



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

December 9, 2015

Case # 27-15: SPECIAL PERMIT

90 Hatch Street
(AKA 88-90 Hatch Street)
Map: 111 Lot: 148

Case #28-15: SITE PLAN APPROVAL

88-90 Hatch Street
Map: 111 Lot: 148

Applicant: Jeff Glassman
Darnit Landing LLC
686 Belleville Avenue
New Bedford, MA
02745



Overview of Request:

Request to consider a Special Permit for reduction of parking spaces, and Site Plan approval for the expansion of commercial studio space for artists, designers, and small businesses at the former Nashawena Mills, located at 88-90 Hatch Street (Map 111, Lot 148), in the Industrial B zoning district.

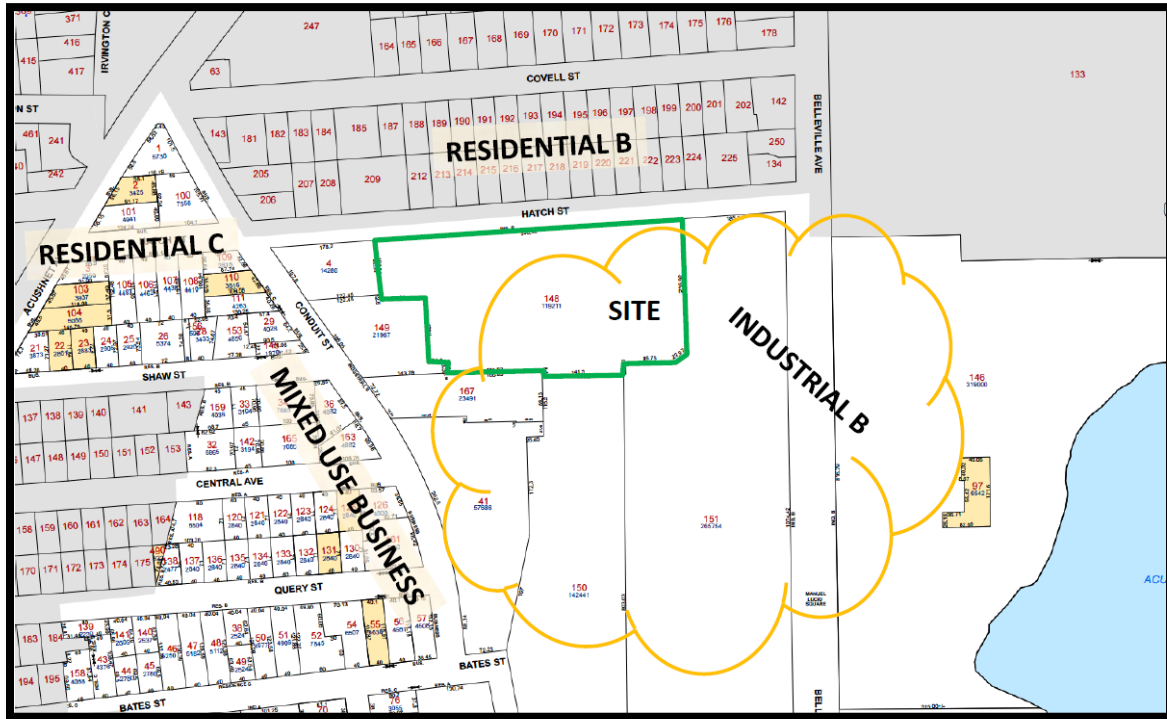
Existing Conditions:

This is an adaptive reuse project of the former Nashawena Mills consisting of two (2) buildings totaling approximately 154,840 +/- SF, located east of the Acushnet River at Hatch Street near the intersection of Belleville Avenue, on a 2.737 +/- acre site.

Retail Uses and Services Not Elsewhere Set Forth under the Table of Use Regulations is permitted by right in an Industrial B zoning district.

The eastern building is a four-story structure, having a footprint of 31,744+/- SF with artists' work space currently available on the third and fourth level of the structure.

The western building is comprised of two stories having a footprint of 9360+/- SF. First floor premises are occupied by Richardsons' MapTech and Metro Real Estate Trust.



Proposal Conditions:

The intent of this project is to provide working and incubator space for the creative economy. The applicant encourages twenty-four hour/ seven day per week access by the creative class tenants for utilization of the space. Deliveries will take place between the hours of 8:00 a.m. and 5:00 p.m.

The applicant proposes to add twenty (20) studio spaces to the second floor to complement the artists' work space currently available on the third and fourth level of the eastern structure, and twenty-two (22) co-working spaces plus shared meeting space to the second floor of the western building.

Parking configuration and off-street loading spaces remain unchanged. The applicant seeks a **waiver** for the non-conforming legal spaces. Calculations show that the applicant requires 195 parking spaces under City of New Bedford parking and loading requirements. The applicant seeks a **Special Permit for Parking Reduction** from 195 spaces to eighty-three (83) spaces, which currently exist on site. Under 521 CMR 23.00, the applicant must provide four (4) ADA accessible spaces on the revised site plan to comply with statute on site plan revisions.

The forthcoming revised plan set will illustrate the landscaping design which is set to accomplish the objectives of **Section 3300. Screening and Landscaping**. Neighboring residents will be provided with visual relief and buffer to reduce potential nuisances such as dirt, dust, noise, litter, or glare from the parking lot.



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.**

The critical mass of artists, performers, galleries, and cultural institutions that flourish in New Bedford has created the ambience of a vibrant coastal cultural center. Understanding the future potential of this sector— how we can include the people and businesses as an essential component of the future development, and how we can help promote this sector’s growth and measure its impact—is vital to our strategy for economic development as well as to the quality of life for everyone living in and visiting our city. Today we view the creative economy not as a separate arts and culture initiative, but as a leading edge growth sector that represents significant potential for job creation and revitalization, and as the most effective way for us to tell the stories of our past, present, and future through art, culture, and emerging creative enterprises. This comprehensive approach is an evolutionary step into coordinating a broadly defined creative economy into our future growth and development. This proposal, therefore, meets an objective of the master plan to support culture and creativity in achieving sustainable growth and development for the City of New Bedford.

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

Tenants utilizing parking for artist, designer and co-working space will access their studios 24/7. Use of space on this flexible work schedule should not burden the neighborhood with traffic peak and flow, as may a typical industrial use operating on a defined schedule.

The proposed expansion of the studio space will promote a public benefit by stimulating activity that provides an economic gain to the neighborhood and city. The applicant should, however, ensure spillover from lighting that provides for public safety does not interfere with the abutting neighbors’ quiet enjoyment of their homes.

- **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.

- **Neighborhood character and social structures.**

The city mill buildings date from the nineteenth and early twentieth centuries, when New Bedford was a center of textile and metals manufacturing. The city desires to encourage adaptive reuse of existing mill buildings.

▪ **Impacts on the natural environment**

The applicant is renovating an existing structure and will be improving the landscape area surrounding the building.

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

The former Nashawena Mills site is listed among the Upper Mill District Property Inventory. The objective of the Historic Mill inventory is to craft an overall strategy to proactively position New Bedford for future growth and development and identify opportunities that exist to redevelop underutilized industrial buildings for commercial, residential, and mixed use projects. The expansion of the studio space will continue to provide sustainable development, utilize the existing infrastructure in place, and increase the tax base by fostering small business development.

▪ **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.

Review Comments

Plans were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices. The Conservation Commission noted there were no local or State protected wetlands in or within 100' of the subject proposal, therefore no permit was required from the Conservation Commission. The School Department and Health Department noted there were no issues with the subject proposal. Outside of this, no further comments from city offices were received in this matter.

For Board Member Consideration:

The applicant presents the next phase of a renovation project to create well-designed space for artists, designers and small business for the Planning Board's consideration.

Note: Staff met with the applicant's agent to discuss technical review comments. As of the date this report was generated, no revised plans have been submitted for the Planning Board's review. We anticipate receiving additional information at the Planning Board meeting on December 9, 2015. What follows summarizes concerns with plans as represented:

- The plan set submittal lacks basic elements of a minor site plan submittal.
- Lack of uniformity in scaled drawings. Adjust scale. Add north arrow.

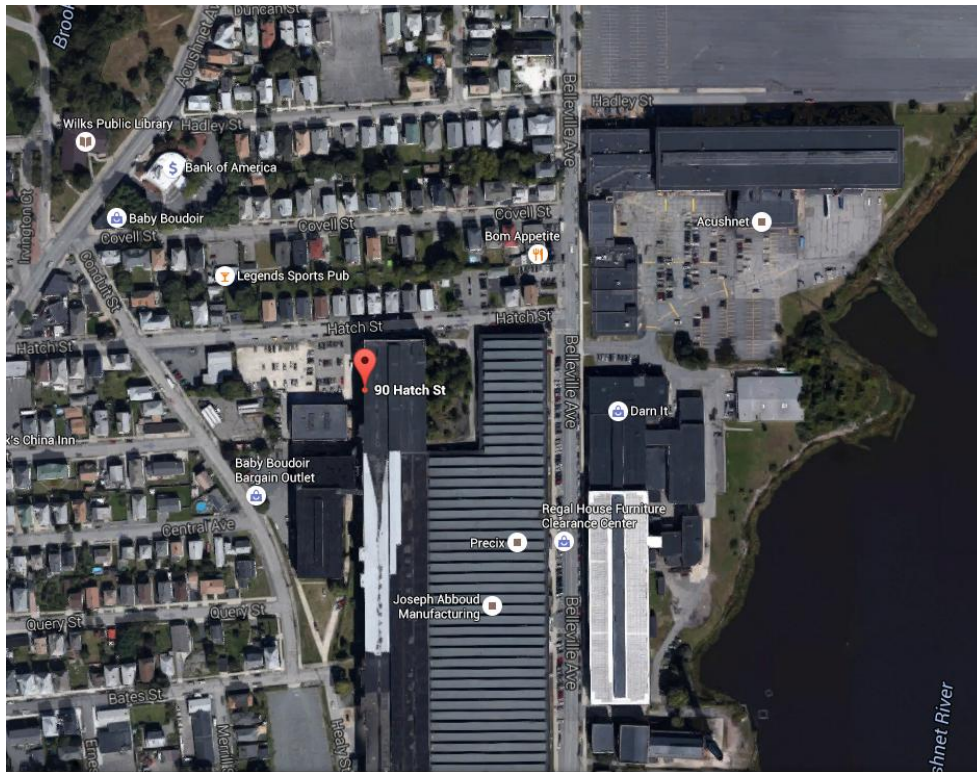
- Parking calculations are in disagreement with findings, based on square footage under Appendix C-Table of Parking & Loading Requirements. (I calculate 50 spaces up to 10,000 SF of the total 154,840 SF for buildings East (4 stories) and West (2 stories); 145 spaces for the remaining 144,840 SF. Provided: 83 Spaces.
- There is an obstruction between two parking spaces shown at the west edge of the pavement near the abutting fence line of Map 111, Lot 149, thereby reducing the use of one space for parking from 84. Please dimension accurately.
- Zoning matrix reads site providing 84 spaces, needing 167, and requesting 83 parking spaces. Numbers must agree.
- Show ADA compliant spaces on the plans.
- The ADA ramp is located a distance from the closest parking area space. Please address.
- Fence along the Hatch Street frontage may be encroaching within the city ROW, as noted by Thompson Farland. However, TF may be referring to the fence along the western lot line. It is not clear which fence is encroaching where. Please address.
- Clearly state on the application the requested number of parking spaces sought under Special Permit.
- Parking numbers on the zoning matrix on the site plan should be reviewed for accuracy.
- Waiver requests are unsubstantiated. While the applicant's agent has petitioned the board for waivers, and total number of individual titled plan sheets are not necessary for this minor site plan review, he must still present an existing conditions plan illustrating elements of the plan that are called out on 5451A-5451f. A cover sheet (showing locus, context aerial, revision box, title box, zoning matrix, deed of ownership, applicant's contact info, owner's contact info, and engineer's/architect's credentials, key, etc.), existing conditions plan, and proposed site plan (with dumpster location and snow storage, etc.), are the three, minimally acceptable plans for an adequate site plan review by the Planning Board.
- The Development Impact Statement is insubstantial, and if this is being treated as the narrative, this information is incomplete. Please elaborate.
- The site slopes slightly. Planning Board should see the topo spot elevations, in revised deliverables.
- A circulation plan is not shown for interior traffic. This is a tight sight, parking is limited, and off street parking is marginal. Can a fire truck safely maneuver this site? Dimensions for parking layout and aisle passage.
- No Landscape plan provided. Green space is in actuality a green roof along the west side of Building One. No street trees are illustrated on the plan. Landscaping is not addressed under 3300. (Single-family bungalow style homes are located along Hatch Street.)
- Are we considering a proposal for artist's studios, or are we also considering an application for artists, designers and small businesses? Building East notes Studio space; Building West notes Office space. Press release says "...well designed

spaces for artists, designers, and small businesses”. The application must be amended for accuracy.

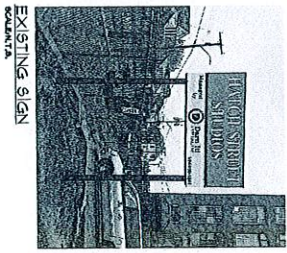
- The applicant has misstated the zoning classification on both Site Plan and Special Permit application forms. Please correct for zoning as IB.

Attachments:

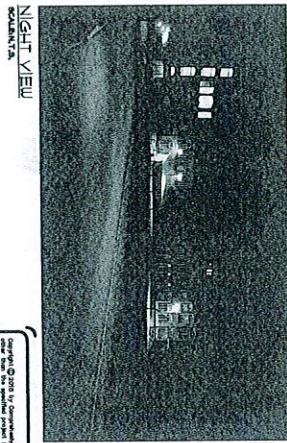
1. Plan Set
2. Waiver Petitions
3. Development Impact Statement
4. Site Plan Approval Application
5. Special Permit Application
6. Deed – Bristol County (S.D) Registry of Deeds Book 11412, Page 337
7. Photos



Context Aerial
88-90 Hatch Street



EXISTING SIGN



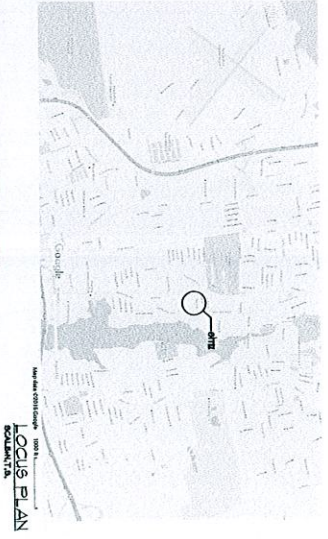
NIGHT VIEW

MORTGAGE INSPECTION PLAN
 THOMPSON FARLAND
 REALTY CORPORATION

119-211
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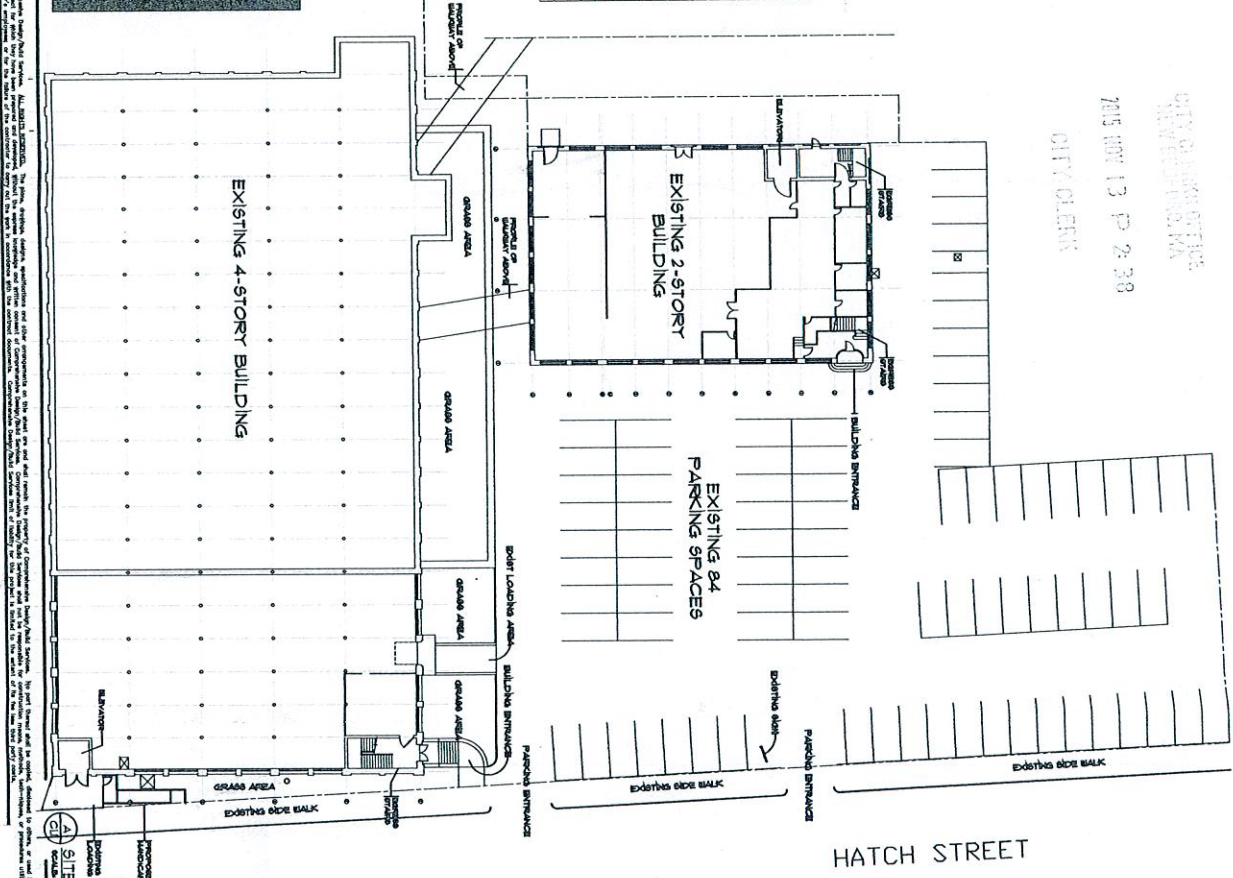
TABLE

Lot Area (sq ft)	119,211	0	119,211
Lot Width (ft)	535.94	N/A	535.94
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)	N/A	N/A	N/A
Net-to-Gross Floor Area (sq ft)	N/A	N/A	N/A
Net-to-Net-to-Gross Floor Area (sq ft)	119,211	N/A	119,211
Number of Units (Net)	0	0	0
Number of Units (Gross)	0	0	0
Number of Units (Net-to-Net)	0	0	0
Unit Area (sq ft)	0	0	0
Unit Area (sq ft) (Net)	0	0	0
Unit Area (sq ft) (Gross)	0	0	0
Unit Area (sq ft) (Net-to-Net)	0	0	0
Unit Area (sq ft) (Net-to-Net) (Net)	0	0	0



Category	Value	Approved/Allowed	Proposed
Lot Area (sq ft)	119,211	0	119,211
Lot Width (ft)	535.94	N/A	535.94
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)	N/A	N/A	N/A
Net-to-Gross Floor Area (sq ft)	N/A	N/A	N/A
Net-to-Net-to-Gross Floor Area (sq ft)	119,211	N/A	119,211
Number of Units (Net)	0	0	0
Number of Units (Gross)	0	0	0
Number of Units (Net-to-Net)	0	0	0
Unit Area (sq ft)	0	0	0
Unit Area (sq ft) (Net)	0	0	0
Unit Area (sq ft) (Gross)	0	0	0
Unit Area (sq ft) (Net-to-Net)	0	0	0
Unit Area (sq ft) (Net-to-Net) (Net)	0	0	0

MAY 13 P 2:38
 CITY CLERK



ATTACHMENT 1



APPROVED

PROPOSED: ARTIST STUDIOS

DATE: MAY 13 2018

DRAWN BY: [Signature]

SCALE: AS SHOWN

PROJECT: 88-90 HATCH ST, NEW BEDFORD, MA

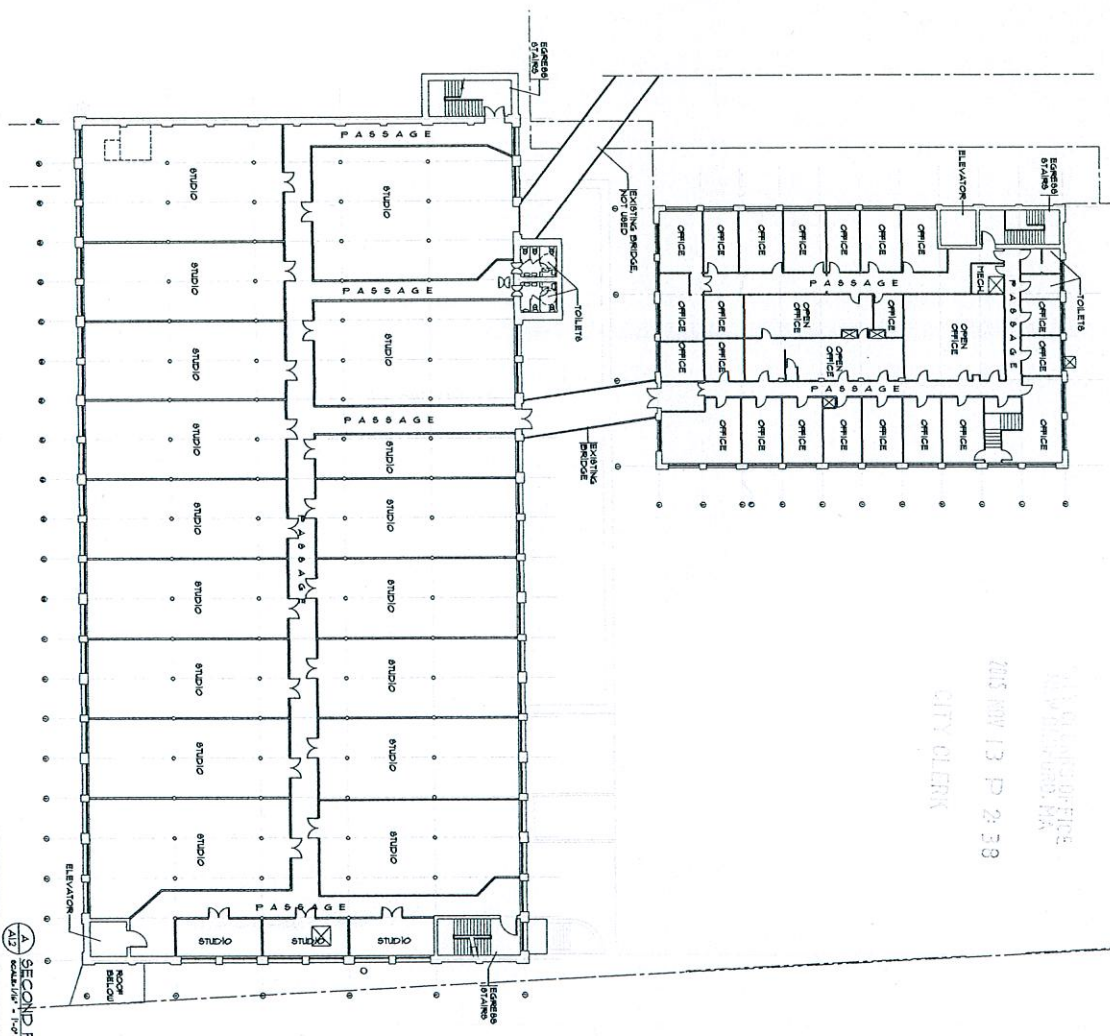
PLANNING DEPARTMENT

CITY CLERK

CITY OF BOSTON

COPY 27-15
 COPY 28-15

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CITY CLERK

Check 27-15
Check 20-15

SECOND FLOOR PLAN

Project: PROPOSED Artist Studios
 For: 55-59 Belsch Pl., New Bedford, MA
 Drawing Title: Second Floor Plan
 Drawing No: A1.2
 Date: 11-11-15

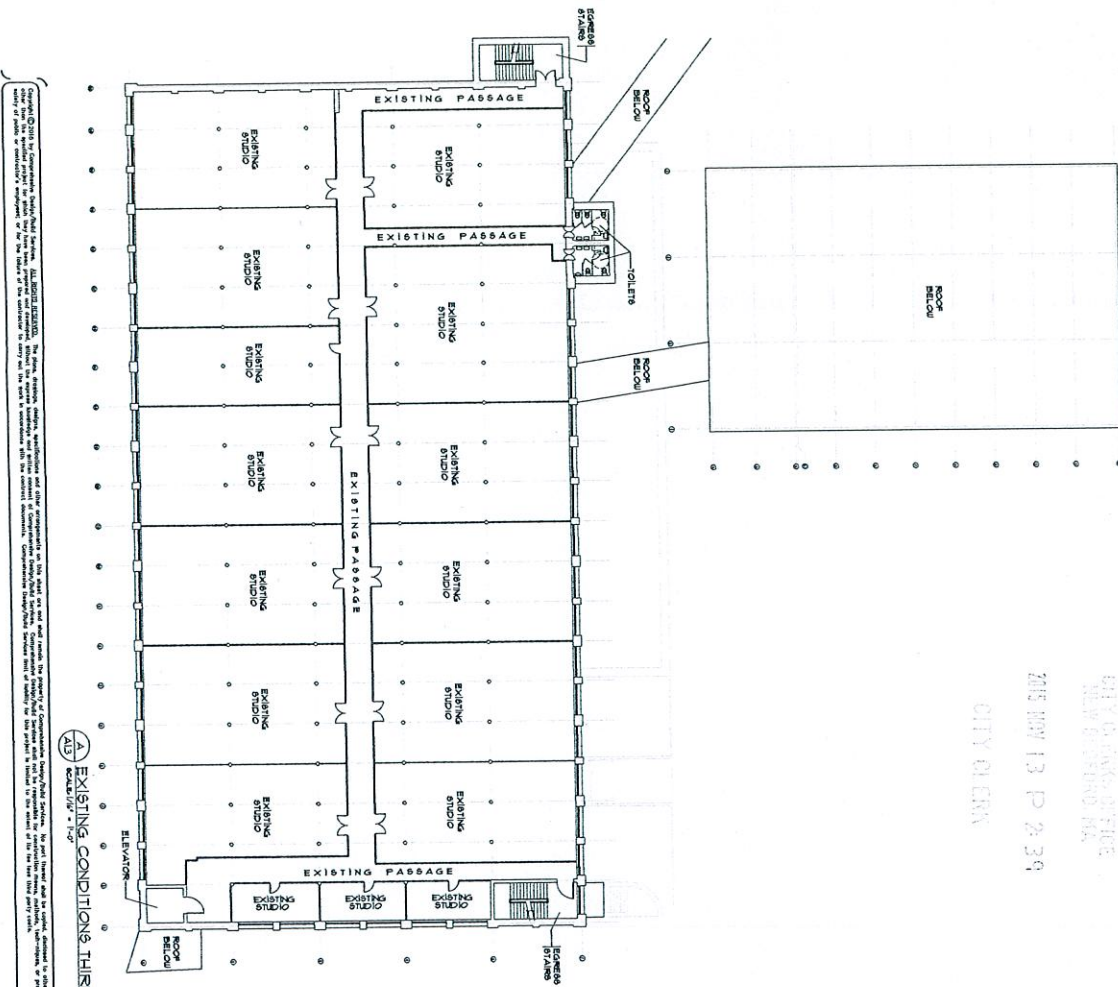
No.	Revisions



Architect: WEST WASHINGTON ARCHITECTS
 100 WEST WASHINGTON ST., SUITE 200
 WEST WASHINGTON, MA 01981
 T. 508.291.1061 - F. 508.291.0727

Proposed: PROPOSED ARTIST STUDIOS
 Approved: [Signature] Date: [Date]
 Approved on behalf: [Signature]

Notes:
 1. See site plan for location of building.
 2. See site plan for location of existing swimming pool.
 3. See site plan for location of rear swimming pool.
 4. See site plan for location of existing structure.
 5. See site plan for location of existing structure.
 6. See site plan for location of existing structure.
 7. See site plan for location of existing structure.
 8. See site plan for location of existing structure.
 9. See site plan for location of existing structure.
 10. See site plan for location of existing structure.



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EXISTING CONDITION'S THIRD FLOOR PLAN

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CITY OF ENH

APR 21-15
CHR 26-15

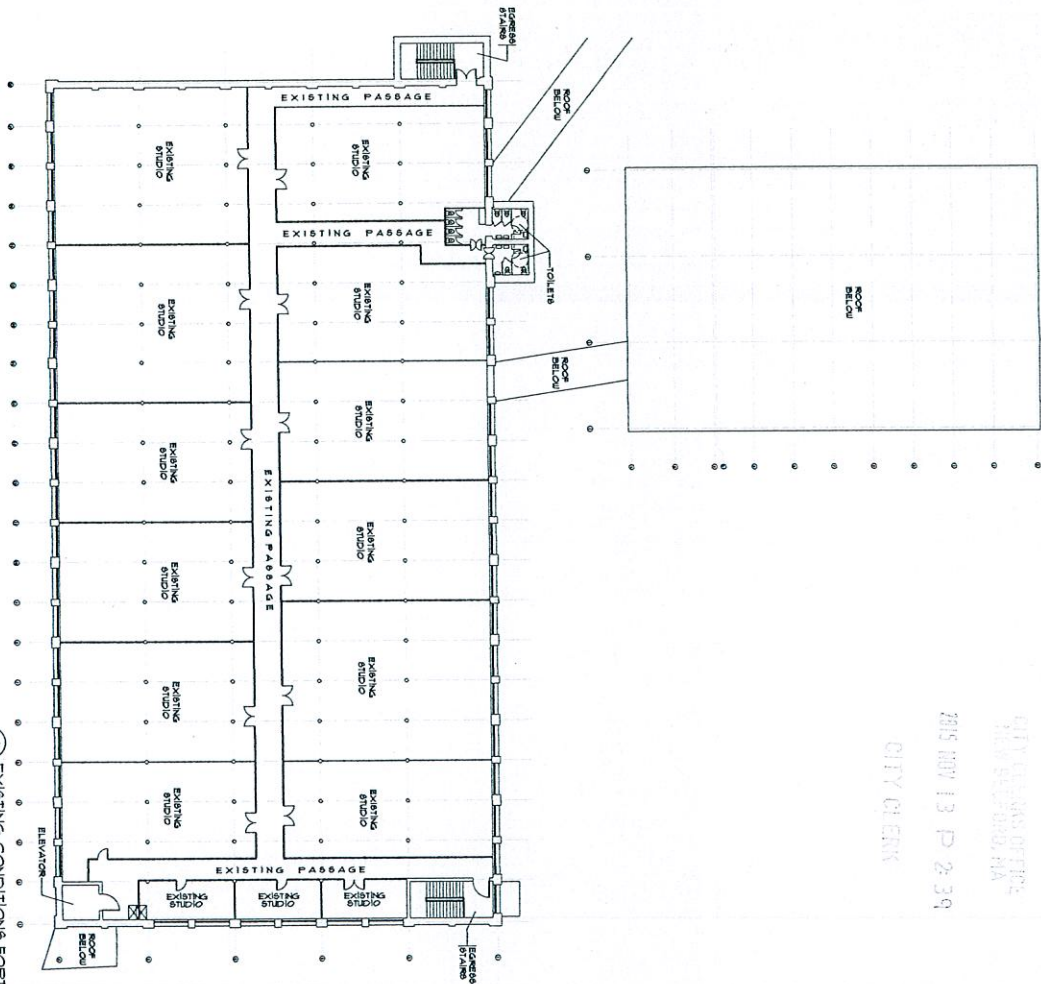
Project	PROPOSED Artist Studio
For:	88-99 Batch St. New Bedford, MA
Drawing No.	A1.3
Scale	1/4" = 1'-0"
Date	11/13/13
Drawn by	CHR
Checked by	
Project #	2013-04



PROPOSED ARTIST STUDIOS	Date
Approved in Detail	

WEST WASHINGTON, MA 02576-0278
1500 WEST WASHINGTON ST. - 2ND FLOOR
TEL: 508-548-0278 FAX: 508-548-0277
WWW.CAS-LLC.COM

CITY CLERK OFFICE
 115 WEST MAIN ST
 NEW BEDFORD, MA
 2015 NOV 13 P 2:39
 CITY CLERK



A1.4 EXISTING CONDITIONS FOURTH FLOOR PLAN

018 27-15
 018 28-15

Project PROPOSED Artist Studios For: 88-90 Batch Pl. New Bedford, MA	Drawing Title Fourth Floor Plan	Date 11/13/15	 REGISTERED ARCHITECT STATE OF MASSACHUSETTS No. 61213-073 T. 508.291.0161 - F. 508.202.0727 www.danahughes.com	Description PROPOSED ARTIST STUDIOS	Date 11/13/15	Approved by [Signature]	Date 11/13/15	Approved by [Signature]	Date 11/13/15
	Scale 1/8" = 1'-0"	Sheet No. A1.4		Total Sheets 1					
	Author [Name]	Checker [Name]		Designer [Name]					

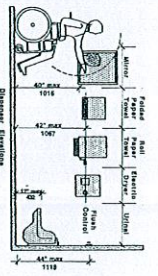


Figure 201

30.1.1 MINOR

30.1.2 DISINFECTION

30.1.3 CONTROLS AND RECEPTACLES

30.1.4 CHILD-RESISTANT WATER CLOSERS

30.1.5 FLOOR FINISH

30.1.6 LIGHTING

30.1.7 CHILDREN'S BIRNALS

30.1.8 CHILDREN'S BENCHES

30.1.9 CHILDREN'S BENCHES (continued)

30.1.10 CHILDREN'S BENCHES (continued)

30.1.11 CHILDREN'S BENCHES (continued)

30.1.12 CHILDREN'S BENCHES (continued)

30.1.13 CHILDREN'S BENCHES (continued)

30.1.14 CHILDREN'S BENCHES (continued)

30.1.15 CHILDREN'S BENCHES (continued)

30.2.1

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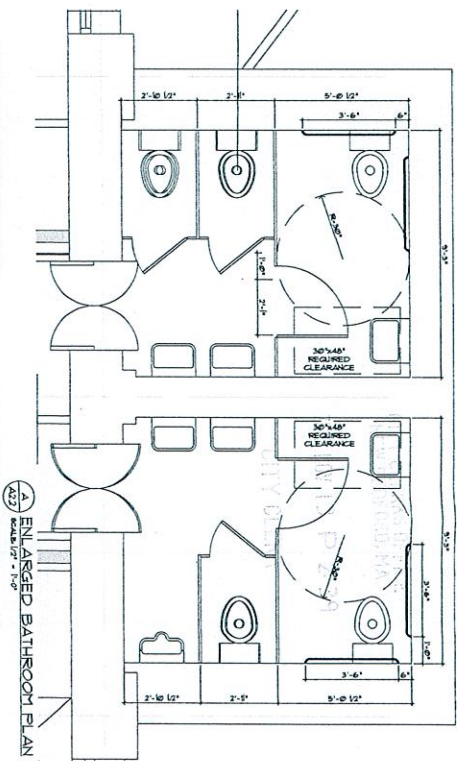
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TOILET EQUIPMENT SCHEDULE

NO.	DESCRIPTION	MANUF. & #	QTY	REMARKS
30.1.1	MINOR
30.1.2	DISINFECTION
30.1.3	CONTROLS AND RECEPTACLES
30.1.4	CHILD-RESISTANT WATER CLOSERS
30.1.5	FLOOR FINISH
30.1.6	LIGHTING
30.1.7	CHILDREN'S BIRNALS
30.1.8	CHILDREN'S BENCHES
30.1.9	CHILDREN'S BENCHES (continued)
30.1.10	CHILDREN'S BENCHES (continued)
30.1.11	CHILDREN'S BENCHES (continued)
30.1.12	CHILDREN'S BENCHES (continued)
30.1.13	CHILDREN'S BENCHES (continued)
30.1.14	CHILDREN'S BENCHES (continued)
30.1.15	CHILDREN'S BENCHES (continued)
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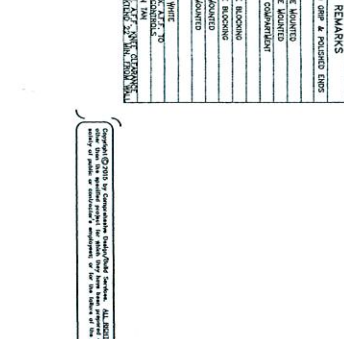


Figure 202

30.5.1

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30.5.16

PROPOSED
ARTIST STUDIOS
 For:
 88-90 Hatch Pl.
 New Bedford, MA
 Drawing Title: Partial Floor Plan & DETAILS
 Drawing No: **A2.2**
 Scale: As Shown
 Date: 12/11/2013
 Project No: 2013-01-01-01

PROPOSED
ARTIST STUDIOS
 Approved: _____
 Date: _____
 Approved by: _____
 Date: _____
 WEST MAPLEWOOD ARCHITECTURE
 1008 WEST MAPLEWOOD AVENUE
 WEST MAPLEWOOD, NJ 07095
 TEL: 908.281.1981 FAX: 908.281.6777

From: armando@cdbdesigns.com [mailto:armando@cdbdesigns.com]
Sent: Wednesday, November 04, 2015 1:32 PM
To: Jennifer Clarke
Subject: Request for Waiver 88 Hatch St

Good afternoon Jennifer,

I am sending this email to request a waiver for some items on the site plan check list considering that this is being submitted for site plan review because of a rejection by the building department for a special permit for reduction of parking. We are not doing any demolition, excavation, or utility work of any sort, we are planning to restripe the existing parking area to allow for proper parking spot allocation.

Therefore we are requesting a waiver for the following sections:

5451.a

Part waiver, we can provide a plan showing the existing site elements at the immediate site but there is no proposed development, demolition, excavation, or utility work of any sort that would interfere with the neighborhood or surrounding area out side the site.

5451.b

Requesting a waiver for Topography Plan and drainage because there is no proposed development, demolition, excavation, or utility work of any sort that would interfere with the neighborhood or surrounding area out side the site.

5451.c

Requesting a waiver for Utility Plan because there is no proposed development, demolition, excavation, or utility work of any sort that would interfere with the neighborhood or surrounding area out side the site.

5451.d

Requesting a partial waiver for Architectural Plan because there is no proposed exterior development, demolition, excavation, or work of any sort that would interfere with the neighborhood or surrounding area out side the site.; we can provide a floor plan of the interior of the building.

5451.e

CASE 27-15 + 28-15

ATTACHMENT 2

Part waiver, we can provide a plan showing the existing site elements at the immediate site but there is no proposed development, demolition, excavation, or utility work of any sort that would interfere with the neighborhood or surrounding area out side the site; this can be accomplished with the plan for section 5451.a.

5451.f

Part waiver, we can provide a plan showing the existing site lighting but there is no proposed development, or work of any sort that would interfere with the neighborhood or surrounding area out side the site; this can be accomplished with the plan for section 5451.a.

5454

Requesting a waiver for Drainage Calculation because there is no proposed development, demolition, excavation, or utility work of any sort that would interfere with the neighborhood or surrounding area out side the site.

Please feel free to contact me if you have any questions or need additional information.

Respectfully,

Armando M. Pereira,

Associate AIA

CDBS

West Wareham, MA

T: 508.291.1061ext: 100

F: 508.355.0727

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**Development Impact Statement
For
90 Hatch Street
New Bedford, MA**

The existing consists of two (2) building structures on Lot 148, Map 111 that were used for manufacturing until the mid 80's. This parcel is 2.737 acres of land mainly classified for assessment purposes as IND WHS with a(n) OLD MILL WAREHOUSE style building, built about 1920, having Brick exterior, Tar & Gravel roof cover and 128938 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 0 total half bath(s).

The proposed project is to construct 20 Artist Studios on the second floor and a handicap ramp on the northeast corner of the building at the existing loading dock. The Artist studios with be used by one individual, this use provides minimal impact on the existing neighborhood for the fact that it requires less parking and produces minimal noise.

ATTACHMENT 3

PLANNING
NOV 13 2015
DEPARTMENT
CASE 27-15
CASE 28-15
FILE COPY



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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: Site Plan by: Comprehensive Design/Build Services dated: 11-12-15

1. Application Information

Street Address: 90 Hatch St.

Assessor's Map(s): 111 Lot(s) 148

Registry of Deeds Book: 11412 Page: 337

Zoning District: IB

Applicant's Name (printed): Darnit Landing, LLC *ARRYANDO - 508 291 1061 X100*

Mailing Address: 686Belleville Ave New Bedford MA 02745
(Street) (City) (State) (Zip)

Contact Information: (508) 999-4584 jeff@darnit.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

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

Permit Rejection, Abutters List, Drawings, Parcel Detail, Mortgage Plot Plan, Photos, Development Impact Statement, and Deed.

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

11/12/15
Date

[Signature]
Signature of Applicant

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ATTACHMENT 4

FILE COPY
CASE 28-15

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: Mixed Use **IND B**

Proposed Use of Premises: Mixed Use **???**

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

4. Briefly Describe the Proposed Project:

PROPOSED

Proposed 30,000 sq Artist Studios on the second floor

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft) 119,224	119,211	0	119,211
Lot Width (ft)	<input checked="" type="checkbox"/> 535.94	0	535.94
Number of Dwelling Units	<input checked="" type="checkbox"/> N/A	N/A	0
Total Gross Floor Area (sq ft)	<input checked="" type="checkbox"/> N/A	N/A	N/A
Residential Gross Floor Area (sq ft)	<input checked="" type="checkbox"/> N/A	N/A	0
Non-Residential Gross Floor Area (sq ft) 43,670	128,938	N/A	128,938
* Building Height (ft) BUILDING ONE TWO	48 +/-	100	48 +/-
* Front Setback (ft)	5 +/-	25	5 +/-
* Side Setback (ft)	127 +/-	25	127 +/-
* Side Setback (ft)	42 +/-	25	42 +/-

* Rear Setback (ft)	0	25	0
Lot Coverage by Buildings (% of Lot Area)	38% <i>36%</i>	50%	<i>36</i> 38%
Permeable Open Space (% of Lot Area)	24% <i>8%</i>	N/A	24%
Green Space (% of Lot Area)	<i>24% 8%</i>	20%	24%
Off-Street Parking Spaces	84	<i>167 195</i>	83
Long-Term Bicycle Parking Spaces	0	N/A	0
Short-Term Bicycle Parking Spaces	0	N/A	0
Loading Bays	2	2	<i>2</i> 0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	0	0
b) Number of employees:	1 Per Studio	1 Per Studio <i>OFFICE ?</i>
c) Hours of operation:	8A-8P +/-	8A-8P +/-
d) Days of operation:	7	7
e) Hours of deliveries:	8-5	<i>8-5 ?</i>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>As Required</u>		

7. Planning Board Special Permits:

- The applicant is also requesting a Special Permit from the Planning Board.
- Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.
- Special Permit for reduction of parking
- _____
- _____
- _____

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

<u>3100</u>	<u>Parking and Loading</u>
<u>3110</u>	<u>Applicability</u>

P.F. 3120
NOT ZBA 😊

- 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: Darnit Landing, LLC

at the following address: 686 Belleville Ave.

to apply for: Special Permit

on premises located at: ²⁸⁻90 Hatch St

in current ownership since: June 24, 2015

whose address is: 686 Belleville Ave.

for which the record title stands in the name of: Darnit Landing, LLC

whose address is: 686 Belleville Ave.

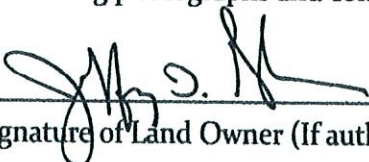
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11412 Page: 337 ✓

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

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

11/12/15
Date


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



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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: Site Plan by: Comprehensive Design/Build Services dated: 11-12-15

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2015 NOV 11 P 2:38
CITY CLERK

1. Application Information

Street Address: 90 Hatch St.

Assessor's Map(s): 111 Lot(s) 148

Registry of Deeds Book: 11412 Page: 337

Zoning District: IB

Applicant's Name (printed): Darnit Landing, LLC *ALVARADO 508 291 1061 X100*

Mailing Address: 686 Belleville Ave New Bedford MA 02745
(Street) (City) (State) (Zip)

Contact Information: (508) 999-4584 jeff@darnit.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

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

Permit Rejection, Abutters List, Drawings, Parcel Detail, Mortgage Plot Plan, Photos, Development Impact Statement, and Deed.

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

11/12/15
Date

[Signature]
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

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ATTACHMENT 5

EX COPY

1
CASE 27-15

2. Zoning Classifications

Present Use of Premises: Mixed Use 1ND 6

Proposed Use of Premises: Mixed Use ???

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

Reduction of Parking

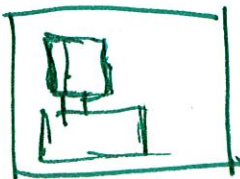
3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

Proposed Proposed 30,00 sf Artist Studios on the second floor

BUILDING 1 = 33750 SF
 BUILDING 2 = 9920 SF
 43670

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft) 119224	119,211	0	119,211
Lot Width (ft)	535.94	0	535.94
Number of Dwelling Units	N/A	N/A	0
Total Gross Floor Area (sq ft)	N/A	N/A	N/A
Residential Gross Floor Area (sq ft)	N/A	N/A	0
Non-Residential Gross Floor Area (sq ft) 43670	28,938	N/A	128,938
* Building Height (ft) * BUILDING ONE =	48 +/-	100	48 +/-
* Front Setback (ft) + BUILDING TWO	5 +/-	25	5 +/-
* Side Setback (ft)	127 +/-	25	127 +/-
* Side Setback (ft)	42 +/-	25	42 +/-
* Rear Setback (ft)	0	25	0
Lot Coverage by Buildings (% of Lot Area)	36 38%	50 %	36 38%
Permeable Open Space (% of Lot Area)	24 %	N/A	24 %
Green Space (% of Lot Area)	8% / 24 %	20 %	24 %
Off-Street Parking Spaces	84	167	83
Long-Term Bicycle Parking Spaces	0	N/A	0
Short-Term Bicycle Parking Spaces	0	N/A	0
Loading Bays	2	2	0



LOT
 TOTAL AREA = 119 224 SF. +/- 100 %
 BUILDING FOOTPRINT = 43 670 SF. +/- 36 % = 264
 PAVEMENT = REMAINDER = 65 294 SF +/- 55 %
 GRASS = 10260 SF +/- 8 %

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>0</u>	<u>0</u>
b) Number of employees:	<u>1-PER STUDIO</u>	<u>1-PER STUDIO</u>
c) Hours of operation:	<u>8A-8P +/-</u>	<u>8A-8P +/-</u>
d) Days of operation:	<u>7</u>	<u>7</u>
e) Hours of deliveries:	<u>8-5</u>	<u>8-5</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>AS REQUIRED</u>		

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Darnit Landing, LLC

at the following address: 686 Belleville Ave

to apply for: Parking Relief

on premises located at: 88-90 Hatch St.

in current ownership since: Darnit Landing, LLC

whose address is: 686 Belleville Ave

for which the record title stands in the name of: Darnit Landing, LLC

whose address is: 686 Belleville Ave.


by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11412 Page: 337 ✓

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

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

11/12/15
Date


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

DEED

Lynne C. Andonian, as Trustee of the NINETY HATCH STREET REALTY TRUST, under Declaration of Successor Trust dated November 4, 1995, recorded in the Bristol County (S.D.) Registry of Deeds at Book No. 3563, Page No. 248, and Certificate of Appointment and Acceptance as Trustee of the Ninety Hatch Street Realty Trust, dated January 27, 2015, recorded in the Bristol County (S.D.) Registry of Deeds at Book No. 11351, Page No. 39,

for consideration paid of Five Hundred Fifty Thousand and 00/100 Dollars (\$550,000.00)

grants to Darn It Landing, LLC, of 686 Belleville Avenue, New Bedford, MA 02745,

those certain parcels of land with all buildings and improvements thereon located at 90 Hatch Street, New Bedford, Massachusetts, which parcels are more fully described on Exhibit "A" attached hereto and incorporated by reference herein.

For Title see Deed dated July 17, 1995, recorded with said Bristol County (S.D.) Registry of Deeds in Book No. 3502, Page No. 333.

See also deed dated November 4, 1995 from Craig Raposa recorded in said Registry of Deeds in Book 3563, Page 256.

See also corrective deed dated December 27, 1995 from Craig Raposa recorded in said Registry of Deeds in Book 3733, Page 30.

COPY

EXHIBIT A

Legal Description

The land, with any buildings thereon, in New Bedford, Massachusetts, located south of Hatch Street, and bounded and described as follows:

PARCEL I

Beginning at a point in the southerly line of Hatch Street One Hundred Seventy-eight and 20/100 (178.20) feet easterly therein from Conduit Street; thence

Running in a southerly directed Ninety-two and 34/100 (92.34) feet by land now or formerly of Leo F. Cormier to a corner; thence

Running in an easterly direction by land formerly of Nashawena Mills, now of the Grantor and described as Parcel II herein, Two Hundred Sixty-three and 67/100 (263.67) feet to a drill hole for a corner; thence

Running in a southerly direction One Hundred Forty-one and 85/100 (141.85) feet by last named land to a drill hole for a corner; thence

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NOV 13 2015

DEPARTMENT

ATTACHMENT 6

CRS 27-15
CRS 28-15

Running in an easterly direction Twenty-three and 50/100 (23.50) feet by last named land to a corner; thence ✓

Running in a southerly direction Twenty-two and 03/100 (22.03) feet by last named land and land now or formerly of said Nashawena Mills and now of A. Realty Corp. to a corner; thence

Running in an easterly direction to and through the center of a wall of a building One Hundred Forty-one and 30/100 (141.30) feet by last named land to a corner, which wall is a party wall between the premises herein conveyed and those formerly of Nashawena Mills; thence ✓

Running in a northerly direction eighteen and 83/100 (18.83) feet by land now or formerly of said Nashawena Mills to a drill hole for a corner; thence ✓

Running in an easterly direction Eighty-six and 75/100 (86.75) feet by last named land to a drill hole for a corner; thence

Running in a northeasterly direction Twenty-three and 97/10 (23.97) feet by last named land to a drill hole for a corner; thence

Running in a northerly direction Two Hundred Thirty-five and 92/100 (235.92) feet by last named land to the southerly line of Hatch Street; and thence

Running westerly in the southerly line of Hatch Street Five Hundred Thirty-Five and 94/100 (535.94) feet to the point of beginning. ✓

Containing two and 14/100 (2.14) acres more or less and being the land and buildings shown on a plan entitled "Plan of Land Surveyed for Nashawena Mills located in New Bedford, Massachusetts, Leo W. Grenier, Reg. L.S., 49 Purchase Street, Fall River, Mass., June 4, 1952", filed in Bristol County (S.D.) Registry of Deeds, Plan Book 44, Page 78, and being the same premises conveyed to Hatch Street Realty Corporation (a Massachusetts Corporation) by deed of The Continental Elastic Corporation dated July 7, 1952 and recorded in Bristol County (S.D.) Registry of Deeds, Book 1055, Pages 184 and 185.

The above described premises are conveyed subject to an easement for a loading platform granted by Hatch Street Realty Corporation (a Massachusetts corporation) to A. Realty Corp. by deed dated October 6, 1955 and recorded in said Registry, Book 1163, Page 169 and subject to and together with the benefit of all other rights, easements and reservations of record.

PARCEL II

Beginning at the southwesterly corner of other land of the Grantor being Parcel I above described, and at the southeasterly corner of land now or formerly of Leo F. Cormier; thence

Running in an easterly direction in line of last named land Two Hundred Sixty-three and 67/100 (263.67) feet to a drill hole at said Parcel I for a corner; thence

Running in a southerly direction by said Parcel I One Hundred Forty-one and 85/100 (141.85) feet to a drill hole for a corner; thence

Running in an easterly direction by said Parcel I Twenty-three and 50/100 (23.50) feet to a point for a corner; thence

Running in a southerly direction by said Parcel I Thirteen and 85/100 (13.85) feet to a point for a corner; thence

Running in a westerly direction through Driveway C shown on the plan hereinafter mentioned and by land now or formerly of William Whitman Company, Inc. One Hundred Seventy-one and 83/100 (171.83) feet to a drill hole for a corner; thence

Running in a northerly direction by last named land One Hundred Thirty-four and 15/100 (134.15) feet to a drill hole for a corner; thence

Running in a westerly direction by last named land One Hundred Fourteen and 30/100 (114.30) feet to a nail in the fence for a corner; and thence

Running in a northerly direction by last named land Twelve and 5/10 (12.5) feet to the place of beginning.

Containing .511 acres, more or less, and being shown as Lot A on Plan of Land surveyed for Nashawena Mills, located in New Bedford, Mass., Leo Grenier, Reg. L.S., dated June 4, 1952. Lot A was added to said plan August 28, 1952 and said plan was revised September 19, 1952. See Plan Book 44, Page 110.

Being the same premises conveyed to Hatch Street Realty Corporation (a Massachusetts corporation) by deed of William Whitman Company, Inc. dated September 24, 1952 and recorded in Bristol County (S.D.) Registry of Deeds, Book 1063, Pages 65 and 66.

The above described premises are conveyed subject to and together with the benefit of all of the rights, easements and reservations referred to in said deed of William Whitman Company, Inc.

PARCEL III

Beginning at the northeasterly corner of the premises to be described at a drill hole at other land of the Grantor, being Parcel II above described; thence

Southerly in line of last named land One Hundred Fourteen and 30/100 (114.30) feet, more or less, to a point formed by the intersection of the westerly boundary of said Parcel II and the northerly line of Driveway "F", as shown upon a plan hereinafter mentioned, extended

westerly, said point being approximately Twenty (20) feet northerly in said westerly boundary of Parcel II from a drill hole at the southwesterly corner of said Parcel II; thence

Westerly in line of the northerly line of said Driveway "F" extended westerly and in line of land now or formerly of A. Realty Corp. Thirty-One and 60/100 (31.60) feet, more or less, to a fence; thence

Northerly in line of said fence One Hundred Twelve and 30/100 (112.30) feet to said Parcel II herein; thence

Easterly in line of last named land Thirty-four and 30/100 (34.30) feet to the place of beginning.

Containing Three Thousand Seven Hundred Thirty-nine (3,739) square feet, more or less.

Said Driveway "F" is shown upon said plan entitled "Plan of Land Surveyed for Nashawena Mills located in New Bedford, Massachusetts" made by Leo W. Grenier, Registered Land Surveyor, dated June 4, 1952 and revised August 28, 1952 and September 19, 1952 and filed in Bristol County (S.D.) Registry of Deeds, Plan Book 44, Page 110.

The above described premises are the premises conveyed to Hatch Street Realty Corporation (a Massachusetts corporation) by deed of A. Realty Corp. dated September 29, 1955 and recorded in Bristol County (S.D.) Registry of Deeds, Book 1163, Page 156. The said premises are conveyed together with the benefit of various rights and easements appurtenant thereto and subject to the various rights, easements and reservations set forth in a deed of William Whitman Company, Inc. to A. Realty Corp. dated November 20, 1952 and recorded in said Registry, Book 1068, Page 280.

Signed under the pains and penalties of perjury and as a sealed instrument on this 24th day of June, 2015.

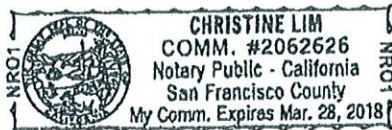

By: Lynne C. Andonian


STATE OF CALIFORNIA

San Francisco County

June 24th, 2015

On this 24th day of June, 2015, before me, the undersigned notary public, personally appeared Lynne C. Andonian and proved to me through satisfactory evidence of identification, which was CA Driver License to be the person whose name is signed on the preceding or attached document, in my presence, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of her knowledge and belief, and further she acknowledged to me that she signed it voluntarily for its stated purpose.




Notary Public: Christine Lim
My commission expires: March 28, 2018

Google Maps 81 Hatch St

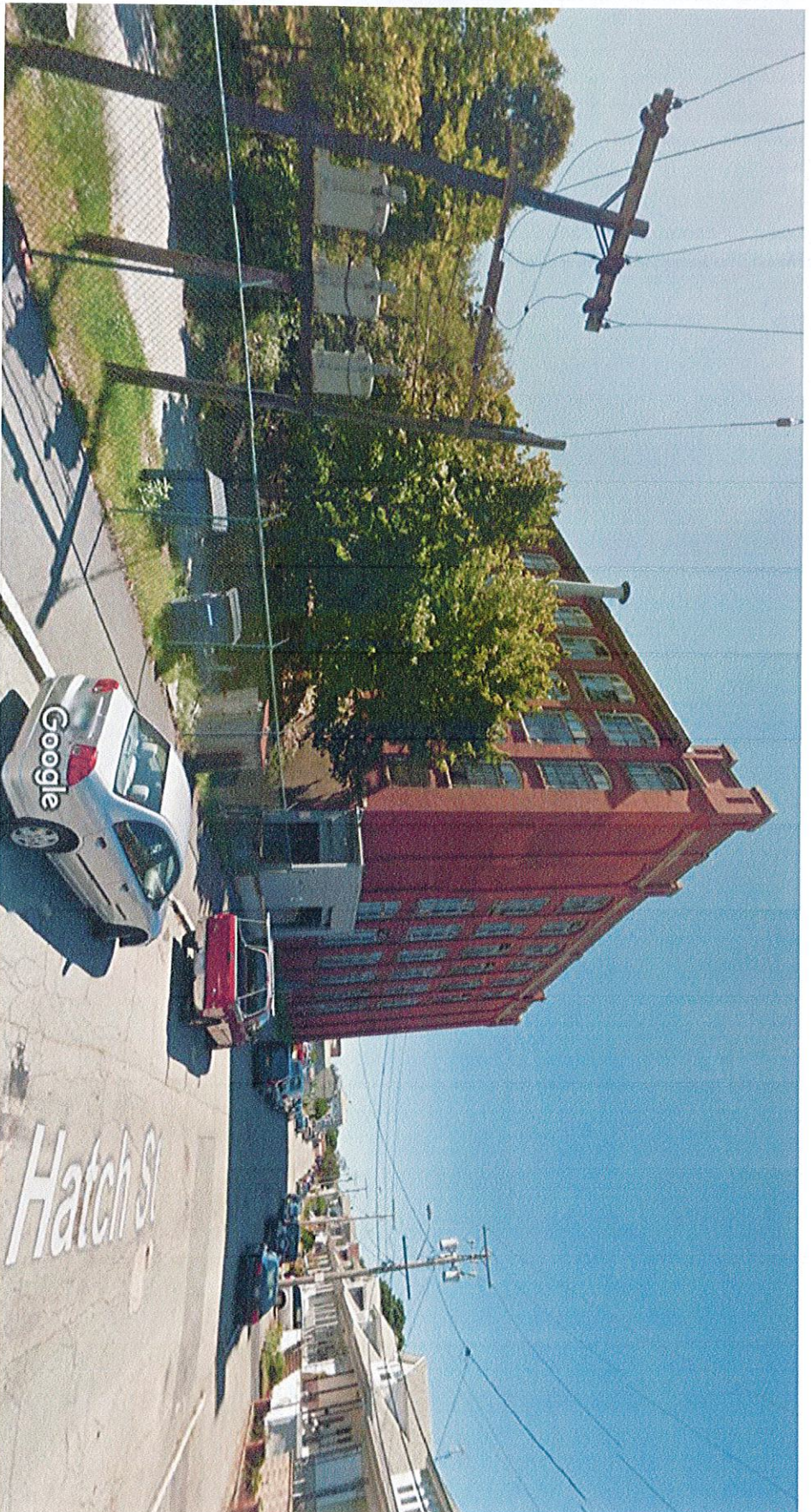


Image capture: Aug 2012 © 2015 Google

New Bedford, Massachusetts
Street View - Aug 2012

PLANNING

NOV 13 2013

DEPARTMENT

OKS 27-11
28-15

https://www.google.com/maps/@41.6722416,-70.9214953a,75y,229.78h,100.57t/data=!3m6!1e1!3m4!1s_oIOWTc3xIE29T!jku... 9/30/2015

ATTACHMENT 7

FREE COPY

Google Maps 137 Hatch St

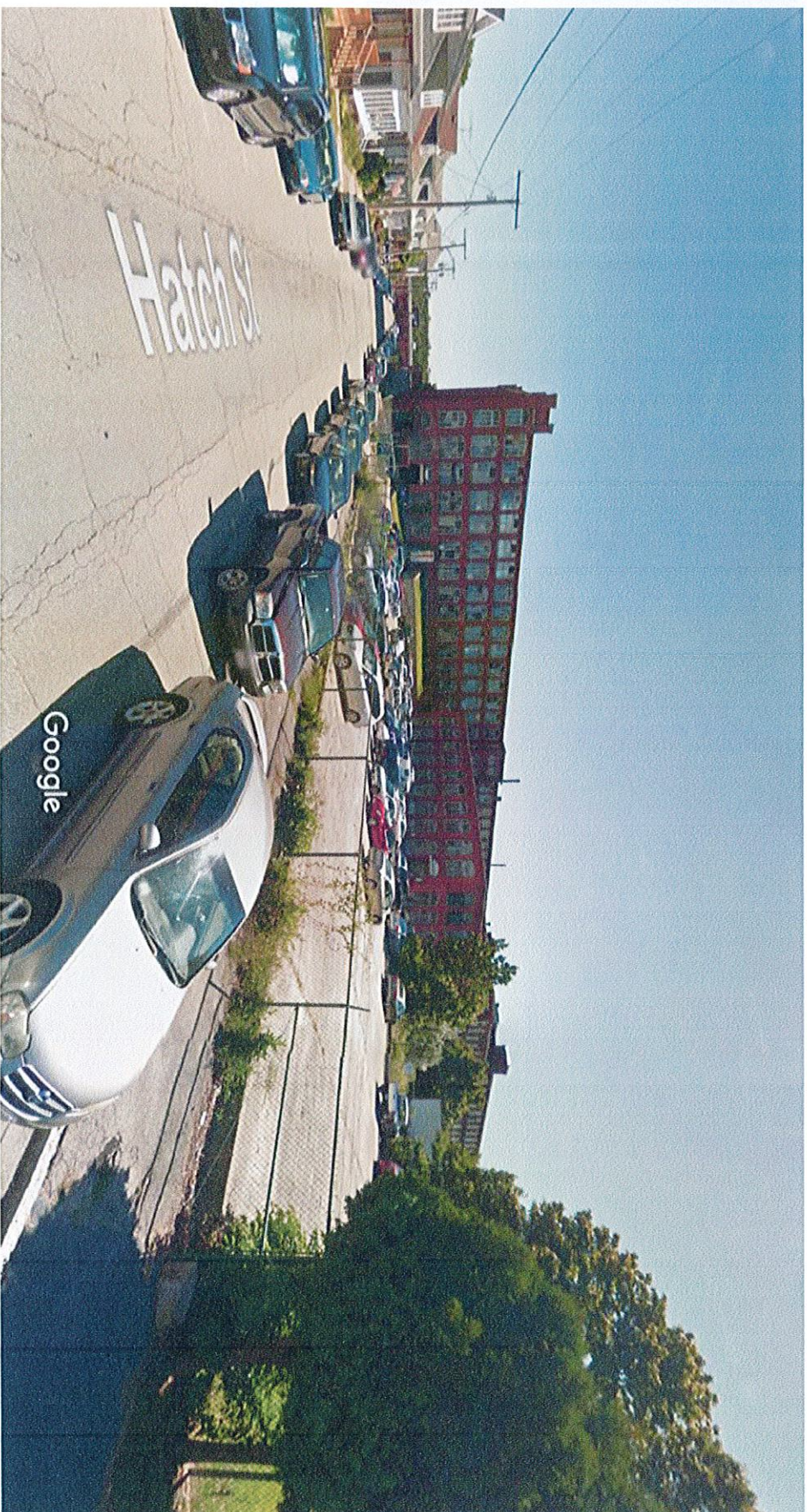


Image capture: Aug 2012 © 2015 Google

New Bedford, Massachusetts

Street View - Aug 2012

PLANNING

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DEPARTMENT

FILE COPY



**HATCH STREET
STUDIOS**
Managed by  **Darn It!**
LANDING, LLC 508-999-4584

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NOV 13 2015
DEPARTMENT

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