



City of New Bedford ZBA SPECIAL PERMIT APPLICATION

CASE # 4217

1. SUBMITTAL CHECKLIST

The following documentation must be submitted, in duplicate (1 Original and 11 Copies):

Have you included...			Planning staff review finds...	
Yes	No		Yes	No
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Completed and Signed Application</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	An <u>Existing Conditions Site Plan</u> , drawn to a scale not less than 1 inch: 40 feet, identifying positioning of existing structures must be provided. Your site plan must show footprint and dimensions of rear, front and side distances between structure(s) and boundary lines.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Proposed Site Plan</u> showing all proposed alterations or additions with side, front and rear set property lines identified.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Sub-Division Plans</u> if Applicable.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	A <u>Certified Abutter's List</u> prepared by planning staff and certified by the Assessor's Office.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Plot Plan</u> as provided through Department of Inspectional Services or through the Assessor's Office (in person or online through parcel lookup).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Filing Fee</u> in check form made payable to the City of New Bedford.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Copy of <u>Building Permit Rejection Packet</u> (Containing Rejected Building Permit and all information submitted with Building Permit Application)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Owner's Verification</u> including owner's signature and parcel deed for all involved parcels.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<u>Development Impact Statement (DIS)</u> , if required (per Chapter 9 section 5350 of the City of New Bedford Zoning Code)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Official Use Only:

Review of submittal compliance performed by JLS of the city's Division of Planning.

Staff review found the application packet to be complete incomplete on this date: _____.

This is page 1 of your ZBA Application.

Please remove the instruction pages when submitting your completed application packet but keep this as your first page.

2. SPECIAL PERMIT SPECIFICS

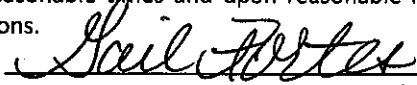
The undersigned petitions the New Bedford Zoning Board of Appeals [ZBA] to grant a SPECIAL PERMIT in the manner and for the reasons set forth here under the provisions of the city's zoning ordinance to the following described premises:

APPLICATION SUMMARY (PLEASE PRINT)

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	46	LOT(S)#	69
REGISTRY OF DEEDS BOOK #:	1797	PAGE #	835
PROPERTY ADDRESS: 20 South Sixth Street			
ZONING DISTRICT: Mixed Use Business (MUB) with Downtown Business Overlay District (DBOD)			
OWNER INFORMATION			
NAME: YWCA of Southeastern Massachusetts, Inc.			
MAILING ADDRESS: 20 South Sixth Street, New Bedford, MA 02740			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Gail Fortes, Executive Director of YWCA of Southeastern Massachusetts, Inc.			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: <i>Check one:</i>	OWNER <input checked="" type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	508-999-3255		
EMAIL ADDRESS:	gfortes@ywcasema.org		

CITY CLERK
 2015 DEC 8 P 3:15
 CITY OF NEW BEDFORD

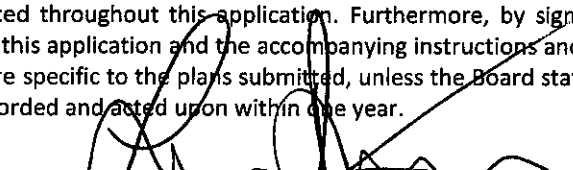
By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give planning division staff and ZBA members 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.

 _____ 12-17-15
 Signature of Applicant/s Date

YWCA of Southeastern Massachusetts, Inc. by Gail Fortes, Executive Director

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 special permit must be recorded and acted upon within one year.

 _____ 12/17/15
 Signature of Owner/s Date

YWCA of Southeastern Massachusetts, Inc. by its President
 City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • www.newbedford-ma.gov
 PH: (508)979-1488 • FX: (508)979-1576

APPLICATION SPECIFICS

DIMENSIONS OF LOT/S:	FRONTAGE 113.75	DEPTH 105.25	AREA in SQ FT 11,925 sf +/-		
EXISTING BUILDING/S	# OF BLDGS 1	EXISTING SIZE 1,936 sf +/- footprint	TOTAL SQ FT BY FLOOR 1,966 sf/floor	NUMBER OF FLOORS 2	TOTAL SQ. FT ENTIRE STRUCTURE 3,872 gsf +/-
	# OF DWELLING UNITS 0		# OF BEDROOMS 0		
PROPOSED BUILDING/S	# OF BLDGS 1	PROPOSED SIZE 6,500 sf +/-	TOTAL SQ FT BY FLOOR 3,300 sf/floor	NUMBER OF FLOORS 2	TOTAL SQ. FT ENTIRE STRUCTURE 6,550 sf +/-
	# OF DWELLING UNITS 0		# OF BEDROOMS 8 (SROs)		EXTENT OF PROPOSED ALTERATIONS see Exhibit "A"
EXISTING USE OF PREMISES:	Administrative offices of YWCA of Southeastern Massachusetts, Inc.				
PROPOSED USE OF PREMISES:	Administrative Office, class rooms for after school daycare and meeting rooms for program services and single resident occupancy units on the upper floor				
EXPLAIN WHAT MODIFICATIONS YOU ARE PROPOSING THAT NECESSITATE THE REQUESTED SPECIAL PERMIT:	<p>Petitioner seeks relief under Sections 2340 and 4500 of Chapter 9 of the City Ordinance. A nonconforming non-residential structure may not be extended, altered or changed except with in accordance with a Special Permit from the Zoning Board of Appeals under Section 2430 of Chapter 9 of the City Ordinance.</p> <p>Dwelling units on upper floors under Section 4550 of said City Ordinance.</p>				

If there's a commercial use existing and/or proposed, please complete the following:

	EXISTING		PROPOSED	
NUMBER OF CUSTOMERS PER DAY	10		30	
NUMBER OF EMPLOYEES	9		20	
HOURS OF OPERATION	9-4		9-6	
DAYS OF OPERATION	M-F		M-F	
HOURS OF DELIVERIES	N/A		N/A	
FREQUENCY OF DELIVERIES (Check frequency) N/A	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY	<input type="checkbox"/> DAILY	<input type="checkbox"/> WEEKLY
	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER	<input type="checkbox"/> MONTHLY	<input type="checkbox"/> OTHER

If you are also requesting site plan review and special permit/s from the planning board, please specify here:

Site plan review will be the subject of a future submittal to Planning Board

3. PARCEL LEGAL DOCUMENTATION

Title Reference to Property Book 1797 Page 835 (Bristol County S.D. Registry)
(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

Is the applicant also the owner? Yes No

If no, please attach the following three items to your application and indicate they are attached:

- A notarized authorization letter on letterhead from the owner to tenant/buyer for application of this permit.

If the Applicant is Not the Owner, Provide:

- A copy of the Purchase & Sale Agreement or lease, where applicable.
- A copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

4. REQUIRED FINDINGS FOR GRANTING A SPECIAL PERMIT

City of New Bedford Code of Ordinances Chapter 9 Section 5320 requires the ZBA to find the benefit to the City and the neighborhood outweighs the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site.

This determination includes consideration of each of the following:

<p>A</p> <p>Social, economic, or community needs which are served by the proposal</p>	<p>B</p> <p>Traffic flow and safety, including parking and loading</p>	<p>C</p> <p>Adequacy of utilities and other public services</p>
<p>D</p> <p>Neighborhood character and social structures</p>	<p>E</p> <p>Impacts on the natural environment</p>	<p>F</p> <p>Potential fiscal impact, including impact on City services, tax base, and employment</p>

The full text of New Bedford Code of Ordinances can be accessed from: www.newbedford-ma.gov

Because the ZBA must be able to articulate their findings on each of the items listed above in order to grant a special permit, you must make your case as to HOW your application affects each of the criteria for consideration. ***This is an extremely important question and it is recommended that you answer this VERY carefully.*** You may use an additional sheet if needed.

A Describe any social, economic, or community needs which are served by your proposal:

The proposal will provide an after school day care center and learning facilities within the immediate
downtown area of the City where non exists presently. There is a need for child care services in the area
of the subject property.

B Describe how traffic flow and safety, including parking and loading, are addressed in your proposal:

The property is located on adjacent by School Street on the south and South Sixth Street on the west.
There will be no change in traffic flow on said streets. The property currently houses the administrative
office of the petitioner and there is no off-street parking. There is no ability to generate off-street parking
on the property. There is adequate on-street parking for the petitioner's proposed use of the property.

C

Describe the utilities and other public services necessary for your proposal, and explain how these are adequately available for your proposal:

The property is serviced by all required utilities both private and public including water and sewer.

D

Describe the neighborhood character and social structures surrounding your proposed location, and how your proposal will fit in this area:

The property is located in an area of nineteenth and twentieth century homes that have been converted to either professional offices or used multifamily properties. The petitioners proposal is to expand the existing structure to enable it to provide needed social services and daycare to the community in general and the downtown area in particular.

E

Describe any impacts on the natural environments your proposal may have:

There will be no detrimental impact on the natural environment because on site storm water drainage will be created where non existed previously.

F

Describe any potential fiscal impact, including impact on City services, tax base, and employment your proposal may have:

The petitioner is a 501(c)(e) tax exempt entity and thus the project is revenue neutral. All municipal services exist at the property and will be sized to adequately service the needs of the property including a fire and sprinkler system, as such there will be no detrimental impact on city services. The number of employees will increase because new program services will be delivered at the property by the petitioners generating potential revenue to downtown merchants.

Please review the section(s) of the zoning ordinance under which your Special Permit request is made, there may be additional criteria required for your request.

Describe how your proposal meets any additional criteria required under zoning ordinance:

This special permit request is made under Sections 2430 and 4550 of Chapter 9 of the City Ordinance.

The petitioner will not be substantially more detrimental to the neighborhood than the existing

nonconforming structure and will not meet the criteria in Section 4550 for a Special Permit.

EXHIBIT "A"

The property at 20 South Sixth Street is improved with a two-story colonial style brick structure that was constructed circa 1830. The existing nonconforming structure is situated on a mixed use business lot of approximately 11,925 square feet. The property situated for zoning purposes in a Mixed Use Business District (MUB) Zoning District and is within the area designated as the Downtown Business Overlay District (DBOD).

The structure has been deemed to be a prior non-conforming structure by the Zoning Enforcement Officer of the City of New Bedford.

The YWCA of Southeastern Massachusetts, Inc. ("YWCA") as petitioner/applicant seeks Special Permits under §§ 2430 and 4500 of the City Ordinance for the expansion and alteration of the prior non-conforming structure and to have residential units on the upper floor of the expanded and altered structure. The alterations under § 2430 of Chapter 9 of the City Ordinance will consist of the expansion and alteration of the non-conforming structure by the construction of a passage way corridor from the existing non-conforming structure to a new two-story structure containing approximately 3,250 square feet on two floors or 6,500 gross square feet. The two-story structure as proposed will contain an after-school day care center/classrooms, meeting spaces, employer kitchen facility, and 3 bathrooms on the first floor. The second floor will consists of 8 single residential occupancy units ("SRO") without cooking or bathroom facilities in the units. The SRO until will be "congregate" style housing serviced by a common bathroom facility and community room with a food preparation area. The SRO units are congregate housing under § 310.1 (R-3) of the State Building Code governing use and occupancy classifications.

The principal use of the prior non-conforming structure as altered and expanded will remain the YWCA administrative professional office by square footage calculations.

Exhibit "B"

The proposal by the petitioner is for alterations and the extension proposed to prior nonconforming structure known as the Levi Standish House located at 20 South Sixth Street implicate §§ 2340 and 4550 of Chapter 9 of the City Ordinance. The petitioner is seeking relief from the Chapter 9, Comprehensive Zoning of the City Ordinance (hereafter the "Ordinance").

§ 2340 of Chapter 9 of the City Ordinance

§ 2340 of the Ordinance prescribes that expansions and alterations to prior nonconforming structures requires a Special Permit from the Zoning Board of Appeals (the "ZBA").

§ 2340 of Chapter 9 of the Ordinance provides in material part, that the extension, alteration or change of a nonconforming structure can only be made on an award of a Special Permit by the ZBA, based on findings that the proposal is not substantially more detrimental than the existing structure to the neighborhood. This enactment in the City Ordinance forms the basis upon which the petitioner YWCA as presents its project proposal to the ZBA, to deliver additional on-site program services to the community in its proposed expanded structure at 20 South Sixth Street in New Bedford.

§ 4500 of Chapter 9 of the City Ordinance

The property owned by the petitioner is located within the DBOD on the City of New Bedford Zoning Map. § 4500 provides that residential dwelling units can be permitted under a Special Permit by the Zoning Board of Appeals on upper floors of a structure within the DBOD. The petitioner has advanced in this application a right to have eight single resident occupancy rooms (SRO's) on the second floor of the expanded nonconforming structure at 20 South Sixth Street under the provisions and standards set forth in §4500 of the Ordinance as set forth herein.

The proposed SRO units will only contain beds and bureaus but will not be serviced by any plumbing or utilities for appliances for cooking meals within the actual the SROs. The SRO's will be serviced by a single common unisex handicapped accessible bathroom shared among all 8 of the SROs. The residents of the SROs will also share a community room where a community kitchen will also be located.

The SROs are neither "dwelling units", or a "group home" or "boarding house" as those terms are defined in § 1200 of Chapter 9 of the City Ordinance. The Ordinances does not define residential units that only have beds and no other room as are required in residential dwelling units. The SRO's are "congregate" housing units as set forth in the Use and Occupancy Classification of Section 310.1 – R-3 of the State Building Code.

§ 1200 of Chapter 9 of the Ordinance provides in pertinent part: "Terms and words not defined herein [congregate housing or SROs] but defined in the Commonwealth of Massachusetts State Building Code shall have the meaning given therein unless a contrary intention is clearly evidenced in this Ordinance (emphasis supplied). Chapter 9 of Ordinance

governing Comprehensive zoning is silent on rooms without a bath or cooking facilities such as the SROs proposed by the petitioner. Thus, the State Building Code must be applied to such units for purpose of Chapter 9 of the City Ordinance.

The property at 20 South Sixth Street owned by the petitioner is situated in the DBOD. The DBOD at § 4531 provides: (1) that residential dwelling units on upper levels are permissible with a Special Permit from the Zoning Board of Appeals. However, absence the definition of an SRO in the Ordinance and whether the same is permitted or prohibited implies that, an SRO as set forth in the State Building Code can be sanctioned by the Special Permit granting authority the ZBA. The petitioner is seeking this in its proposal to the ZBA. Thus, the SRO may be permitted by the ZBA by way of the award of a Special Permit. Additionally, § 4550 of Chapter 9 of the Ordinance governing the DBOD allows reduction in setbacks, density, green space, onsite parking requirements for the residences on upper floor of structures within the DBOD by Special Permit.

The petitioner, requests of the ZBA under the authority specifically granted the ZBA under § 4500 of Chapter 9 of the Ordinance the following relief:

- Reduction of the southerly side yard setback requirement from 10 feet from the property line to 6.72 feet.
- Reduction in the northerly side yard setback requirement from 12 feet from the adjacent property line to 8.69 feet.
- Reduction in the rear yard setback requirement from 10 feet to 6 feet.
- Reduction in the front yard setback requirement from 20 feet to 14.58 feet.
- Permit a Green Space of 23 % rather than the required 35%.
- Reduction of off street parking from a required 20 parking spaces to 0 parking spaces.
- An such other and further relief as the ZBA deems just and proper.

I, *Marc Deshaies*, Administrative Assistant to the Board of Assessors of the City of New Bedford, 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.

Date: 10/1/2015

SUBJECT PROPERTY:

MAP 46 LOT 69

LOCATION 20 South Sixth Street

OWNER'S NAME YWCA of Southeastern Massachusetts, Inc.

MAILING ADDRESS 20 South Sixth Street, New Bedford, MA 02740

CONTACT PERSON Marc R. Deshaies, Esq.

TELEPHONE NUMBER (508) 996-8291

EMAIL ADDRESS marcdeshaies@perryhicks.net

REASON FOR REQUEST

Application to Zoning Board of Appeals for a special permit for subject property.

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 DEC 18 P 3:16
CITY CLERK

PLANNING
SEP 30 2015
DEPARTMENT

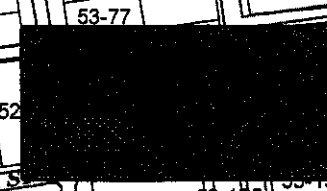
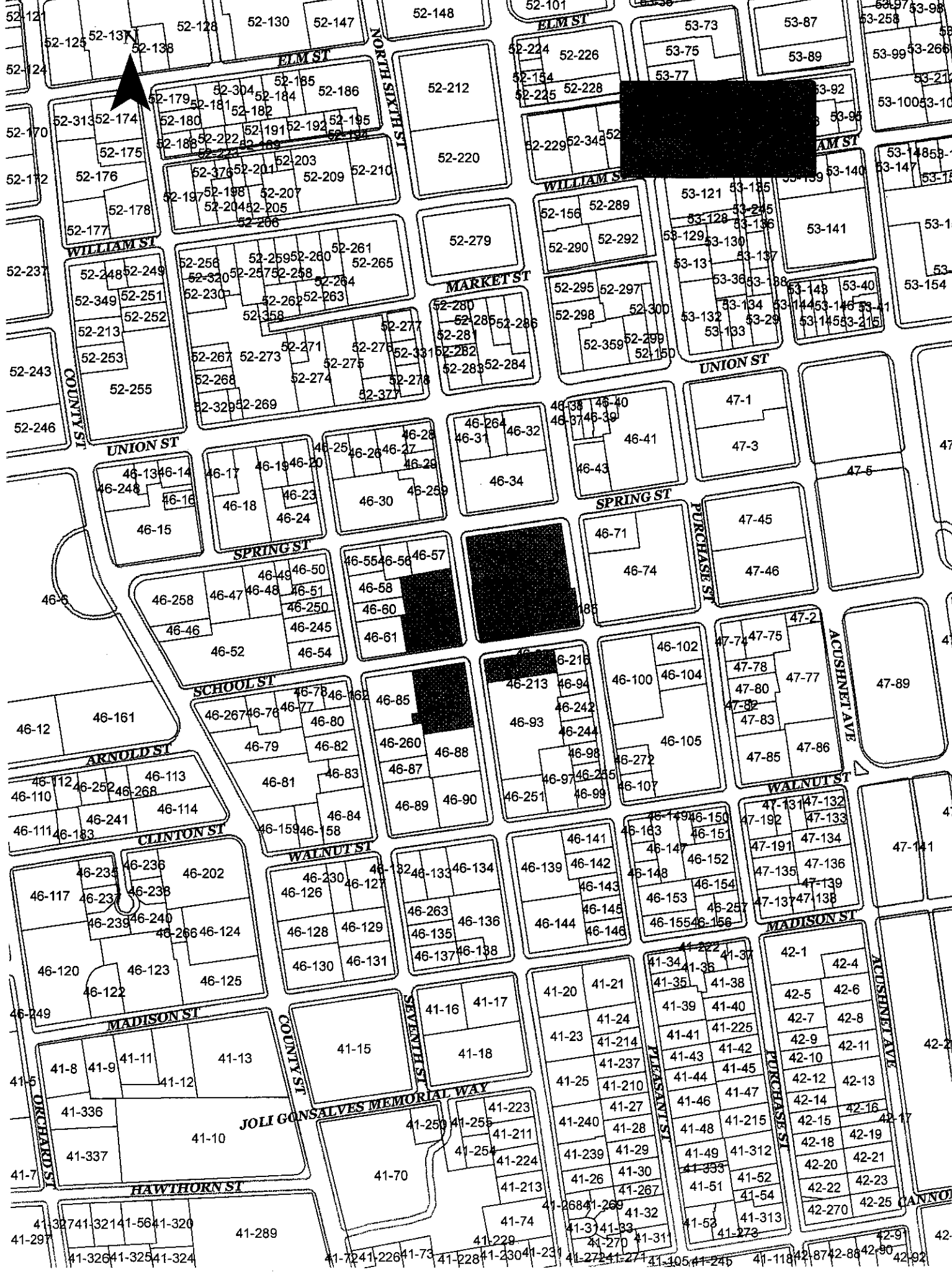
September 30, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 20 South Second Street (46-69). 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
46-256	14 S SIXTH ST	DUBE DENNIS R, DUBE BEVERLY D 28 MARION ROAD MATTAPOISETT, MA 02739
46-92	106 SCHOOL ST	BREVARD LEROY F JR, 74 COLORADO STREET MATTAPAN, MA 02126
46-86	23 S SIXTH ST	N B LODGE 73 B P O E, C/O WAREHAM-NEW BEDFORD LODGE 73 P O BOX 566 23 S. Sixth St. James B. Grinnell Jr E WAREHAM, MA 02538 New Bedford, MA 02740
46-91	22 S SIXTH ST	HILLCORP LLC, 11 CLEVELAND ST SOUTH DARTMOUTH, MA 02748
46-213	108 SCHOOL ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-69	20 S SIXTH ST	YWCA OF SOUTHEASTERN MASSACHUSETTS, INC., 20 SOUTH SIXTH STREET NEW BEDFORD, MA 02740
46-64	66 SPRING ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-62	21 S SIXTH ST	SOUTH COASTAL COUNTIES LEGAL, SERVICES, INC P O BOX 2507 FALL RIVER, MA 02722
46-70	103 SCHOOL ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-185	101 SCHOOL ST	NATIVITY PREPARATORY SCHOOL / NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-59	17 S SIXTH ST	ZEMAN MICHAEL "TRUSTEE", DONALD ZEMAN LIVING TRUST 58 TOBEY LANE DARTMOUTH, MA 02747
46-63	72-SPRING ST 74	AGUIAR LOUIS F "TRUSTEE", N B REALTY TRUST 12 SO SIXTH ST NEW BEDFORD, MA 02740



NORTH SIXTH ST

WILLIAM ST

MARKET ST

UNION ST

UNION ST

SPRING ST

SPRING ST

SCHOOL ST

ARNOLD ST

CLINTON ST

WALNUT ST

WALNUT ST

MADISON ST

HAWTHORN ST

JOLI GONSALVES MEMORIAL WAY

SEVENTH ST

MADISON ST

PURCHASE ST

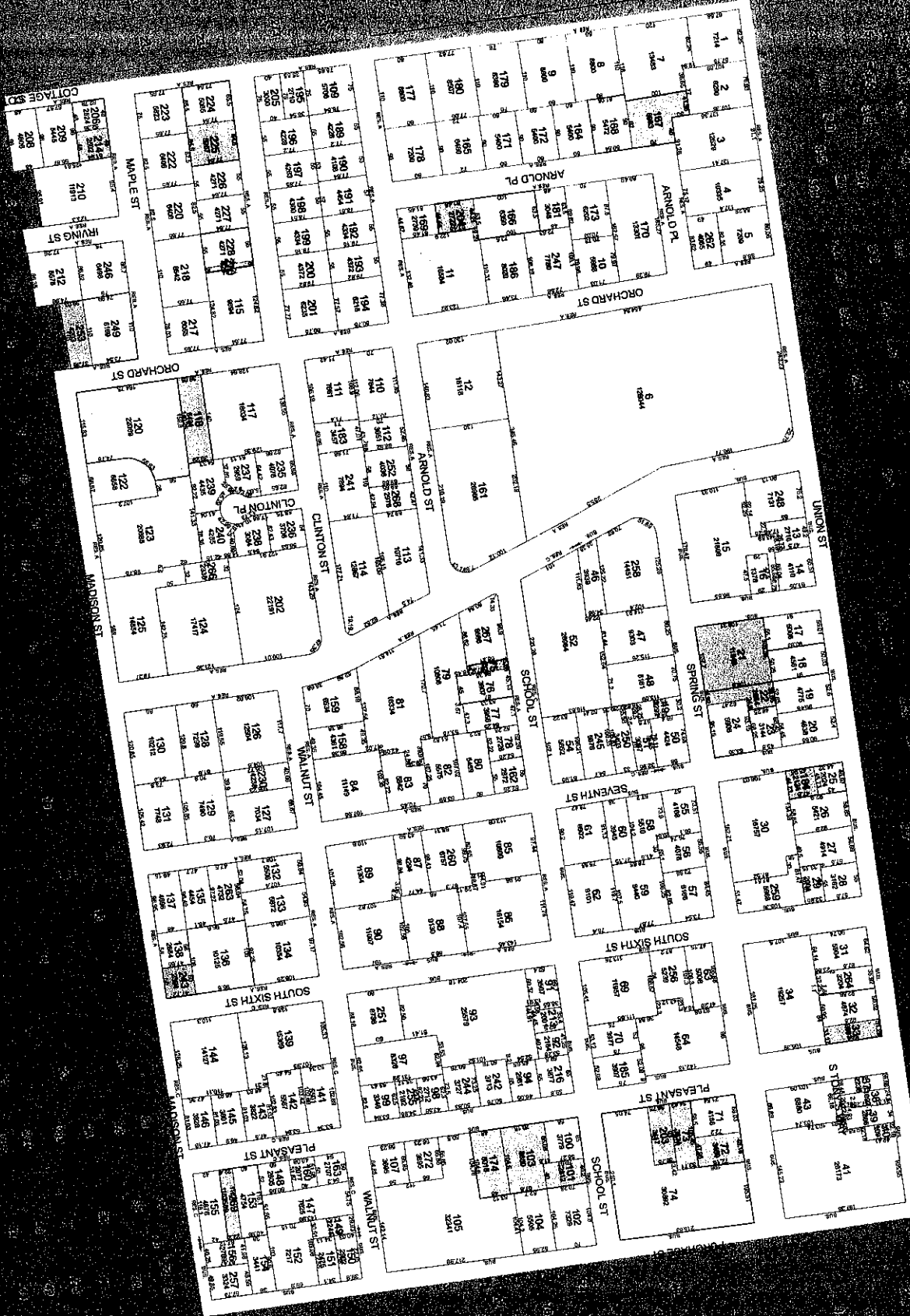
ACUSHNET AVE

ACUSHNET AVE

PLEASANT ST

CANNON ST

CITY PLOT PLAN



Title Deed

Right of
First Refusal
11-15-96
3770-208

NEW BEDFORD WOMAN'S CLUB,
of 20 South Sixth Street, New Bedford, Bristol
County, Massachusetts,
~~being unmarried~~, for consideration paid, and in full consideration of Forty thousand (40,000.00) Dollars
grants to NEW BEDFORD YOUNG WOMEN'S CHRISTIAN ASSOCIATION,
of 66 Spring Street, New Bedford, Bristol County, Mass. with quitclaim covenants
the land in said New Bedford, with any buildings thereon and more particularly described
as follows:

Release
4/8/02
5466-146

[Description and encumbrances, if any]

Beginning at the southwest corner thereof at a point formed by the intersection
of the north line of School Street and the east line of Sixth Street;
thence NORTHERLY in said east line of Sixth Street one hundred thirteen and
75/100 (113.75) feet to land now or formerly of Abbie H. Weeden;
thence EASTERLY in line of last named land one hundred six and 57/100 (106.57)
feet to land now or formerly of Isaac L. Ashley;
thence SOUTHERLY in line of last named land and in line of land formerly of
Francis and Horatio Hathaway one hundred eleven and 88/100 (111.88) feet to the
said north line of School Street and
thence WESTERLY in said north line of School Street one hundred five and
41/100 (105.41) feet to the place of beginning. Containing Forty-three and 92/100
(43.92) square rods, more or less.

Subject to the right of Seller to hold certain meetings and to maintain certain
furnishings at the subject premises, all as more particularly described in an
Agreement between the parties dated December 17, 1979.

For Seller's title, see deed of Katherine L. Standish and Emma L. Eaton to
New Bedford Woman's Club dated March 4, 1916 and recorded in Bristol County Registry
of Deeds, (S.D.) in Book 433, Page 497.

IN WITNESS WHEREOF the NEW BEDFORD WOMAN'S CLUB has caused this instrument to
be signed and its common seal to be hereunto affixed, (it having no corporate seal)
by Ellen L. Matthews, its President and by Helen C. Bauer, its Treasurer, hereunto
duly authorized, this 18th day of December 1979.

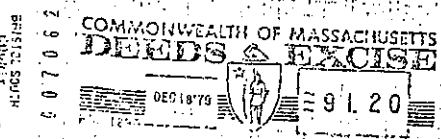
~~Witness~~ hand and seal this day of 19.....
NEW BEDFORD WOMAN'S CLUB
By Ellen L. Matthews, Pres.
Ellen L. Matthews, Pres.
By Helen C. Bauer, Treas.
Helen C. Bauer, Treas.

The Commonwealth of Massachusetts

Bristol, ss. December 18, 1979

Then personally appeared the above named Ellen L. Matthews, President and Helen C. Bauer,
Treasurer, and acknowledged the foregoing instrument to be the free act and deed, before me
of the New Bedford Woman's Club.

Richard T. McGee
Notary Public - State of Massachusetts
My commission expires Dec. 21, 1984



Common - Tenants by the Entirety.)
BY CHAPTER 497 OF 1969
At the full name, residence and post office address of the grantee
the nature of the other consideration therefor, if not delivered
price for the conveyance without deduction for any liens or
encumbrances and recitals shall be recorded as part of the deed.
No register of deeds shall accept a deed for recording unless



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

July 9, 1996

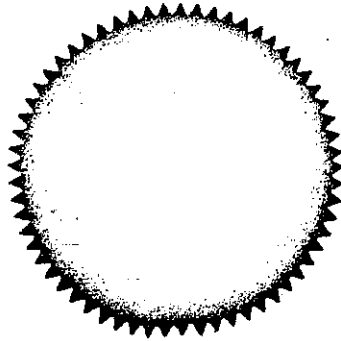
TO WHOM IT MAY CONCERN:

I hereby certify that the records of this office show that
New Bedford Young Women's Christian Association
was incorporated under the General Laws of this Commonwealth on

May 8, 1911 (Chapter 180)

I further certify that by articles of amendment filed on January 5, 1996
the name of said corporation was changed to

YWCA of Southeastern Massachusetts, Inc.
and said corporation still has legal existence.



Jbm

In testimony of which,
I have hereunto affixed the
Great Seal of the Commonwealth
on the date first above written.

William Francis Galvin

Secretary of the Commonwealth

CERTIFIED ABUTTERS LIST

Exhibit "Z"

Title Statement and Deed

The New Bedford Assessors records indicate that the source deed of the petitioner is recorded in Book 3770 Page 182 in the Bristol County S.D. Registry of Deeds. This title reference is incorrect. The title reference is held at the deed from the New Bedford Woman's Club to New Bedford Young Women's Christian Association, Inc. at Book 1797 Page 835. The New Bedford Young Women's Christian Association, Inc.'s name was changed to the YWCA of Southeastern Massachusetts, Inc., a certificate of name change is recorded in Book 3770 Page 182. The source deed and name change are attached hereto.



William Francis Galvin
Secretary of the
Commonwealth

The Commonwealth of Massachusetts

Secretary of the Commonwealth

State House, Boston, Massachusetts 02133

July 9, 1996

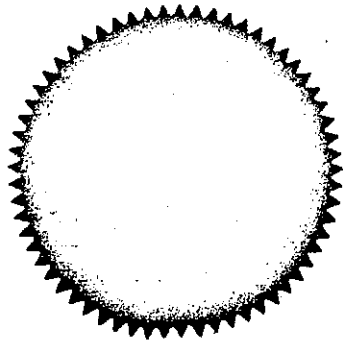
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