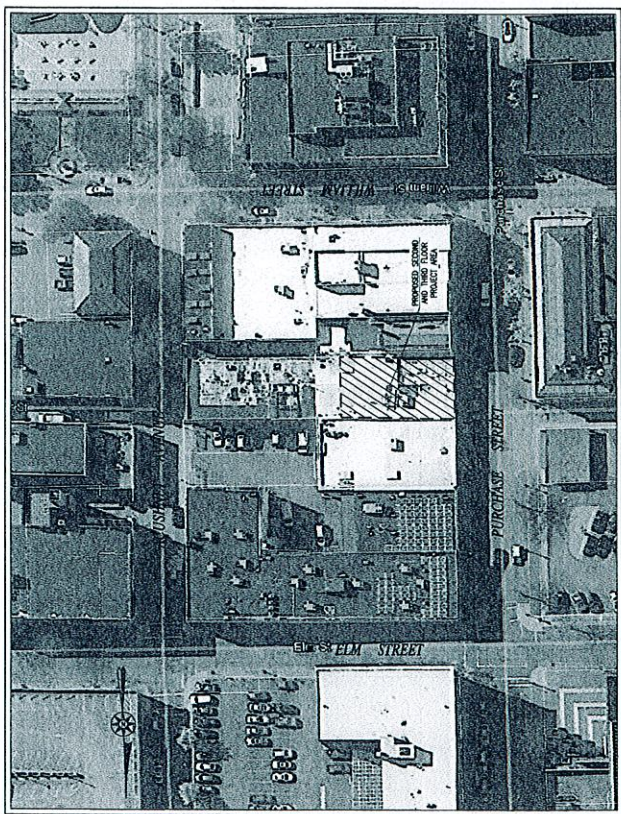


PLANNING

DEPARTMENT



- ZONING DATA -			
DISTRICT: MIXED USE BUSINESS			
DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT AREA	8,000 S.F.	10,417 S.F.	- S.F.
LOT FRONTAGE	150 FT.	140.0 FT.	- FT.
FRONT SETBACK	0 FT.	0 FT.	- FT.
SIDE SETBACK	10.12 FT.	0 FT.	- FT.
REAR SETBACK	20 FT.	0 FT.	- FT.
MAXIMUM HEIGHT (feet/meters)	100 FT.	125.0 FT.	50 FT.
PERMITS CONTING (maximum)	100 X	500 X	- X
GREEN SPACE	0 X	0 X	- X


$$1'' = 40' \pm$$

RECORD OWNER:
ASSESSORS MAP 53 LOT 30
GREATER NEW BEDFORD COMMUNITY
874 PURCHASE STREET
NEW BEDFORD, MA 02740
DEED BOOK 11076 PAGE 125

NOTES:
1. PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN JANUARY 2016.

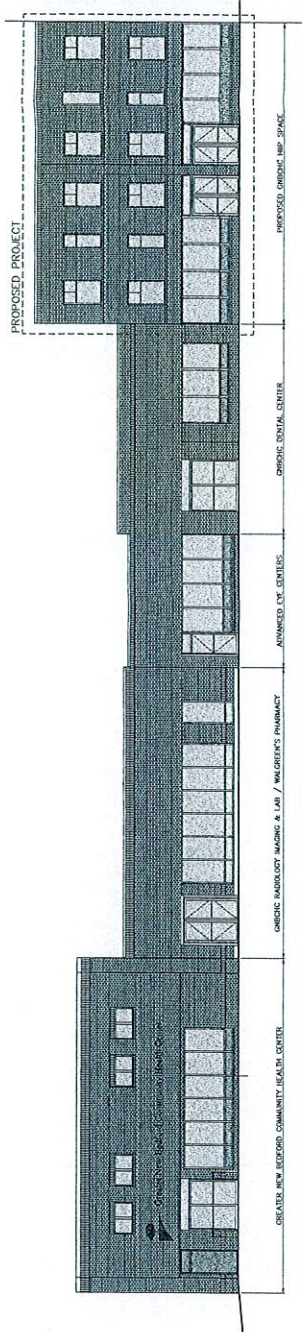
- THE APPLICANT REQUESTS WINNERS FROM THE SITE PLAN REVIEW CHECKLIST FOR THE FOLLOWING SECTIONS:**
1. **ZONING DISTRICT:** MIXED USE BUSINESS
 2. **PROPERTY LINE SURVEY FOR CORNER OF LOT**
 3. **THE APPLICANT RESPECTFULLY REQUESTS**
3. GEOTECH AND DRAINAGE DATA
 FROM JOHN FENNER, ETC. IN SEPTEMBER 2016.

- PROPERTY LINE SURVEY PERFORMED
- ZONING DISTRICT: MIXED USE BUSINESS
- THE APPLICANT RESPECTFULLY REQUESTS
- 3a. GRADING AND DRAINAGE PLAN
- 3b. UTILITY AND GRADING PLAN
- 3c. LANDSCAPE PLAN
- 3d. EROSION CONTROL PLAN
- 3e. SIGN PLAN
- 3f. LIGHTING PLAN
- 3g. DETAIL SHEETS

PLANNING
JAN 29 2015
DEPARTMENT



CASES 01-16 + 02-16



CITY CLERK'S OFFICE
NEW BEDFORD, MA
705 DEC 11 P 1:35
CITY CLERK

Caldwell
Caldwell
ARCHITECTS
1000
NEW & CALDWELL, A.L.P. AP
Caldwell Architects Inc.
10 Whittemore Drive
Dartmouth, MA 02747
(508) 546-6600
(e) bsc@caldwells.com
(w) www.caldwells.com

PROPOSED GNBCHC HIIP PROJECT

838-842 PURCHASE STREET
NEW BEDFORD, MA

PROPOSED GNBCHC HIIP PROJECT

LIABILITY DISCLAIMER

REVISIONS

DATE

NOTES

REVISIONS

DATE

NOTES

REVISIONS

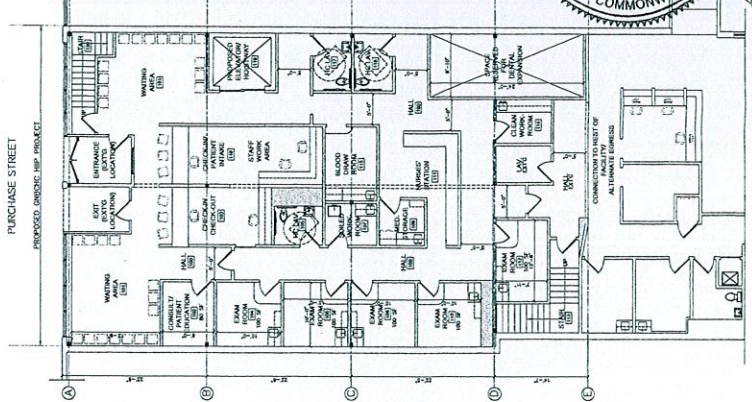
DATE

NOTES

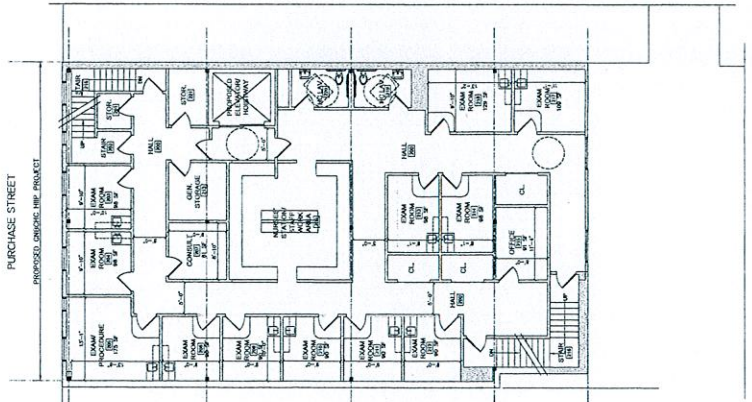
REVISIONS

DATE

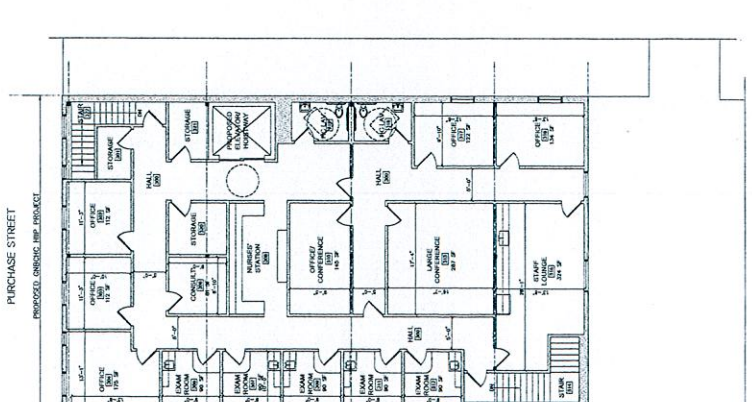
1 MAIN FLOOR PLAN - PROPOSED
SD1 SCALE 1/8"=1'-0"



2 SECOND FLOOR PLAN - PROPOSED
SD1 SCALE 1/8"=1'-0"



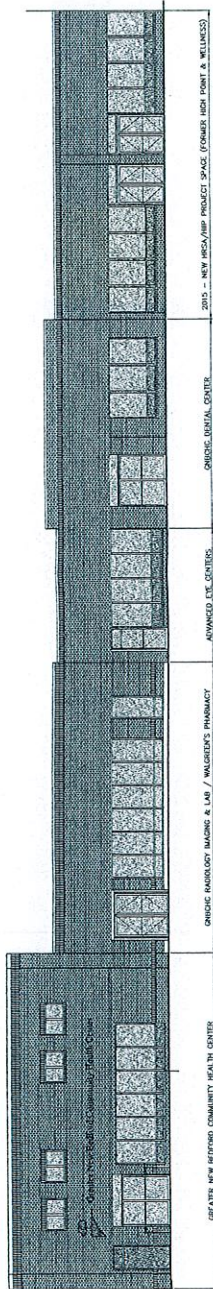
3 THIRD FLOOR PLAN - PROPOSED
SD1 SCALE 1/8"=1'-0"



PLANNING
DEC 11 2008
DEPARTMENT

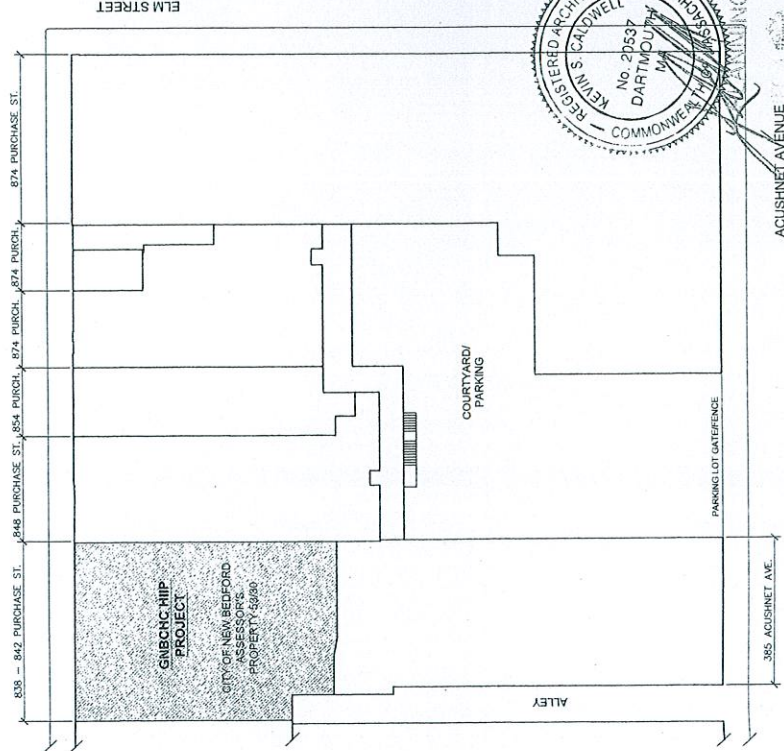
PLANNING
DEC 11 2008
DEPARTMENT

PLANNING
DEC 11 2008
DEPARTMENT



2 PURCHASE STREET ELEVATION-EXISTING
1/32" ON NOT SCALE

PURCHASE STREET



385 ACORNET AVE.

ACUSHNET AVENUE

1 SITE PLAN - EXISTING/PROPOSED
1/32" SCALE TWENTY

DEPARTMENT

2015-001-001
2015 DEC 1 P 1:24
CITY 0.508

caldwell architectural associates
KEVIN S. CALDWELL, AIA, LEED AP
10 Wilburton Road, Suite 200
Bedford, MA 01730
(617) 558-9455
(617) 558-9456
(M) www.caldwellarchitect.com

PROPOSED GNBCHC HIIP PROJECT

838-842 PURCHASE STREET
NEW BEDFORD, MA

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REVISIONS	
#	DATE
1	12/9/2015

AS NOTED

SD2
0155 01-16-10-14
SCHEMATIC DESIGN

[illegible]

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 DEC 11 P 1:35

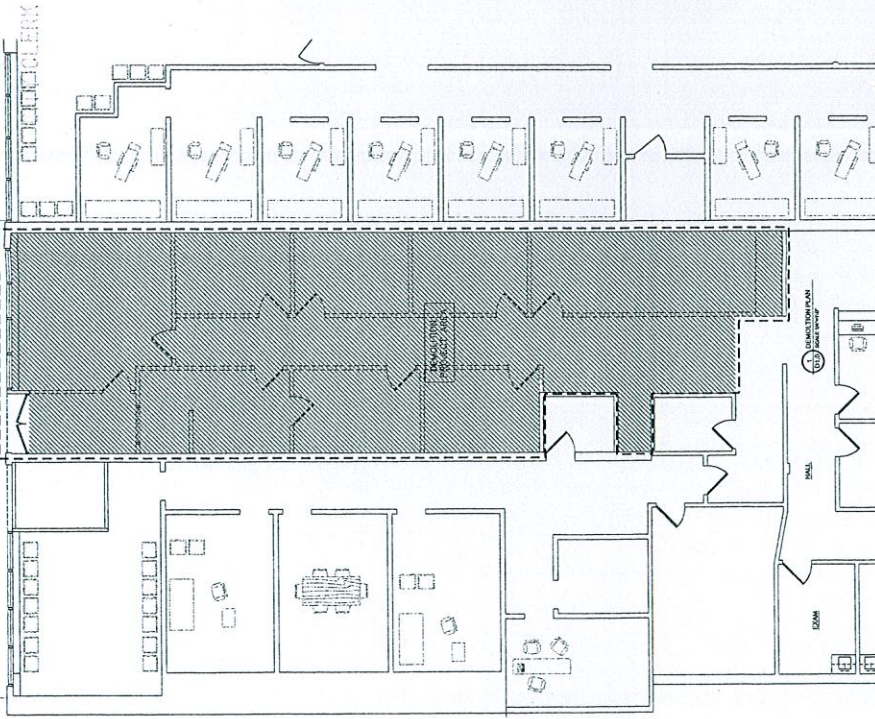
2015 DEC 11 PM 1:35

PURCHASE STREET

FORMER HIGH POINT SPACE

ONCOLOGIC WELLNESS CENTER

CLEAR



caldwell
architectural
associates
INCORPORATED
P.O. BOX 10000 • CUMMINGS, MASSACHUSETTS 01946

KEVIN S. CALDWELL, AIA, LEED
caldwell architectural associates
10 willowweed drive
dartmouth, MA 02747
(p) 508-965-2526
(e) kscarr@caldwell.net
(w) www.caldwellarchitect.com

LIMITATIONS OF USE

PROPOSED
GNBCHC
HIIP PROJECT
(FORMER
HIGH POINT)

838-842 PURCHASE STREET
NEW BEDFORD, MA

LIABILITY DISCLAIMER

[illegible]

D10
DEMOLITION
PLAN - INTERIOR

DEPARTMENT



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CENTRAL
BUSINESS
DISTRICT

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: HARP Projects by: Caldwell Architectural dated: 10/25/2015

1. Application Information

Street Address: 838-842 Purchase Street

Assessor's Map(s): 53 Lot(s) 30, 30A, 30B, 30C

Registry of Deeds Book: 11076 Page: 125

Zoning District: MUB

Applicant's Name (printed): Daniel P. Faber

Mailing Address: 49 Daal Hill Ave Dartmouth Ma 02747
(Street) (City) (State) (Zip)

Contact Information: 508-813-6497 dansrestoration@gmail.com
Telephone Number Email Address
DANS RESTORATION@gmail.com

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☐ Other Contractor

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

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 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.

12/10/2015
Date

Daniel P. Faber
Signature of Applicant

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

CASE 01-16

ATTACHMENT 6

2. Zoning Classifications

Present Use of Premises: Wellness Center

Proposed Use of Premises: New Adult Medicine

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

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

The proposed project will allow GNBCHC to add a second and third floor to a site located at 838-842 Purchase St. and reconfigure and improve the current first floor of 4,854 s.f. The addition of the second and third floors will triple the square footage

the building (from 4,854 s.f. to 14,562 s.f.). The proposed project will result in: 14 exam rooms; four patient education rooms; 14 provider/staff offices; and improved

configuration of the first floor interior space for ideal patient throughput and staff productivity, including an intake and waiting area, a central work station area for staff, and a lab drawing station.

4. Please complete the following: *Revised To Reduce Parking*

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	<i>10,617</i>		<i>10,617</i>
Lot Width (ft)	<i>49' 57"</i>		<i>49' 57"</i>
Number of Dwelling Units	<i>0</i>		<i>0</i>
Total Gross Floor Area (sq ft)	<i>4854</i>		<i>49708 = 14562</i>
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)	<i>4854</i>		<i>49708</i>
Building Height (ft)	<i>18'</i>		<i>32'</i>
Front Setback (ft)	<i>0</i>		<i>0</i>
Side Setback (ft)	<i>0</i>		<i>0</i>
Side Setback (ft)	<i>0</i>		<i>0</i>
Rear Setback (ft)	<i>0</i>		<i>0</i>
Lot Coverage by Buildings (% of Lot Area)	<i>100%</i>		<i>100%</i>
Permeable Open Space (% of Lot Area)	<i>0%</i>		<i>0%</i>
Green Space (% of Lot Area)	<i>0%</i>		<i>0%</i>
Off-Street Parking Spaces	<i>10*32</i>	<i>Elim street garage</i>	<i>48</i>
Long-Term Bicycle Parking Spaces	<i>4</i>		<i>4</i>
Short-Term Bicycle Parking Spaces	<i>4</i>		<i>4</i>
Loading Bays	<i>0</i>		<i>0</i>

5. Please complete the following:

a) Number of customers per day:

Existing

Proposed

40

65

b) Number of employees:

14

19

c) Hours of operation:

8 AM 5 PM

8 AM 5 PM

d) Days of operation:

6

6

e) Hours of deliveries:

N/A

N/A

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☐ Other: None

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Daniel P. Fahn

at the following address: 49 Doolittle Ave N. Portsmouth

to apply for: Special Permit

on premises located at: 838 - 842 Purchase Street N.B.

in current ownership since: New Bedford Community Health

whose address is: 874 Purchase Street N.B.

for which the record title stands in the name of: New Bedford Community Health

whose address is: 874 Purchase Street N.B.

by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: 11076 Page: 125

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.

12/10/18
Date

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

- PDF files shall be created from within the AutoCAD environment and contain Layer information.
- It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.

• **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg
12-34_Existng Conditions2.dwg
12-34_Generali1.dwg
12-34_Generale.dwg

☐ **9. Completed Department Sign-Off Sheet** (1 original copy)

☐ **10. Application Fee** (All fees are due at time of application submission)

Official Use Only:

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

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____

Planning Board Special Permit Application Checklist

- ☐ 1. Completed Application Form (with all required signatures; Original plus 15 Copies)
- ☐ 2. Plans
- Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
 - One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
 - All plans oriented so that north arrow points to top of sheet
 - Plans shall be drawn at a minimum scale of 1" = 40' or less
 - All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
 - Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
 - All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).
- ☒ 3. Certified Abutters List (4 copies)
- ☒ 4. Proof of Ownership (Deed(s) for All Involved Parcels; 4 Copies)
- ☒ 5. Photos Depicting Existing Conditions (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)
- ☒ 6. Development Impact Statement (DIS), completed per §5350 of Zoning Code, (16 Copies), if required by Board
- ☒ 7. Traffic Impact & Access Study (TIAS) (16 Copies), if required by Board
- ☒ 8. Electronic PDF and AutoCAD Files
- Shall consist of a CD with a printed CD Label in a CD case
 - CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
 - All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)



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: RIIP Project by: Caldwell Architectural dated: 10/20/2015

1. Application Information

Street Address: 838-842 Purchase Street New Bedford

Assessor's Map(s): 53 Lot(s) 30 30A 30B 30C

Registry of Deeds Book: 11076 Page: 125

Zoning District: MUB

Applicant's Name (printed): Daniel Faber

Mailing Address: 49 Doolittle Ave Dorchester Ma 02747
(Street) (City) (State) (Zip)

Contact Information: 508-813-6497

Telephone Number

Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☐ Other Contractor

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

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.

12/10/2015
Date

Daniel Faber
Signature of Applicant

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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 02-16

ATTACHMENT 7

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: PATIENT HEALTHCARE
☐ Proposed Use of Premises: SAME

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

4. Briefly Describe the Proposed Project:

The proposed project will allow GNBCHC to add a second and third floor to expand Adult Medicine.....

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	10,617		10,617
Lot Width (ft)	49'-57"		49' 57"
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	4854		9708
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)	4854		9708
Building Height (ft)	18'		32'
Front Setback (ft)	0		0
Side Setback (ft)	0		0
Side Setback (ft)	0		0

Rear Setback (ft)	0		0
Lot Coverage by Buildings (% of Lot Area)	100%		100%
Permeable Open Space (% of Lot Area)	0%		0%
Green Space (% of Lot Area)	0%		0%
Off-Street Parking Spaces	10 * 32 Elm street bridge		10
Long-Term Bicycle Parking Spaces	4		4
Short-Term Bicycle Parking Spaces	4		4
Loading Bays	0		0

Total 42

6. Please complete the following:

a) Number of customers per day:

Existing

Proposed

40

65

b) Number of employees:

10

15

c) Hours of operation:

8 AM 5 PM

8 AM 5 PM

d) Days of operation:

6

6

e) Hours of deliveries:

0

0

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☐ Other: None

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.

Reduction in parking
Section 3100-3130 of 5300-5390

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: Daniel Faber

at the following address: 49 Doolittle Ave Dartmouth ma

to apply for: Site Plan Review

on premises located at 838 - 842 Purchase Street N.B

in current ownership since: New Bedford Community Health

whose address is: 874 Purchase Street New Bedford

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

whose address is: 874 Purchase Street New Bedford

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11076 Page: 125

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.

12/10/16
Date

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

CONDOMINIUM UNIT DEED

840 Purchase Street
New Bedford, MA

High Point Treatment Center, Inc., having its principal place of business at 98 North Front Street, New Bedford, Massachusetts 02740 ("Grantor"), for consideration of \$500,000.00, grant to Greater New Bedford Community Health Center, Inc., having its principal place of business at 874 Purchase Street, New Bedford, Massachusetts ("Grantee"), with QUITCLAIM COVENANTS, the unit ("Unit") known as Unit 1 and the Unit known as Unit 2 and both units having an address of 840 Purchase Street, New Bedford, Bristol County, Massachusetts, in the building known as Purchase Street Condominium, New Bedford, Bristol County, Massachusetts ("Building"), a condominium ("Condominium") established by Joseph A.M. Pires, Trustee of the Joseph Anthony Condominium Trust, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 30, 2006, and recorded with Bristol County (S.D.) Registry of Deeds in Book 8217, Page 302 as amended by an instrument entitled "Amendment To The Master Deed" amending the Mater Deed and the Purchase Street Condominium Owners' Association Trust and Bylaws Rules and Regulations dated September 18, 2006 recorded with said Registry of Deeds in Book 8320, Page 189.. Subject Units are shown on the floor plans ("Plans"), as amended of the Building recorded simultaneously with the Master Deed, and as subsequently amended in Plan Book 159, Page 45 and is shown on the copy of a portion of the Plans, as amended, attached the Deed recorded with said Registry of Deeds in Book 8320, Page 238, to which is affixed the verified statement of a registered land surveyor in the form required by Section 9 of Chapter 183A.

The Units are conveyed together with:

1A. For Unit 1 an undivided interest of .191779 in the common areas and facilities ("Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.

1B. For Unit 2 an undivided interest of .016307 in the common-area and facilities ("Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.

Said units are also conveyed together with:

2. An easement for the continuance of all encroachments by the Unit(s) on any adjoining or Common Elements existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of the repair or restoration of the Building or of the Unit(s) after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain

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DEPARTMENT

ATTACHMENT 8

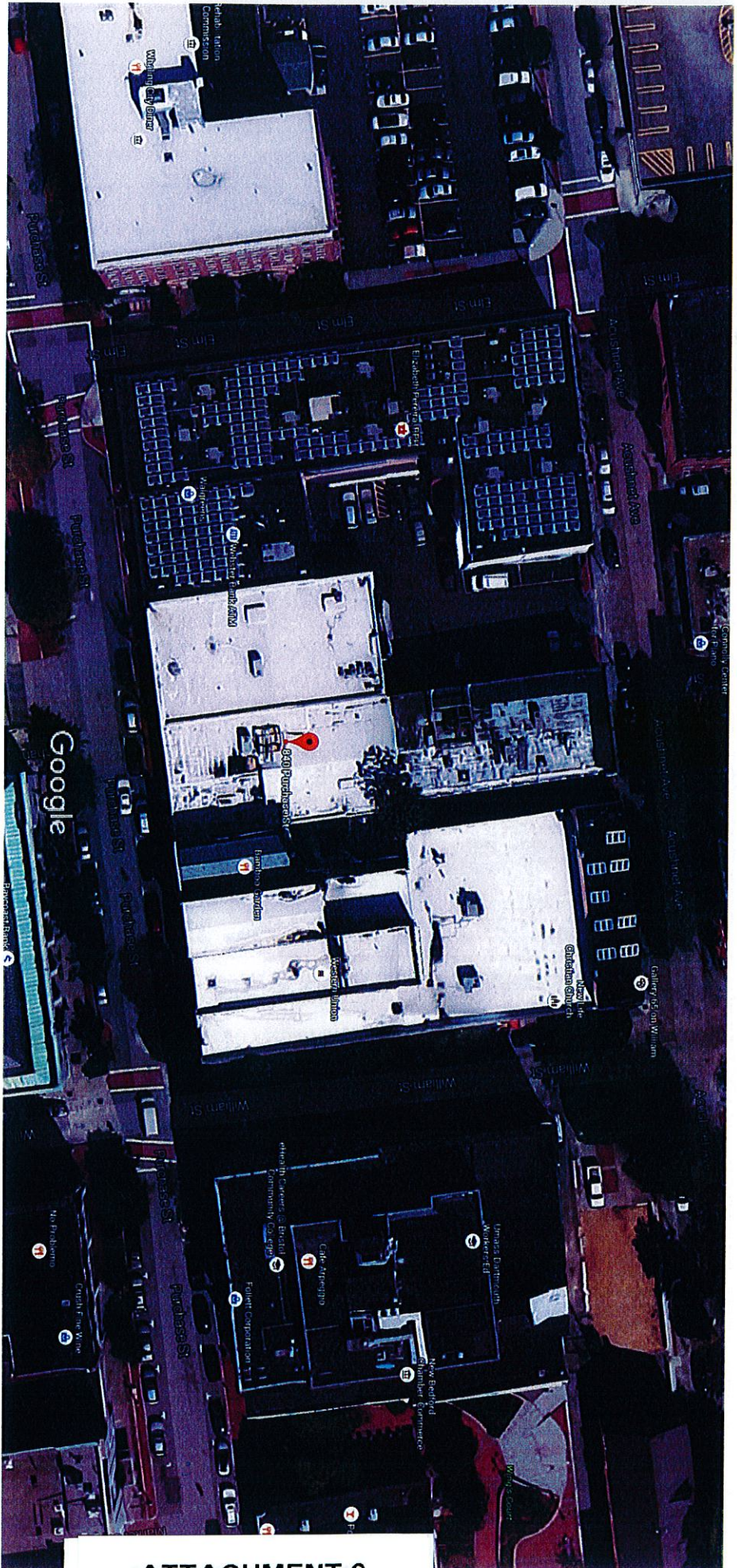
Case 01-16 +
02-16

proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Trustees.

3. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in any of the other units or elsewhere in the Condominium and serving the Unit(s).
4. Rights and easements in common with other Unit Owners as described in the Master Deed.

Said Unit(s) are conveyed subject to:

- i. The Right of First Refusal recorded with the Bristol County S.D. Registry of Deeds in Book 8218, Page 1.
- ii. Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit, now existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of any adjoining unit(s) or of the Common Elements after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with consent of the Trustees.
- iii. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines, and other Common Elements located in the Unit(s) or elsewhere in the Condominium and serving such other units.
- iv. Exclusive rights in favor of the owner of any unit(s) to use any storage room(s) or common area(s), common bathroom(s) or common stairs so designated as "limited" for that particular unit or units or to be shared in common with other units as shown on the Plan(s) or as stated in the Master Deed.
- v. The provisions of this Unit Deed, the Master Deed, the Declaration of Trust, Bylaws, Rules and Regulations and the Plans, as the same may be amended from time to time by instrument recorded in Bristol County (S.D.) Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any entity or person having at any time any interest or estate in the Unit, family, employees, servants, visitors, guests and invitee(s) as well as lessees and tenants as though such provisions were recited and stipulated at length herein.



Imagery ©2015 Google, Map data ©2015 Google 20 ft

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DEPARTMENT



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

JANUARY 13, 2016- CASE CONTINUED TO FEBRUARY 10, 2016-REVISED REPORT

Case # 01-16: SPECIAL PERMIT
838-842 Purchase Street
Map: 53 Lots: 30, 30A, 30B
& 30C

Case #02-06: SITE PLAN REVIEW
838-842 Purchase Street
Map: 53 Lots: 30, 30A, 30B
& 30C

Applicant: Daniel P. Faber
Dan's Restoration Company, Inc
49 Doolittle Avenue
Dartmouth, MA 02747

Owner: Greater New Bedford Community Health Center, Inc
874 Purchase Street
New Bedford, MA 02740



Overview of Request

Request to consider a Special Permit for reduction of parking spaces, and Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Streets (Map 53, Lots 30, 30A, 30B & 30C), in the Mixed Use Business zoning district and Central Business District.

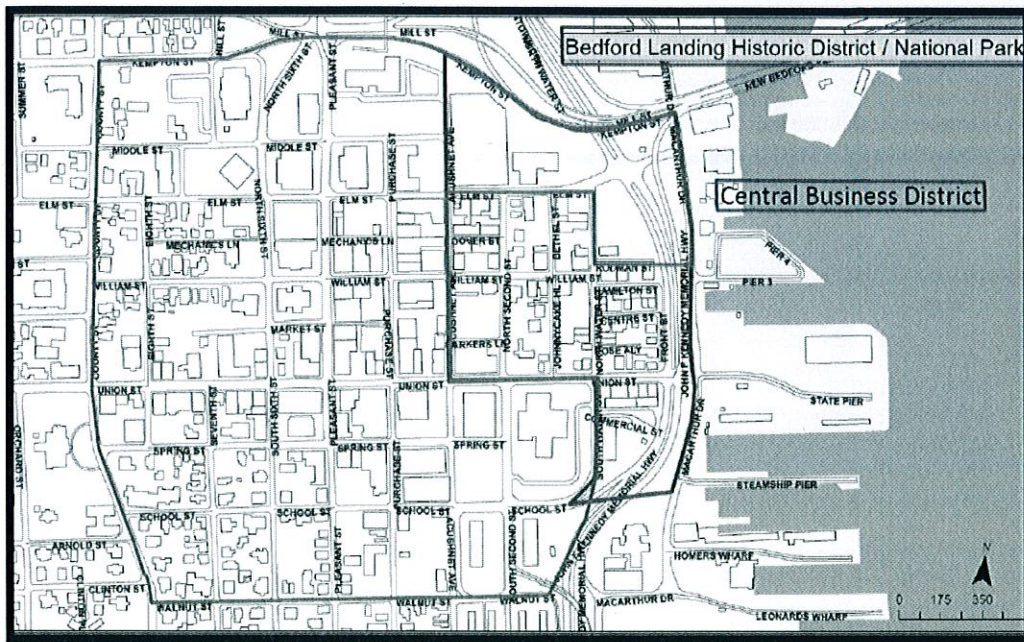
This request was continued from the Planning Board's January 2016 meeting at the applicant's request in order to provide additional information necessary for complete site plan review.

The existing use of this Medical Office, Center or Clinic predates the City of New Bedford 2003 zoning code revision and is a preexisting use in the Mixed Use Business [MUB] zoning district.

Under this proposal for construction expansion, the Department of Inspectional Services calculates forty-nine (49) additional parking spaces are required for compliance with City of New Bedford Parking and Loading requirements. *The applicant petitions the Planning Board to grant a Special Permit for Parking Reduction from forty-nine (49) spaces to thirty-nine (39).*

Existing Conditions

The site is within the Central Business which is defined as beginning at the intersection of Walnut Street and County Street; thence northerly in the line of County Street to Kempton Street; thence easterly in the line of

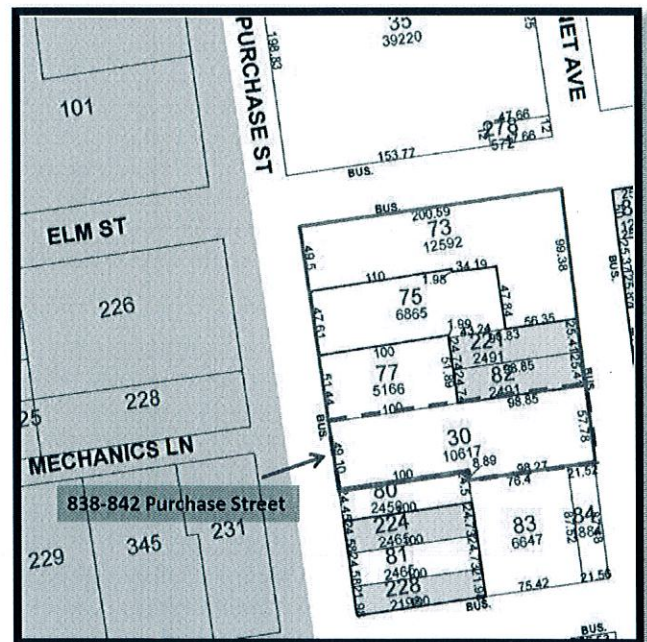


Kempton Street, and continuing easterly in the line of the eastbound lane of U.S. Route 6, so-called, to the John F. Kennedy Memorial Highway; thence southerly in the line of said John F. Kennedy Memorial Highway to Rodman Street; thence westerly in the line of Rodman Street to Water Street; thence northerly in the line of Water Street to

Elm Street; thence westerly in the line of Elm Street to Acushnet Avenue; thence southerly in the line of Acushnet Avenue to Union Street; thence easterly in the line of Union Street to Water Street; thence southerly in the line of Water Street to Walnut Street; thence westerly in the line of Walnut Street to the point of beginning at County Street.

Renovation construction is proposed at Map 53, Lot 30 (30A, 30B, & 30C), known as 838-842 Purchase Street.

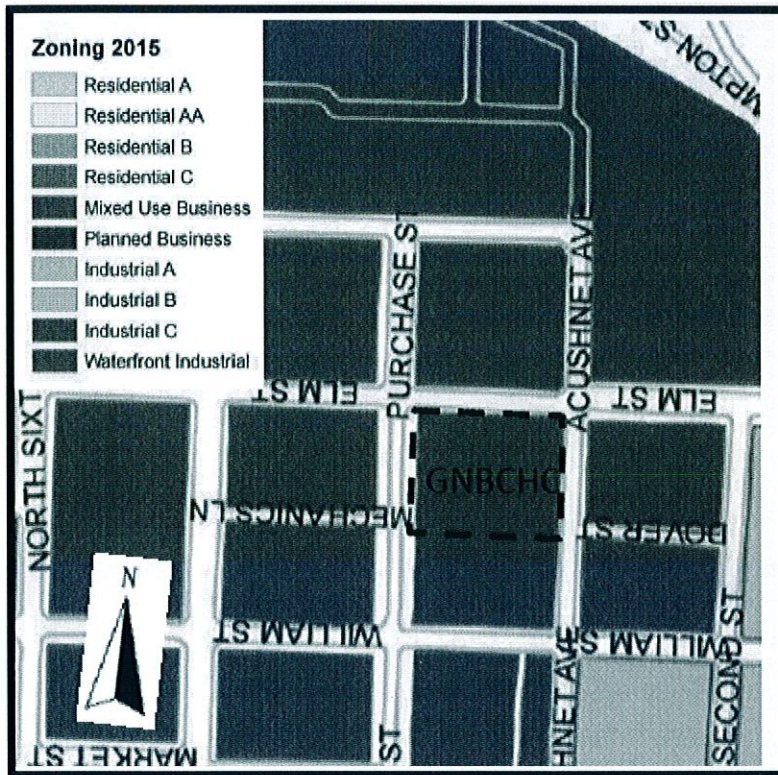
In total, the site of the Greater New Bedford Community Health Center brick exterior structure encompasses 35,240+/- SF, excluding the 4,982+/- SF rear parking area/courtyard. Parcels associated with the health care center include Map 53, Lots 73, 75, 77, 221, 82 & 30 (for assessment purposes: 30A, 30B, & 30C). This clinic is located at the southeast corner of Purchase and Elm Streets. Linear frontage at Purchase Street where primary ingress and egress occurs is 197.65 feet. Secondary ingress and egress is provided from the courtyard/parking area (Lots 221 and 82) and includes an outdoor picnic table and bike rack. An area is dedicated for a single dumpster on Lot 221. There is an ingress/egress which appears to serve in emergencies along the 200.59 linear frontage at Elm Street, near the intersection of Acushnet Avenue.



The applicant shows on the Existing and Proposed Conditions Plan by Farland Corp., eight (8) parking spaces laid out at the south side of the courtyard/parking lot (221 & 82), three (3) handicap spaces identified at the

north side of the courtyard/parking lot, and two (2) additional spaces parallel to the structure located on Lot 73 for a total of thirteen (13) on-site parking spaces.

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



Proposed Conditions

The applicant intends to increase the square footage of the community health center from 4,854+/- SF to 14,562+/- SF with the addition of a second and third level above the Wellness Connection site. New construction will provide fourteen (14) exam rooms, four (4) patient education rooms and space for fourteen (14) professional/staff offices. The project proposal includes the redesign of the first floor interior space to facilitate improvement in spatial planning needs for better patient care and staff productivity. No change of use is proposed (Attachment 2).

The applicant plans to match new construction materials to the existing red brick façade. Anticipated project completion is 10-12 months, at an estimated cost of \$1,600,000.00.

Review Comments

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

The School Department had no comments to add for the Board's consideration. For comments from the Department of Public Infrastructure and Conservation Commission, please see Attachment 3.

The Planning Department awaits other comments.

Site Plan Review

The project proposal is for a zero-lot line urban reconstruction expansion of an existing building.

The applicant has respectfully requested the following seven (7) waivers from Site Plan Review Application:

- ☐ 3e. Grading & Drainage Plan
- ☐ 3f. Utility & Grading Plan
- ☐ 3g. Landscape Plan
- ☐ 3h. Erosion Control Plan
- ☐ 3k. Sign Plan

- ☐ 3l. Lighting Plan
- ☐ 3m. Detail Sheets

Plans submitted for consideration:

The submittal is shown as the Proposed GNBCHC HIIP Project for 838-842 Purchase Street in New Bedford, MA dated 12/09/2015 prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, Inc., 10 Whitewood Drive, Dartmouth, MA 02747, with Existing & Proposed Conditions Plan for 838-842 Purchase Street prepared by Farland Corp., 401 County Street, New Bedford, MA 02740, consisting of seven (7) sheets (Attachments 4 & 5).

- **Title Sheet T0.0**
- **Existing & Proposed Conditions Plan**
- **Schematic Design SD1**
- **Schematic Design SD2**
- **Schematic Design SD3**
 - Omission: Height of the third floor is not dimensioned on Elevation drawings.
 - Omission: Screening for elevator hoistway is not described. If the hoistway is viewed from the street, screening options should be presented to the Planning Board for discussion.
- **Demolition Plan-Interior D1.0**
- **Existing Conditions EX1**

Special Permit for Parking Reduction

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

- **Social, economic, or community needs which are served by the proposal.**

According to the Greater New Bedford Community Health Center, Inc., website (<http://www.gnbchc.org/services.htm>), this private, non-profit health organization provides access to healthcare services for low-income men, women and children. The health care center operates an \$18 million dollar budget, with on-site laboratory and radiology services provided by St. Luke's Hospital, and employs 248 personnel including 30 medical providers and 40 nurses. The proposed expansion of this facility will allow GNBCHC to improve productivity for patient care and provide positive business growth and development for the New Bedford healthcare sector.

- **Traffic flow and safety, including parking and loading.**

On February 17, 2010 the Planning Board granted a Special Permit for Parking Reduction to GNBCHC. A shuttle provides service between Elm Street Garage and the medical center/clinic.

- **Adequacy of utilities and other public services.**

Whereas the applicant is renovating an existing structure within an area with complete utility and public services, there is no issue with this adequacy. A roof top solar array is installed.

- **Neighborhood character and social structures.**

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

- **Impacts on the natural environment**

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

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

As the City of New Bedford Master Plan states in Chapter 5. Jobs and Business, the well being of any community is often measured by the strength of its economy. The GNBHHC presents via their website a strong history of protecting the public health through quality, accessible, and culturally competent primary health care by providing services for men, women and children by operating an \$18 million budget, and employing 248 personnel and 30 medical providers. The intent is to add five (5) employees to the existing fourteen (14) and increase the level of patient care from forty (40) to sixty-five (65) patients per day.

- **Master Plan Goal**

This proposal is consistent with the master plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it restores blighted property, improves the neighborhood, develops strategic sites, and attracts emerging business.

For Board Member Consideration

The proposals for Site Plan Approval and Special Permit Request for parking reduction are consistent with the master plan's goal to expand workforce opportunities as improves the neighborhood setting and communicates a positive message for business development.

Attachments:

1. Special Permit Decision for Reduction of Parking
2. Narrative
3. Comments Received
4. Construction Control Affidavit
5. Plan Set
6. Special Permit Application
7. Site Plan Approval Application
8. Deed – Bristol County (S.D) Registry of Deeds Book 11076, Page 125
9. Photo