



# PLANNING BOARD

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

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

2015 SEP 11 P 3:24  
CLERK  
CITY CLERKS OFFICE  
NEW BEDFORD, MA

## SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan Approval Modification Plan by: Site Design Engineering, LLC dated: 9/11/15

### 1. Application Information

Street Address: 2301 Purchase Street

Assessor's Map(s): 97 Lot(s) 9, 151-153, 164, 176 & 180

Registry of Deeds Book: Cert # 11822 et. al. Page: \_\_\_\_\_

Zoning District: Industrial A & Industrial B

Applicant's Name (printed): Friends Realty, Inc.

Mailing Address: 2301 Purchase Street New Bedford MA 02746  
(Street) (City) (State) (Zip)

Contact Information: Thomas W. Hardman, PLS, 508-219-0202, thardman@sitedesigneng.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:

Site Plan Approval Modification Plan	<b>PLANNING</b> <b>SEP 14 2015</b> <b>DEPARTMENT</b>
Project Narrative	
Parking Analysis	

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.

9/11/15  
Date

[Signature]  
Signature of Applicant

**FILE COPY**  
CASE 23-15

**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: Office, Retail, Warehouse, Distribution

Proposed Use of Premises: Office, Retail, Warehouse, Distribution

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

**4. Briefly Describe the Proposed Project:**

The project involves the construction of a 55,825 ± sq. ft. addition to the existing Sid Wainer & Son building with associated parking and utilities. This application is for revisions to the previously granted site plan approval. Refer to the Project Narrative for a detailed description of the project.

**5. Please complete the following:**

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	7.2 Acres	0	7.2 Acres
Lot Width (ft)	N/A	N/A	N/A
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)	148,028	50%	199,928
Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Non-Residential Gross Floor Area (sq ft)	148,028	50% coverage	199,928
Building Height (ft)	<100'	100'	35'
Front Setback (ft)	40.9'	25'	26.7
Side Setback (ft)	24.1'	25'	25'
Side Setback (ft)			

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Rear Setback (ft)	26'	25'	26'
Lot Coverage by Buildings (% of Lot Area)	24.4%	50%	
Permeable Open Space (% of Lot Area)	11%	20%	12.7%
Green Space (% of Lot Area)	11%	20%	12.7%
Off-Street Parking Spaces	196	148	263
Long-Term Bicycle Parking Spaces	N/A		
Short-Term Bicycle Parking Spaces	N/A		
Loading Bays	4	7	24

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>30</u>	<u>30</u>
b) Number of employees:	<u>165</u>	<u>165</u>
c) Hours of operation:	<u>24</u>	<u>24</u>
d) Days of operation:	<u>362</u>	<u>362</u>
e) Hours of deliveries:	<u>5-5</u>	<u>5-5</u>
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

**7. Planning Board Special Permits:**

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

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

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

Specify zoning code section & title

\_\_\_\_\_

\_\_\_\_\_

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

\_\_\_\_\_

\_\_\_\_\_

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**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Friends Realty, Inc.

at the following address: 2301 Purchase Street, New Bedford

to apply for: Site Plan Review

on premises located at: 2301 Purchase Street

in current ownership since: 1989

whose address is: 2301 Purchase Street, New Bedford

for which the record title stands in the name of: Friends Realty, Inc.

whose address is: 2301 Purchase Street, New Bedford


by a deed duly recorded in the:

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

OR Registry District of the Land Court, Certificate No.: <sup>11822 et. al</sup> \_\_\_\_\_ 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.

9/11/15  
Date

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

CASc 23-15