



STAFF REPORT

FROM: Connie Brawders, Staff Planner *CB*

TO: Jennifer Clarke, AICP, Deputy Director, Department of Planning, Housing & Community Development

MEETING DATE: September 9, 2015

MASTER PLAN GOAL: Establish a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities.

MASTER PLAN ELEMENT: Jobs and Business

SUBJECT: **Case #21-15 – 269 Maryland Street – Psychotherapy Office**

Request to consider the following:

Request by applicant for **Site Plan** approval for a change of use in business, from a hair salon service to a health care consulting service, and **Special Permit** for reduction of parking spaces, in the Mixed Use Business zoning district (Attachments 1 & 2).

Applicant: Heather Brito, 47 Charlotte Street, New Bedford, MA 02740

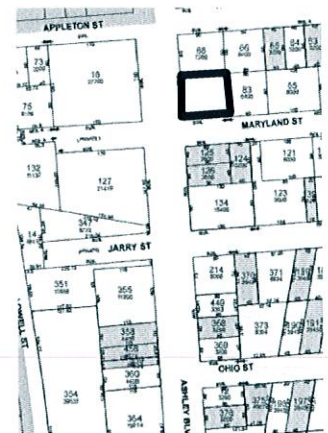
Applicant's Agent: Self

Owner: Felisbina Coelho, 269 Maryland Street, New Bedford, MA 02745

Location: 269 Maryland Street and 904 Ashley Boulevard (Map 127c, Lot 81)
(Attachment 3)

Key Items for Consideration:

- Conformance to Site Plan & Zoning Criteria
- Traffic Impact & Interior Circulation
- Impact on Abutters
- Comments Received



Case Overview:

The applicant desires to relocate her outpatient therapy practice to the corner lot location and establish a medical practice office. The parcel contains 7200 SF of area with 80 FT frontage on Ashley Boulevard and 90 FT frontage along Maryland Street. The 2200 SF single-story structure is currently used as a separate hair salon business and owner's residence. Interior renovations will create a waiting room, family meeting room, two offices, and storage/file room. No exterior landscaping or lighting changes are proposed (Attachment 4).

The case deliverables were received by the office of the New Bedford City Clerk on August 17, 2014.

The applicant has paid the fee for Site Plan Review, Special Permit Application for Parking Reduction, and legal notification in the amount of \$600.00.

Legal Notice has been prepared and publication dates in a newspaper of general circulation were August 26, 2015 and September 2, 2015.

Notice to the Abutter's were sent via USPS Certified Mail by Applicant's Agent and verified.

The applicant is under a Purchase and Sales Agreement for the property, contingent upon approval by the Planning Board and Zoning Board of Appeals. She would like to occupy the space as soon as possible and anticipates opening the business within two weeks of Board approval.

A Quitclaim Deed has been provided, showing owner of record as Felisbina Coelho of 269 Maryland Street, New Bedford, as recorded in the Bristol County (S.D.) Registry of Deeds at Book 9413, Page 48 (Attachment 5). The applicant has provided a notarized letter of authorization from Felisbina Coelho giving Heather Brito permission to present the petitions to the respective Boards (Attachment 6).

Zoning:

This parcel is a non-conforming, existing lot. The lot encompasses 7200 SF, falling short of the current MUB zoning requirement, as stipulated in Appendix B - Table of Dimensions. Frontage of 80 linear feet and 90 linear feet meets current zoning requirements of 75 linear feet. The setback for the front yard of Maryland Street is 6 FT, falling short of the 20 FT zoning code requirement. Side yard setbacks for Maryland Street are 12 FT to the neighboring abutting property line and 5 FT to Ashley Boulevard. Side yard setbacks are a distance of 10 FT and 12 FT to neighboring property lines. Rear setback is 26 FT, falling short of the required 30 FT. Height requirement of one story falls within the maximum height allowance of 2.5 stories. The corner lot structure occupies approximately 31% of the area, being within the stipulations of no more than 40% ratio on a corner lot. Green space approximates 65% of the total lot area, meeting the conditions of 35% for residential areas.

The proposed use will combine the interior space of the mixed use business to create a medical center/clinic, which is defined by **Section 1200** of City of New Bedford Comprehensive Zoning as "a building designed and used for the diagnosis and treatment of human patients that does not include overnight care facilities".

The proposed business is a Medical Office, Center, or Clinic, as listed under Appendix A. Table of Principal Use Regulations, C. Commercial, at line 25. The use is not permitted by-right in the Mixed Use Business zone and must be deliberated before the Zoning Board of Appeals under **Section 2220, 2230 and 5300.**

For comments on parking, please see **Parking & Traffic** for additional zoning information.

Development Information:

The purpose of site plan review is to provide for detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

Context:

The subject property is located in the North End area of New Bedford on the northeast corner of Ashley Boulevard and Maryland Street. Ashley Boulevard is an arterial road running north-south through New Bedford. The Veterans of Foreign Wars at 281 Appleton Street is located diagonally across the proposed project. Pine Grove Cemetery and Greater New Bedford Regional Vocational School are less than 0.5 miles in distance from the site.

Surrounding businesses include The Boat restaurant, Hughes Insurance Group, Pine grove Chiropractic, Santander Bank, Finest Liquors, Polished Look hair salon, NY China Buffet, Rockland Trust Bank, and The Potting Bench garden market.

This is a neighborhood of well-maintained residential homes.

Parking and Traffic:

Current zoning for medical clinics requires one space per every 200 SF of gross floor area, but not less than two (2) spaces for each business unit intended to occupy the premises, as stipulated in Appendix C – Table of Parking & Loading Requirements. One loading space is required for buildings containing 10,000 SF or more of gross floor area for a medical clinic. The applicant is requesting a Special Permit for parking space reduction from ten spaces to four spaces to accommodate two therapists who will each see one patient per hour, with fifteen minutes between appointments.

There is one off-street parking space available to serve the current dwelling unit that is accessible from Maryland Street. The current business use satisfies client needs by utilizing three on-street parking spaces. The applicant petitions the Planning Board for like and kind use.

Maryland Street is a two-way neighborhood residential street.

Public transportation is provided by Southeastern Regional Transit Authority (SRTA).

Technical Review of Plans:

The plan submittal has been stamped and signed by Stuart D. Clark, PE. The plan was developed from assessors records, deeds, and aerial photography and is not the result of an on the ground survey.

Dimension lines are not shown on the site plan; however, scale is provided in the Title Box whereby 1" = 10'.

Business hours are 9:00 a.m. to 9:00 p.m. Monday to Friday and 8:00 a.m. to 2:00 p.m. on weekends.

Sign Details:

Current use displays an awning sign at the Ashley Boulevard business entrance. No graphic or image has been presented for consideration of the Board by the applicant. The applicant proposes to use the existing sign space; no new signs are proposed.

Site Visit:

A site visit was conducted on August 26, 2015. Area business, neighborhood context noted and described within the body of this report, and photos were taken.

Interdepartmental Review Comments:

Plans were sent for review to the following departments: City Solicitor, Health Department, Inspectional Services, Engineering Department, Public Infrastructure, Conservation Commission, Fire Department, and School Department.

The Planning Division has received these responses:

From: Shelley Hebert [<mailto:shebert@newbedfordschools.org>]

Sent: Wednesday, September 02, 2015 7:57 AM

To: Constance M. Brawders

Cc: Barry Rabinovitch

Subject: FW: Reminder: Review Comments for the September 9, 2015 Planning Board Meeting
We have no remarks on the below cases.

September 2, 2015

The Health Dept has No Comment on Case #21-15: Request by Applicant, Heather Brito

Brenda K. Weis, MSPH, PhD

Director of Public Health

City of New Bedford

New Bedford, MA 02740

Sarah Porter, Conservation Agent for the City of New Bedford responded via email on August 28, 2015 *Case#21-15: Request by Applicant, Heather Brito - This project is not in or within 100' of a local or State regulated resource area. Therefore, no permit is required from the Conservation Commission. Please let me know if you have any questions.*

Staff Findings :

- Size, style and dimension of signage should be specified.

Respectfully submitted.

Attachments:

1. Application for Special Permit for Parking Reduction
2. Application for Site Plan Review
3. Site Plan
4. Narrative
5. Deed
6. Letter of Authorization



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

215
CLERK
P 1:50
OFFICE

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Site Plan 269 Maryland St. by: Civil Tech Inc dated: 8.5.15

1. Application Information

Street Address: 269 Maryland St. New Bedford MA. 02745

Assessor's Map(s): 127C Lot(s) 81

Registry of Deeds Book: 9413 Page: 48

Zoning District: Mixed Use Business

Applicant's Name (printed): Heather Brito

Mailing Address: 47 Charlotte St. New Bedford MA. 02740
(Street) (City) (State) (Zip)

Contact Information: 508.725.65.25 HBrito525@yahoo.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other OWNER pending approval of this application.

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

PLANS
NARRATIVE
DEED
PHOTOS
LETTER OF AUTHORIZATION FROM OWNER
* ABUTTERS LIST - COMING

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.

8.10.15
Date

Heather Brito
Signature of Applicant

PLANNING

AUG 17 2015

DEPARTMENT

CRSE 21-15

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

FILE COPY
ATTACHMENT 1

2. Zoning Classifications

Present Use of Premises: Hair Salon + Residential

Proposed Use of Premises: psychotherapy office

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

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

To utilize the existing structure as a psychotherapy office.
No renovations are needed.

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	6930	8000	N/A
Lot Width (ft)	90	75	N/A
Number of Dwelling Units	1	1	1
Total Gross Floor Area (sq ft)	2228	N/A	N/A
Residential Gross Floor Area (sq ft)	1	1	1
Non-Residential Gross Floor Area (sq ft)	2228	2228	2228
Building Height (ft)	26'	45'	26'
Front Setback (ft)	6'	0	6'
Side Setback (ft)	12'	10'	12'
Side Setback (ft)	0'	0'	0'
Rear Setback (ft)	26'	10'	26'
Lot Coverage by Buildings (% of Lot Area)	31%	0	31%
Permeable Open Space (% of Lot Area)	59%		59%
Green Space (% of Lot Area)	65%	0	65%
Off-Street Parking Spaces	1	22 (1/2000 sq ft)	1
Long-Term Bicycle Parking Spaces	—	—	—
Short-Term Bicycle Parking Spaces	—	—	—
Loading Bays	0	1	0

APR 15 2012
 DEPARTMENT

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	_____	<u>5-10</u>
b) Number of employees:	_____	<u>2</u>
c) Hours of operation:	_____	<u>9-9 weekdays & 7 weekends</u>
d) Days of operation:	_____	<u>7</u>
e) Hours of deliveries:	_____	<u>N/A</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: <u>N/A</u>		

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Heather Bonto

at the following address: 47 Charlotte St. New Bedford ma 02740

to apply for: Reduce Parking Permit

on premises located at: 269 Maryland St. New Bedford ma . 02745

in current ownership since: ~~3/4/2010~~ JUNE 19, 2009

whose address is: 269 Maryland St. New Bedford ma. 02745

for which the record title stands in the name of: ~~3/4/2000~~ FELISBINA COELHO

whose address is: 269 Maryland St.

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 9413 Page: 48

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

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

8/11/15 Felicia Coelho
 Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

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)

- 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_General1.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 _____



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

2015 AUG 17 P 1:51

PLANNING BOARD

CITY CLERK

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 269 Maryland St. by: Civil Tech, Inc dated: 8.5.15

1. Application Information

Street Address: 269 Maryland St. New Bedford Ma. 02745

Assessor's Map(s): 127C Lot(s) 81

Registry of Deeds Book: 9413 Page: 48

Zoning District: Mixed use Business

Applicant's Name (printed): Heather Brito

Mailing Address: 47 Charlotte St. New Bedford ma. 02740
(Street) (City) (State) (Zip)

Contact Information: 508-725-6525 HBrito525@yahoo.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other Trying to purchase

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

PLANS
NITCREATING
DOOD
PHOTOS
LETTER FROM OWNER
ABUTTERS LIST - COMING

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.

8.10.15
Date

Heather Brito
Signature of Applicant

PLANNING
AUG 17 2015

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PH: (508)979-1488 • FX: (508)979-1576

COPY

CASE 21-18

ATTACHMENT 2

2. Review Applicability (Check All That Apply to Your Proposal)

Category	Construction	Scale
<input type="checkbox"/> Residential	<input type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input type="checkbox"/> > 2,000 gross sq feet
<input type="checkbox"/> Industrial	<input type="checkbox"/> Conversion	<input type="checkbox"/> 3 or more new residential units
<input type="checkbox"/> Mixed (Check all categories that apply)	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> 1 or more new units in existing res. multi-unit
		<input type="checkbox"/> Drive Thru Proposed
		<input type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Hair Salon and Residence

Proposed Use of Premises: psychotherapy office

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

4. Briefly Describe the Proposed Project:

To utilize the existing structure as a psychotherapy office.

No renovations are needed.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	6930	8000	7200
Lot Width (ft)	90	75	30' ASHLEY BVD 90' MARYLAND
Number of Dwelling Units	1	1	1
Total Gross Floor Area (sq ft)	2228	N/A	N/A 2228
Residential Gross Floor Area (sq ft)	0		0
Non-Residential Gross Floor Area (sq ft)	2228	2228	2228
Building Height (ft)	26'	45'	26'
Front Setback (ft)	6'	0	6'
Side Setback (ft)	12'	10'	12'
Side Setback (ft)	0	0	0

Rear Setback (ft)	20'	10'	20'
Lot Coverage by Buildings (% of Lot Area)	31%	0'	31%
Permeable Open Space (% of Lot Area)	59%		59%
Green Space (% of Lot Area)	65%	0	65%
Off-Street Parking Spaces	1	22 (1/200 SF)	1
Long-Term Bicycle Parking Spaces	-	-	-
Short-Term Bicycle Parking Spaces	-	-	-
Loading Bays	0	1	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	_____	5-10
b) Number of employees:	_____	2
c) Hours of operation:	_____	9am-9pm weekdays 8-2 weekends
d) Days of operation:	_____	7
e) Hours of deliveries:	_____	N/A
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: N/A		

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 FROM 22 TO 1 OFF STREET

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
2220 + 2230 3120 Special Permit - parking reduction CHANGE OF USE

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION - *I will be the owner pending approval of this application.*

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

I hereby authorize the following Applicant: Heather Bonto

at the following address: 47 Charlotte St. New Bedford ma. 02740

to apply for: ~~Reduce Parking Permit~~ SITE PLAN APPROVAL

on premises located at: 269 Maryland St. New Bedford ma. 02745

in current ownership since: 3/4/2010 JUNE 17, 2009

whose address is: 269 Maryland St. New Bedford ma 02745

for which the record title stands in the name of: Felisbina Coelho

whose address is: 269 Maryland St. New Bedford ma -02745

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 9413 Page: 48

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

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

8/16/15
Date

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

Project Narrative

The subject property is located at 904 Ashley Blvd and is shown on assessor Map 127C 81. The parcel is in the Mixed Use Business District (MUB) zone and is improved with a single story "ranch style" building. The property is currently used as both a hair salon and residential dwelling. The parcel contains 7,200 sf of area with frontage on both Ashley Blvd and Maryland St. The gross floor area (GFA) of the subject structure is 2200 sf.

The Applicant wishes to relocate her outpatient therapy practice to this location occupying both the residential and commercial spaces. The proposed business is classified as a Medical Office and will require a Special Permit from the Zoning Board of Appeals to operate in an MUB. The proposed facility will employ two therapists.

The Proponent will utilize the existing structure and will not be performing any structural renovations to the property. The building's interior will be reconfigured into a waiting room, family meeting room, two offices and a storage/file room. All interior improvements will be cosmetic only. The Applicant does not propose any changes to the lighting and/or landscaping.

The Applicant would like to occupy the space as soon as possible and expects to open the business within two weeks of approval.

The site contains four (4) existing parking spaces; two allocated to the hair salon business and two allocated to the residential dwelling. The existing parking includes one off street space and three on street spaces. The on street parking is along Maryland Street.

Current zoning for a medical office requires one space per every 200 sf of GFA or a total of 10 spaces. The Proponent requests a reduction in the required parking from 10 spaces to four spaces. The reduction is justified by the facilities operation. As stated previously the facility will employ two therapists each of which see one patient at a time. The facility will leave 15 minutes between appointments to allow for parking space turn over.

PLANNING

AUG 17 2015

DEPARTMENT

CKSC 21-18

FILE COPY

ATTACHMENT A

BK 9415 PG 48
06/19/09 11:37 DOC. 15630
Bristol Co. S.D.

QUITCLAIM DEED

I, DENISE J. BOISVERT, of 2 Paskamansett Street, Dartmouth, Massachusetts 02747

for consideration paid, and in full consideration of Two Hundred Sixty Thousand Dollars (\$260,000.00)

grant to FELISBINA COELHO, of 269 Maryland Street, New Bedford, Massachusetts 02745

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

FIRST PARCEL:

On the west by Ashley Boulevard, forty (40) feet;
On the north by Lot No. 217 on plan hereinafter referred to, ninety (90) feet;
On the east by Lot No. 227 on said plan, forty (40) feet; and
On the south by Lot No. 226 on said plan, ninety (90) feet.
Containing 13.22 square rods, more or less, and being shown as LOT NO. 225 on plan of "Boulevard Terrace" on file with the Bristol County (S.D.) Registry of Deeds in Plan Book 8, Page 4.

SECOND PARCEL:

On the south by Maryland Street, ninety (90) feet;
On the west by Ashley Boulevard, forty (40) feet;
On the north by Lot No. 225 on said plan referred to above in the First Parcel, ninety (90) feet; and
On the east by Lot No. 227 on said plan, forty (40) feet.
Containing 13.22 square rods, more or less, and being shown as LOT NO. 226 on said plan.

Property Address: 269 Maryland Street, New Bedford, Massachusetts 02745

Being the same premises conveyed to the Grantor herein by deed of Simone Rodrigues, Trustee of the Frank Rodrigues Living Trust dated January 18, 2006, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 7964, Page 248.

KILLIAN, WILLIAMS & QUINLAN
ATTORNEYS AT LAW
201 UNIVERSITY STREET, SUITE 200
NEW BEDFORD, MASSACHUSETTS

REG OF DEEDS
REG #07
BRISTOL S

06/19/09 11:37AM
000000 #6440

FEE

\$1185.60

CASH

\$1185.60

PLANNING

AUG 17 2015

DEPARTMENT

CASE 21-15

FILE COPY

ATTACHMENT 5

WITNESS my hand and seal this 19th day of June, 2009.

Sara B. O'Leary
Witness
DENISE J. BOISVERT
DENISE J. BOISVERT

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

June 19, 2009

Then personally appeared the above-named DENISE J. BOISVERT, who proved to me through satisfactory evidence of identification which was a MA Drivers License to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose before me,

Sara B. O'Leary
Sara B. O'Leary, Notary Public
My commission expires: 11/16/2012

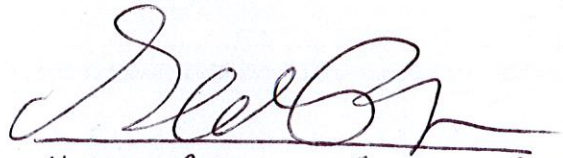


8/11/2015

I give Heather Brito permission to request a special parking permit and go in front of the ZBA Board and Planning board for whatever needs to be done for the property on 269 Maryland St. New Bedford Ma 02745

Owner: Felishina Coelho
Date: 8/11/15

On this 11th day of August, 2015 personally appeared Felishina Coelho who stated the Above is her free act and deed before me.



NOTARY PUBLIC GERALD N. PEPIN

My Commission Expires: 11/30/2018

GERALD N. PEPIN
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
November 30, 2018

FILE COPY

ATTACHMENT 6