

## IX. HOMEOWNER LICENSE EXEMPTION

### Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

### DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The Undersigned "homeowner assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE \_\_\_\_\_

## X. CONSTRUCTION DEBRIS DISPOSAL

### Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: \_\_\_\_\_

(Location of Facility)

Signature of Permit Applicant \_\_\_\_\_

Date \_\_\_\_\_

## XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

### Supplement #3

MGLC, 142 A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: \_\_\_\_\_

Interior Build-out for Office (Child & Family Services) \$1,500,000

Address of Work \_\_\_\_\_

965 CHURCH STREET

Owner Name: \_\_\_\_\_

CHAFFEE CHURCH PROPERTIES, LLC

I hereby certify that: Registration is not required for the following reason(s):

\_\_\_\_\_ Work excluded by law

\_\_\_\_\_ Job under \$1,000

\_\_\_\_\_ Building not owner-occupied

\_\_\_\_\_ Owner obtaining own permit

Other (specify) \_\_\_\_\_

Notice is hereby given that:

**OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.**

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Registration No. \_\_\_\_\_

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date \_\_\_\_\_

Owner Signature \_\_\_\_\_

## XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒ Site Plan Review - Planning Board

Fee \_\_\_\_\_

Reason For Rejection: \_\_\_\_\_

SPECIAL PERMIT - VARIANCE - ZONING BOARD OF APPEALS  
See Attachment 5

Permit # \_\_\_\_\_

Comments and Conditions: \_\_\_\_\_

Signed \_\_\_\_\_

Danny J. Romanowicz  
Building Commissioner

Date: 9-15

20 20

Not valid unless signed (not stamped) by Building Commissioner



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES  
133 WILLIAM STREET - ROOM 308  
NEW BEDFORD, MA 02740

## New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9

965 Church Street – PLOT: 130G – LOT: 50 – ZONED DISTRICT: IA

SS Dutton Street – PLOT: 130G – LOT: 65 – ZONED DISTRICT: IA

Site Plan Review Required Is from the Planning Board

Special Permit & Variance is Required from the Zoning Board of Appeals

Zoning Code Review as follows:

### Site Plan Review

Planning Board

#### ❖ SECTIONS

- 5400 – Site Plan Review
- 5410 – Purpose
- 5420 – Applicability
  - 5421 – Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces.
  - 5425 – New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.
- 5430-5490B

### Variance

Zoning Board of Appeals

#### ❖ SECTIONS

- 3100 – Parking and Loading
- 3110 – Applicability
- 3140 – Location and Layout of Parking and Loading Facilities
  - 3146 – When five (5) or more parking spaces are required on a lot, the provisions of Section 3300 shall apply. All spaces shall be laid out so that vehicles can enter or leave any parking space directly from a drive or aisle other than a street. Additionally, all spaces shall be laid out so the vehicles entering a street may do so facing the street.

### Special Permit

Zoning Board of Appeals

#### ❖ SECTIONS

- 2200 – USE REGULATIONS
- 2210 – General
- 2230 – Table of Use Regulations – Appendix-A
  - Commercial: #25 – Medical offices, center, or clinic
- 5300-5390 – Special Permit

**\*\*\*\*Note: Owner and/or leasee to contact DPI to discontinue the unpaved portion of Dutton Street between 965 Church Street and 947 Church Street that will be used for it parking. \*\*\*\***

**2200. - USE REGULATIONS.**

**2210. General.** No structure shall be erected or used or land used except as set forth in Section 2230, "Table of Use Regulations", unless otherwise provided by this Ordinance or by statute. Uses not expressly provided for herein are prohibited. Not more than one principal structure shall be placed on a lot, except in accordance with Section 2330.

Symbols employed below shall mean the following:

Y - A permitted use.

N - An excluded or prohibited use.

BA - A use authorized under special permit from the Board of Appeals as provided under Section 5300.

CC - A use authorized under special permit from the City Council as provided under Section 5300.

PB - A use authorized under special permit from the Planning Board as provided under Section 5300.

**2220. Applicability.** When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

**2230. Table of Use Regulations.** See Appendix A.

(Ord. of 12-23-03, § 1)

## APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS

## DISTRICTS

Principal Use	Districts										
	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
A. Residential											
1. Single-family dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	N
2. Two-family dwelling	N	Y	Y	N	Y	N	N	N	N	N	N
3. Multi-family townhouse (3 stories)	N	N	Y	N	Y	N	N	N	N	N	Y
4. Multi-family garden style (4 stories)	N	N	N	N	N	N	N	N	N	N	Y
5. Multi-family mixed use (6 stories)	N	N	N	N	PB	PB	N	N	N	N	Y
6. Multi-family mid-rise (12 stories)	N	N	N	N	N	N	N	N	N	N	PB

<b>C. Commercial</b>	<b>RA</b>	<b>RB</b>	<b>RC</b>	<b>RAA</b>	<b>MUB</b>	<b>PB</b>	<b>IA</b>	<b>IB</b>	<b>IC</b>	<b>WI</b>	<b>KHTOD</b>
1. Nonexempt agricultural use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
2. Nonexempt educational use	N	N	N	N	Y	Y	BA	BA	BA	BA	Y
3. Animal clinic or hospital; with ancillary animal boarding	N	N	N	N	SP	N	BA	BA	BA	N	BA
4. Adult day care	BA	BA	BA	BA	BA	N	BA	BA	BA	N	Y
5. Family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
6. Large family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
7. Club or lodge, nonprofit	CC	CC	CC	CC	CC	N	N	N	N	N	CC
8. Funeral home	BA	BA	BA	BA	BA	BA	N	N	N	N	N
9. Adult entertainment establishment	N	N	N	N	CC	CC	CC	CC	CC	CC	N
10. Bed & Breakfast	BA	BA	BA	BA	BA	N	N	N	N	N	BA
11. Motel, hotel or inn	N	N	N	N	Y	Y	Y	Y	Y	Y	Y

24. Business or professional office	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y
25. Medical offices, center, or clinic	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	Y	Y
26. Bank, financial agency	N	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y
27. Indoor commercial recreation	N	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y
28. Outdoor commercial recreation	N	N	N	N	N	N	BA	BA	BA	N	BA	BA	BA	BA
29. Wireless Communications Facilities	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB	PB
30. Theatres and auditoriums	N	N	N	N	N	N	PB	PB	PB	N	N	N	PB	PB
31. Convention Centers	M	M	M	M	M	M	PB	PB	PB	PB	PB	N	PB	PB
32. Marijuana Retailer	N	N	N	N	N	N	N	N	N	PB	PB	PB	N	N

[illegible]

**5400. - SITE PLAN REVIEW.**

**5410. Purpose.** The purpose of this Section is to provide for individual 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.

(Ord. of 12-23-03, § 1)

**5420. Applicability.** The following types of activities and uses require site plan review by the Planning Board:

**5421.** Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

**5422.** New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

**5423.** Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

**5424.** Any residential subdivision which is submitted under the subdivision control process;

**5425.** New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

**5426.** Driveways in residential areas which require more than one new curb cut.

**5427.** Commercial or industrial ground signs.

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)

**5430. Procedures.** Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

**5431. Application for Building Permit.** An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

**5432. Application for Special Permit or Variance.** An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

**5433.** Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

**5440. Preparation of Plans.** Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

**5450. Contents of Plan.** The contents of the site plan are as follows:

5451. Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

5451.a. Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch

equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

5451.b. Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

5451.c. Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

5451.d. Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

5451.e. Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

5451.f. Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

5452. The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

5453. A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the evidence of compliance with parking and

off-street loading requirements, the forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this Ordinance.

5454. The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

5455. The Planning Board may require a DIS as set forth in Section 5300, above.

5456. Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

**5460. Waivers.** The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

**5470. Approval.** Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;

5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

**5480. Lapse.** Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

**5490. Regulations.** The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

**5490A. Fee.** The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.

(Ord. of 12-23-03, § 1)

**5490B. Appeal.** Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)

**3100. - PARKING AND LOADING.**

**3110. Applicability.** Every building erected, enlarged, converted, or relocated and each use or change of use of land shall be provided with off-street parking spaces and off-street loading spaces in accordance with Section 3130, Table of Parking Requirements.

3111. In the event of the enlargement of a structure existing on the effective date of the ordinance from which this Section is derived, or the construction or relocation of additional structures on a lot, after such effective date, the regulations of this Section shall apply only to the enlargement, construction or relocation thereof, except that any off-street parking and off-street loading facilities established to serve any buildings and any uses prior to such effective date shall not be reduced below the required number.

3112. For a building or premises used for combined purposes, the number of off-street parking spaces and off-street loading spaces shall be determined as the sum of the required number of spaces in each component of the combined use.

3113. Where the computation of required parking spaces and loading spaces result in a fractional number, the required parking spaces shall be the next whole number.

(Ord. of 12-23-03, § 1)

3120. **Special Permit.** Any parking or loading requirement set forth herein may be reduced upon the issuance of a special permit by the Planning Board if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit. Such cases might include:

3121. Use of a common parking lot for separate uses having peak demands occurring at different times;

3122. Age or other characteristics of occupants of the facility requiring parking which reduces auto usage;

3123. Peculiarities of the use which make usual measures of demand invalid;

3124. Availability of on-street parking or parking at nearby municipally owned facilities.

3125. Where a special permit is granted, a reserve area, to be maintained indefinitely as landscaped open space, may be required sufficient to accommodate the difference between the spaces otherwise required and the spaces reduced by special permit. The parking/site plan shall show (in dotted outline) how the reserve area would be laid out in to provide the otherwise required number of spaces.

(Ord. of 12-23-03, § 1)

3130. **Table of Parking and Loading Requirements.** See Appendix C.

(Ord. of 12-23-03, § 1)

**3140. Location and Layout of Parking and Loading Facilities.** Off-street parking and loading, for facilities other than single- or two-family residences, may be provided in structures or in the open air, and shall be subject to the following regulations pertaining to their layout and location:

3141. Parking spaces shall be located on the same lot as the building or use where they are intended to serve, except that they may be provided on an adjoining lot in the same ownership.

3142. Where the provisions of subsection 3141 cannot be satisfied and the parking lot contains five (5) or more required spaces, the required parking spaces may be located on a lot in the same ownership within two hundred (200) feet of the building or lot they are intended to serve.

3143. Parking space for three (3) or fewer vehicles may be provided in the form of a driveway on a lot; the improved surface may be extended to one foot of the side line.

3144. Where a drive or aisle, other than a street, is required to maneuver a vehicle into or out of a parking space, such drive or aisle shall be at least twenty-two (22) feet wide for parking spaces situated at right angles, or nearly right angles to the aisle. For parking spaces situated at an angle of thirty (30) to sixty (60) degrees to the aisle, the required width of the aisle shall be at least fifteen (15) feet.

3145. Open-air off-street parking facilities may be located in required front, rear and side yards, except that in a residential district, no open-air off-street parking space shall be located in front of the dwelling or principal building.

Notwithstanding the previous sentence, in cases where a garage faces the frontage of the dwelling and is located beneath the dwelling, open-air off-street parking may be located in front of the dwelling in a residential district provided that the dwelling is set back a minimum of twenty (20) feet from the front property line and provided that said parking occurs only within the driveway, the width of which shall not exceed the lesser of the width of said garage or eighteen (18) feet. Any driveway in a residential district, requiring more than one curb cut, shall require Site Plan Approval. No driveway in a residential district shall exceed eighteen (18) feet in width.

**3146.** When five (5) or more parking spaces are required on a lot, the provisions of Section 3300 shall apply. All spaces shall be laid out so that vehicles can enter or leave any parking space directly from a drive or aisle other than a street.

**Additionally, all spaces shall be laid out so the vehicles entering a street may do so facing the street.**

**3147.** All parking spaces and loading areas or berths in the open-air and the access drives or aisles, shall be provided with a concrete or asphalt surface. Compacted gravel or stone shall be permitted only for single- or two-family residential dwellings.

**3148.** No off-street loading areas or berths shall be laid out in such a manner as will result in loading or unloading being carried on within a street right-of-way or other public property. Each area or berth shall be sufficient size as to accommodate the largest expected truck or tractor trailer common to the building use.

**3149. Special Permit for Commercial Parking in Residential Districts.** Commercial parking may be allowed on residentially zoned property, held in common ownership and located immediately adjacent to the commercial business to which it is to serve, upon the issuance of a special permit by the Zoning Board of Appeals, if the Board finds that said parking is not detrimental to public health and safety, and that said parking promotes a public benefit. A Special Permit for vehicular access to a building lot accessed from public way that does not constitute frontage of the lot. Upon the issuance of a special permit by the Zoning Board of Appeals, vehicular access may be allowed from a public way that does not constitute the legal frontage of the subject lot if said lot is residentially zoned, if the proposed

vehicular access is for the purpose of accessing parking that is located beside or behind the dwelling or principal building, and if the Board finds that said vehicular access promotes a public benefit and is not detrimental to public health and safety. Notwithstanding Section 5240 of Chapter 9 of the Code of Ordinances or any other provision to the contrary, no fee of any kind shall be charged or imposed by the Special Permit Authority to the applicant of a Special Permit applied for under this Section.

(Ord. of 12-23-03, § 1; Ord. of 8-22-06, § 1)

**3150. Size of Parking Space.** A parking space shall be a rectangle at least nine (9) feet by twenty (20) feet exclusive of any required drive or aisle.

**3151.** The area of required off-street loading space is not to be included as off-street parking space in the computation of required off-street parking space.

(Ord. of 12-23-03, § 1)

**Location:** 965 CHURCH ST**Parcel ID:** 130G 50**Zoning:** IA**Fiscal Year:** 2020**Current Owner Information:**

CHAFFEE CHURCH PROPERTIES LLC  
C/O DEBRA HOLDEN  
965 CHURCH STREET

NEW BEDFORD , MA 02745

**Current Sales Information:****Sale Date:**

02/06/2014

**Sale Price:**

\$100.00

Card No. 1 of 1

**Legal Reference:**

23300

**Grantor:**

SANTOS, ALBINO "TRUSTEE"

This Parcel contains 1.5883 acres of land mainly classified for assessment purposes as DSC/DPT STRE with a(n) DISCOUNT STORE style building, built about 1971, having Metal exterior, Metal and Tin roof cover and 34260 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 4 total half bath(s).

**Building Value:**

595100

**Land Value:**

224900

**Yard Items Value:**

19700

**Total Value:**

839700

**Fiscal Year 2020****Fiscal Year 2019****Fiscal Year 2018**

Tax Rate Res.:	16.16	Tax Rate Res.:	16.47	Tax Rate Res.:	16.63
Tax Rate Com.:	33.59	Tax Rate Com.:	34.84	Tax Rate Com.:	35.65
Property Code:	322	Property Code:	322	Property Code:	322
Total Bldg Value:	595100	Total Bldg Value:	614000	Total Bldg Value:	614000
Total Yard Value:	19700	Total Yard Value:	19700	Total Yard Value:	19700
Total Land Value:	224900	Total Land Value:	224900	Total Land Value:	224900
<b>Total Value:</b>	<b>839700</b>	<b>Total Value:</b>	<b>858600</b>	<b>Total Value:</b>	<b>858600</b>
<b>Tax:</b>	<b>\$28,205.52</b>	<b>Tax:</b>	<b>\$29,913.62</b>	<b>Tax:</b>	<b>\$30,609.09</b>

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
This information is believed to be correct but is subject to change and is not warranted.

**Location:** SS DUTTON ST**Parcel ID:** 130G 65**Zoning:** IA**Fiscal Year:** 2020**Current Owner Information:**  
CHAFFEE CHURCH PROPERTIES LLC  
C/O DEBRA HOLDEN  
965 CHURCH STREET

NEW BEDFORD , MA 02745

**Current Sales Information:****Sale Date:**

02/06/2014

**Sale Price:**

\$100.00

Card No. 1 of 1

**Legal Reference:**

23300

**Grantor:**

SANTOS, ALBINO "TRUSTEE"

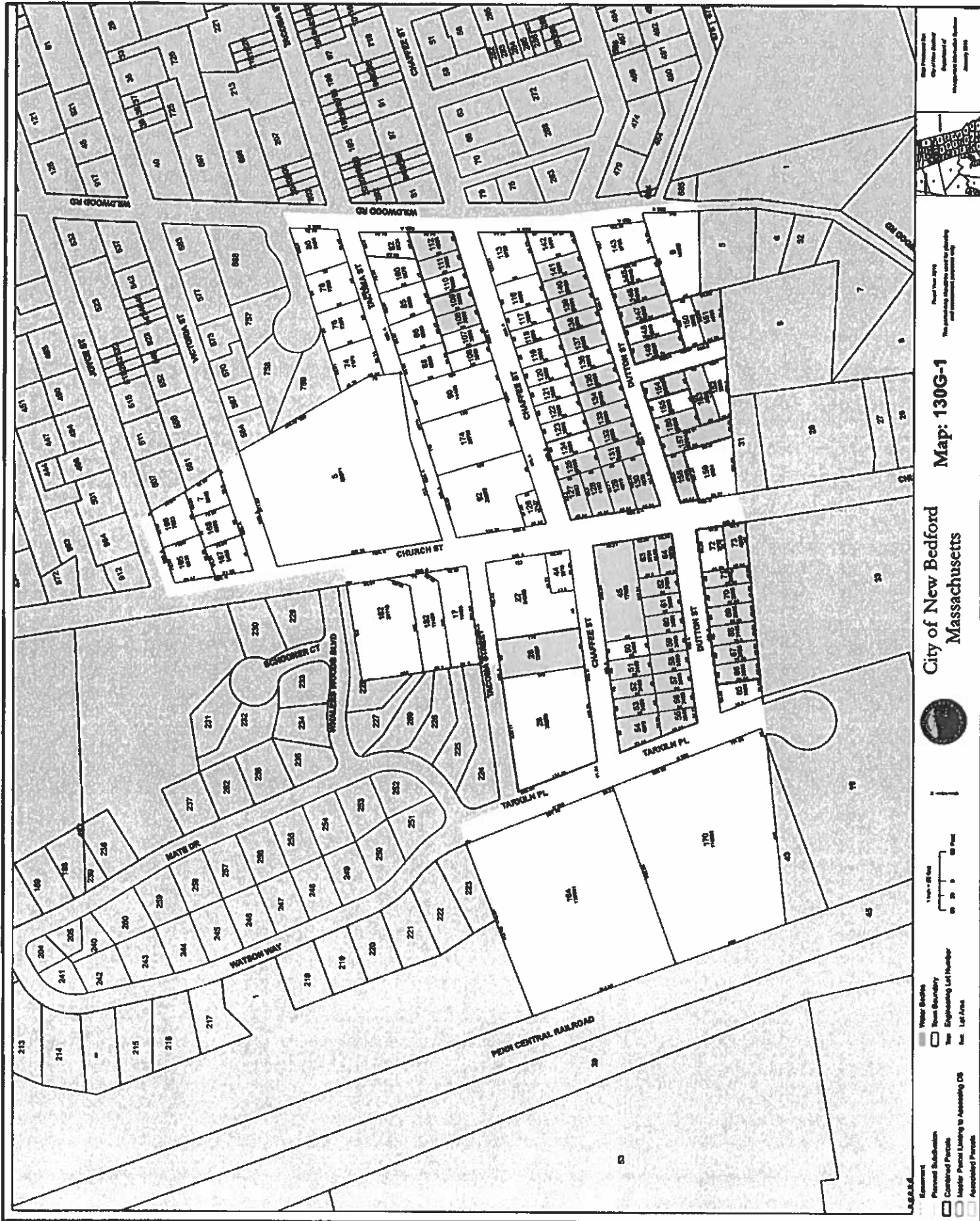
This Property contains 0.5125 acres of land mainly classified for assessment purposes as POTENTL

<b>Building Value:</b>	<b>Land Value:</b>	<b>Yard Items Value:</b>	<b>Total Value:</b>
0	86000	0	86000

**No  
Sketch  
Available****NO  
IMAGE  
AVAILABLE**

<b>Fiscal Year 2020</b>		<b>Fiscal Year 2019</b>		<b>Fiscal Year 2018</b>	
Tax Rate Res.:	16.16	Tax Rate Res.:	16.47	Tax Rate Res.:	16.63
Tax Rate Com.:	33.59	Tax Rate Com.:	34.84	Tax Rate Com.:	35.65
Property Code:	441	Property Code:	441	Property Code:	441
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	86000	Total Land Value:	86000	Total Land Value:	86000
Total Value:	86000	Total Value:	86000	Total Value:	86000
Tax:	\$2,888.74	Tax:	\$2,996.24	Tax:	\$3,065.90

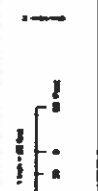
Disclaimer: Classification is not an indication of uses allowed under city zoning.  
This information is believed to be correct but is subject to change and is not warranted.



Legend

- ☒ Planned Subdivision
- ☒ Contained Parcel
- ☒ Master Parcel Linking to Assessing DB
- ☒ Assessed Parcel

- ☒ Water Bodies
- ☒ Town Boundary
- ☒ Engineering Lot Number
- ☒ Lot Area

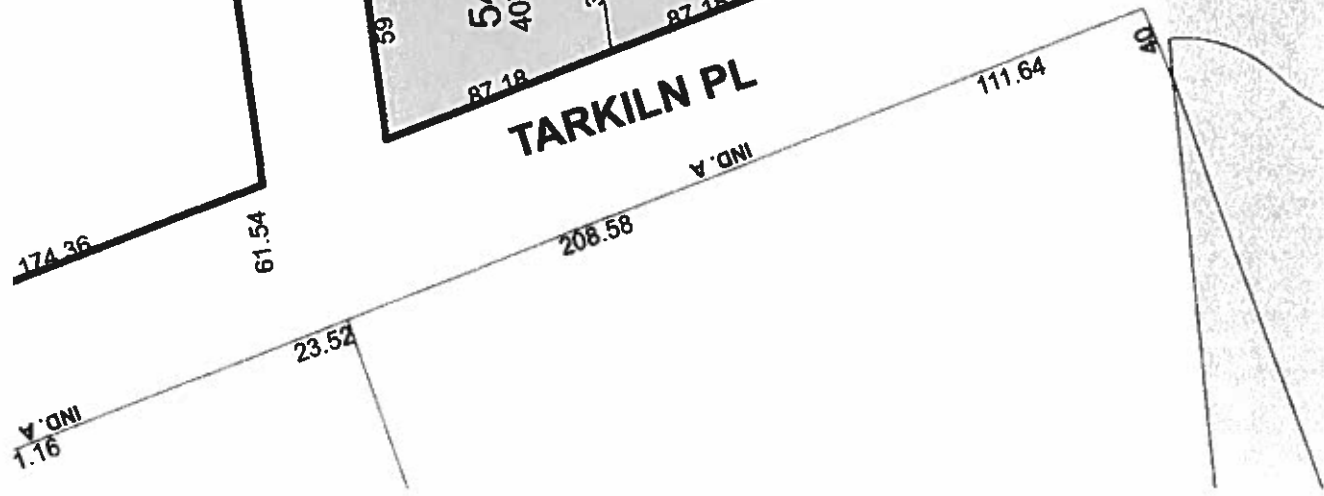
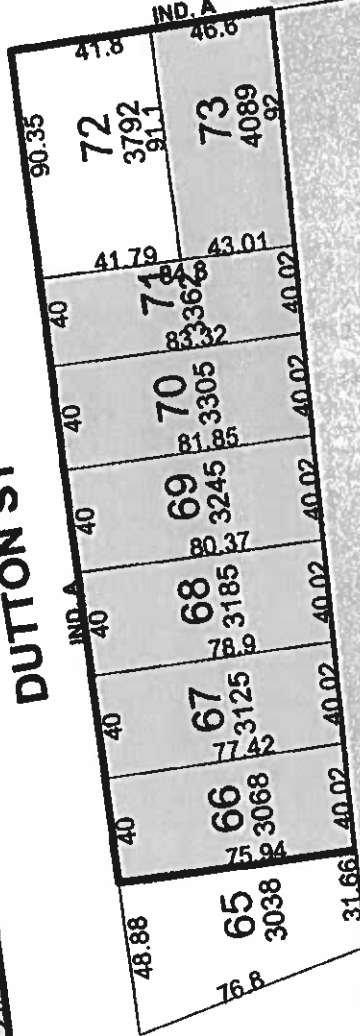
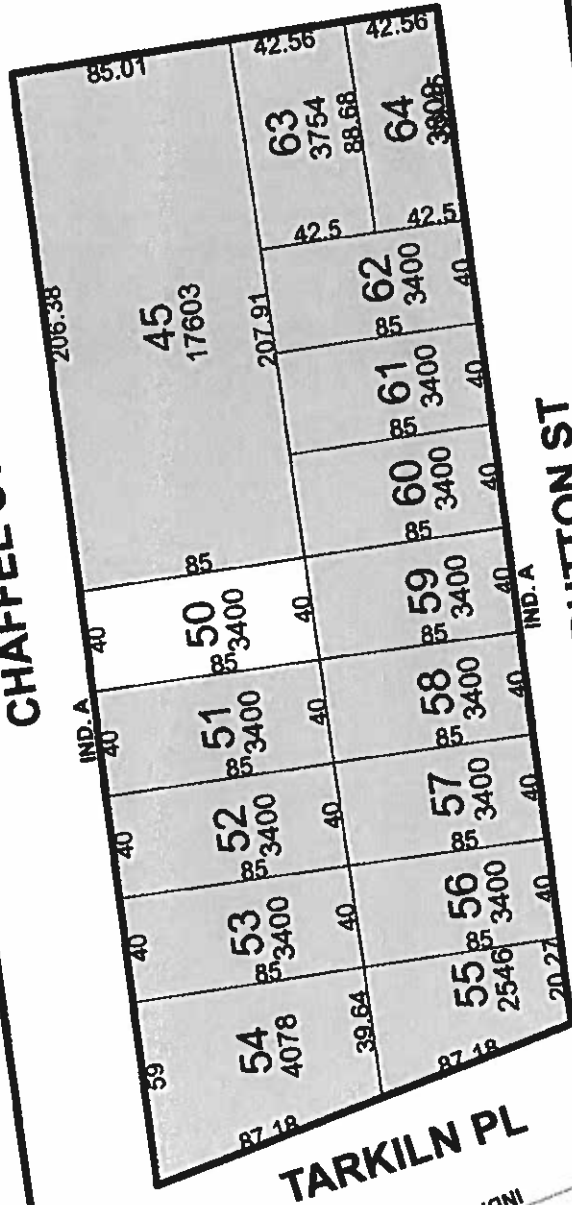
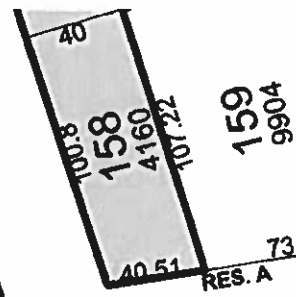
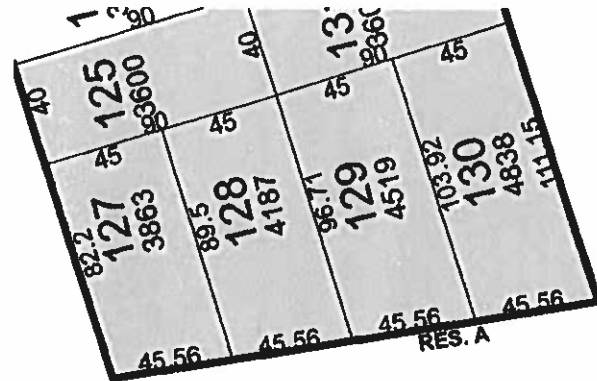
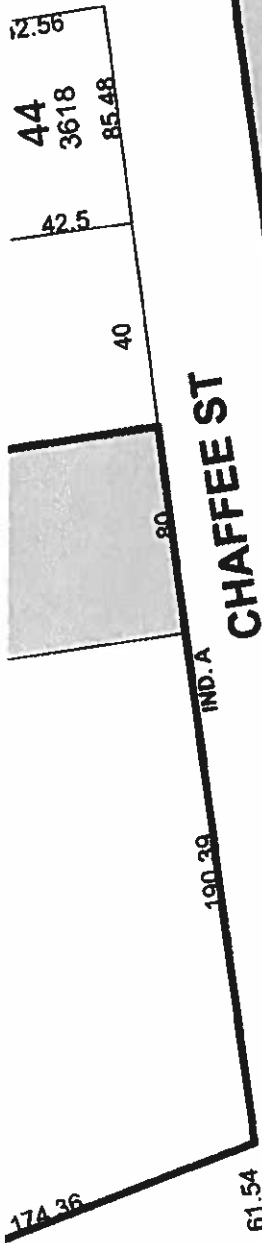


City of New Bedford  
Massachusetts

Map: 130G-1

Revised: 10/1/2010  
This publication is for planning  
and informational purposes only.

Map of the City of New Bedford  
Massachusetts  
January 2010



Work Area

12.56  
44  
3618  
42.5

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CHAFFEE ST

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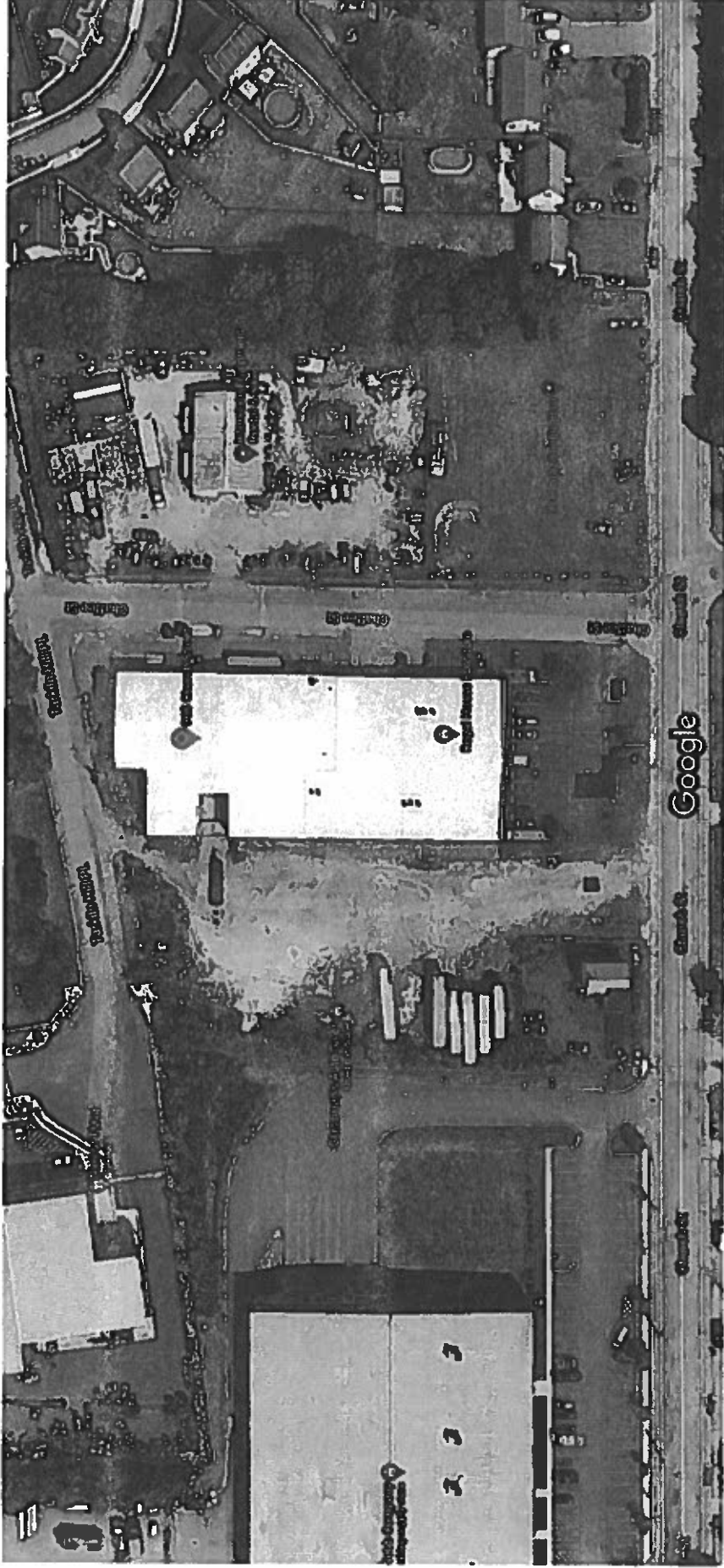




Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View

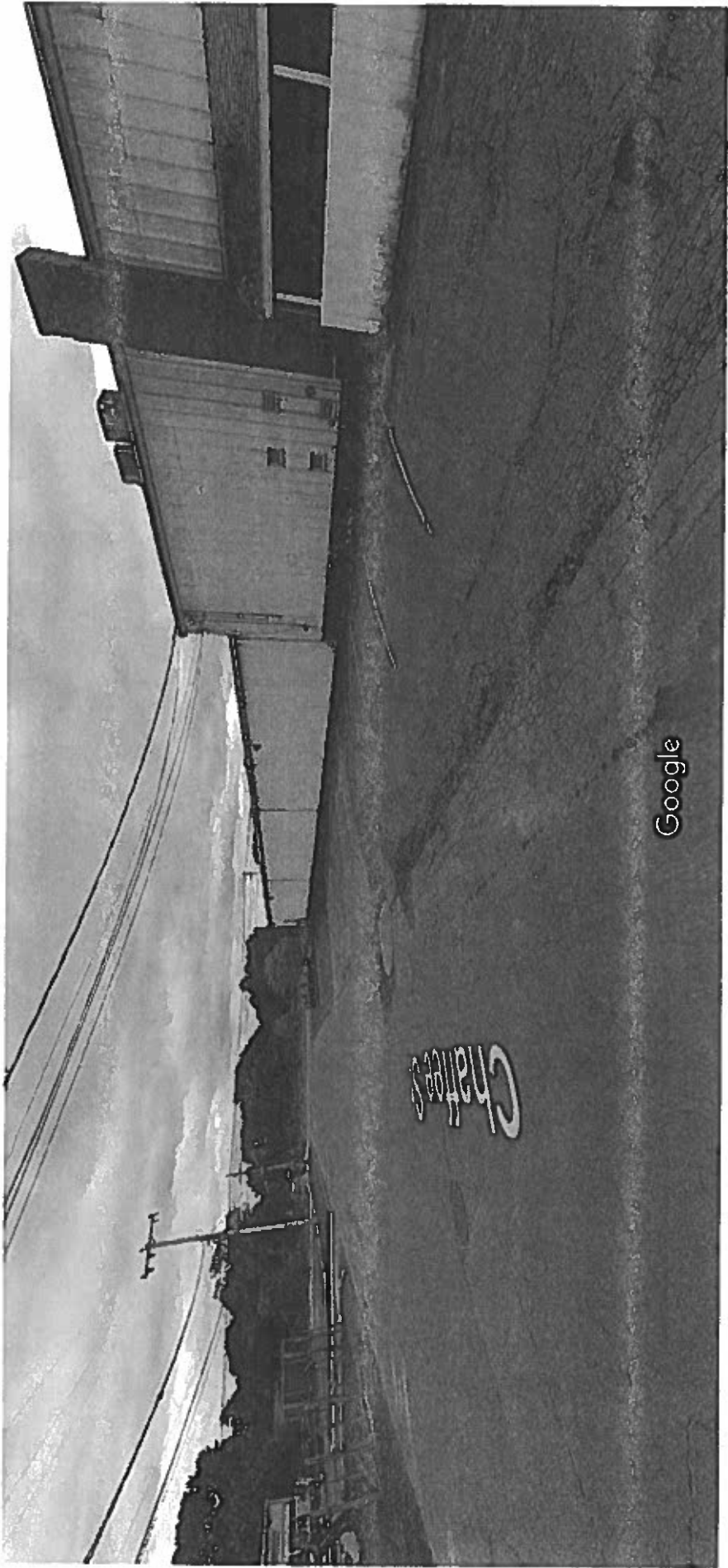


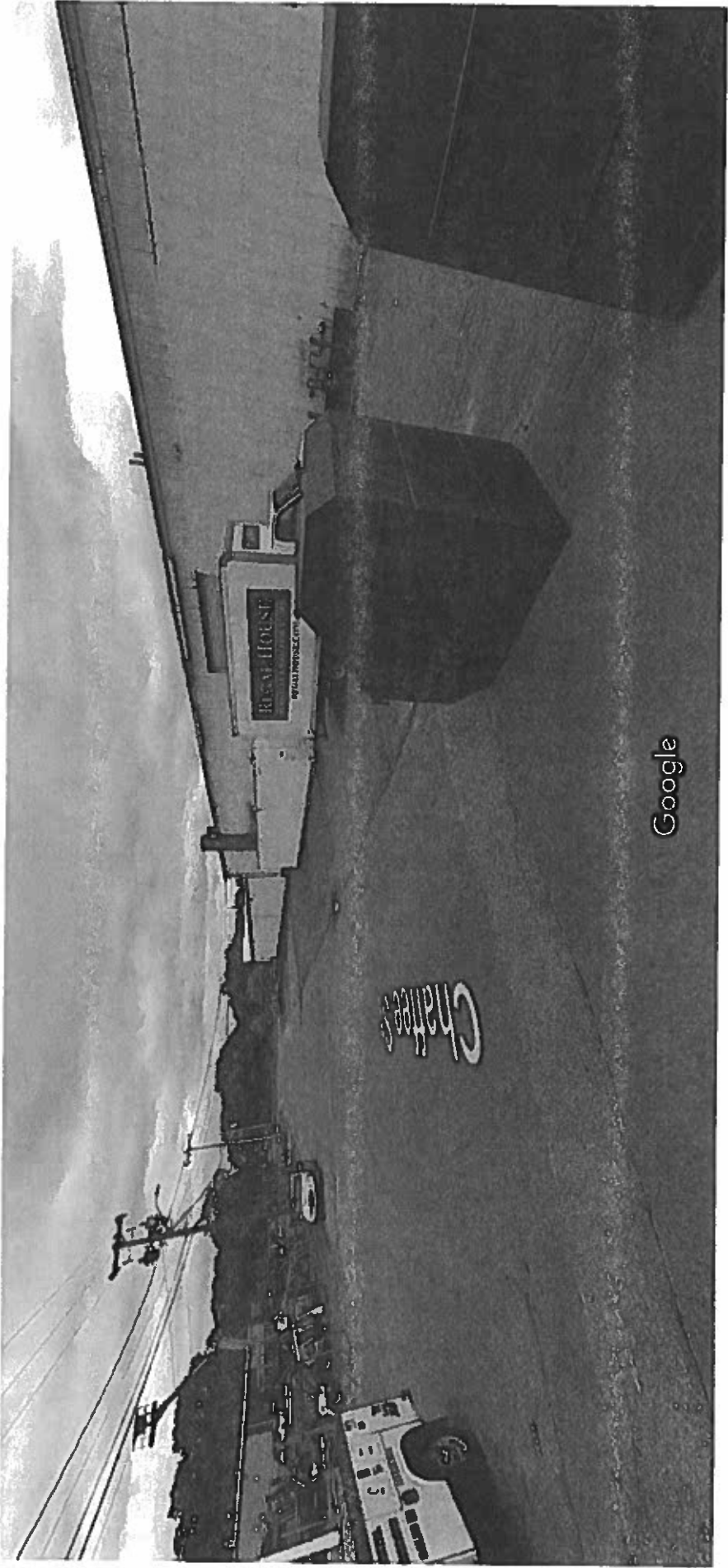
Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View

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Google

Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View

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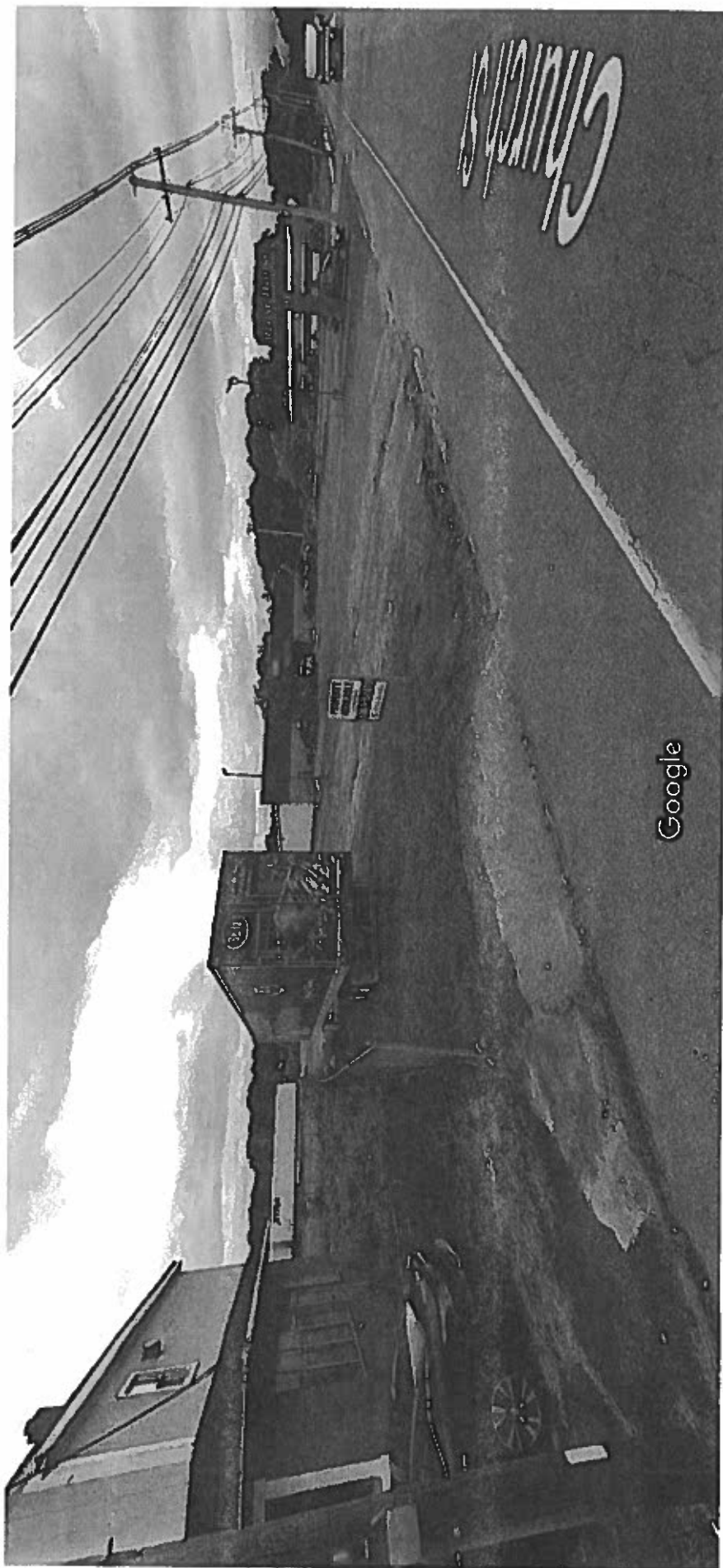




Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View

Church

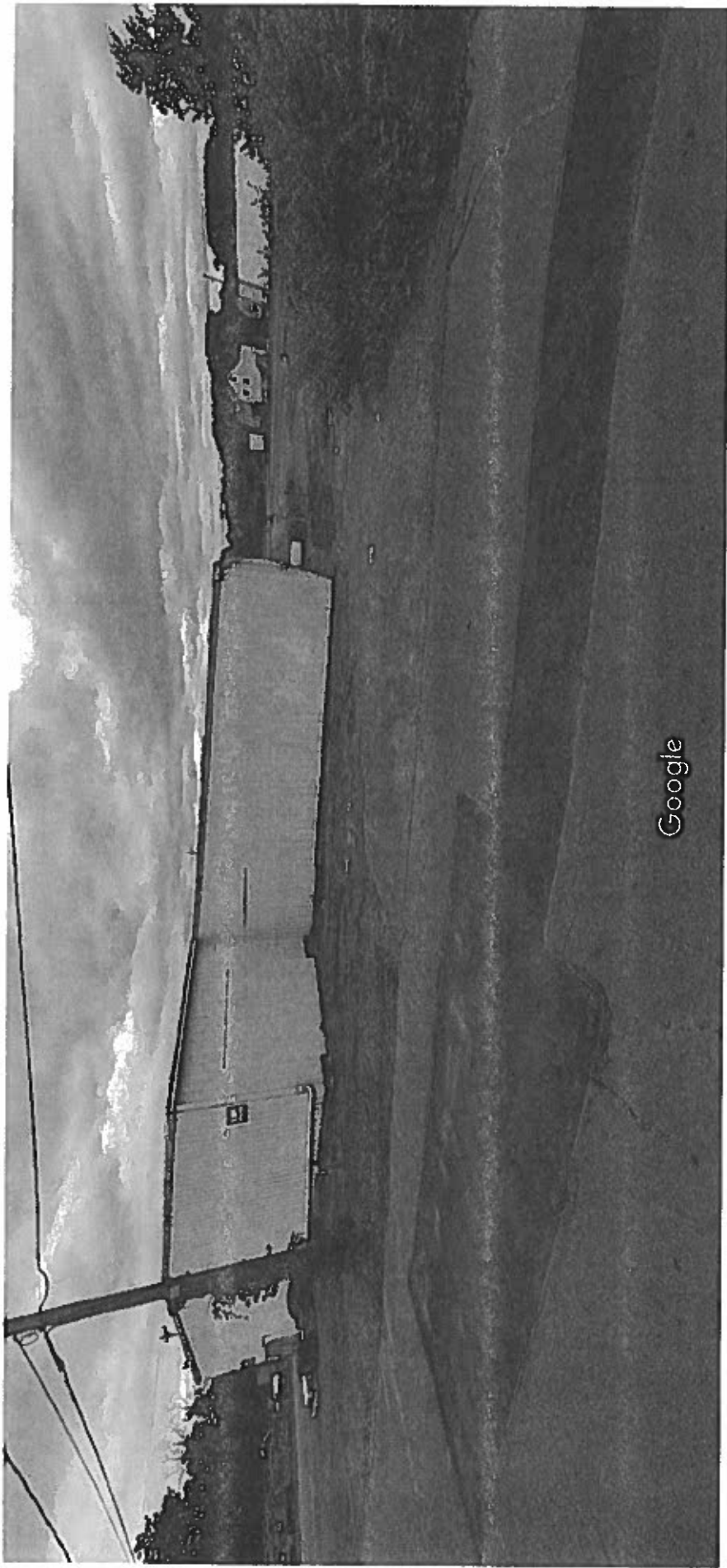


Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View

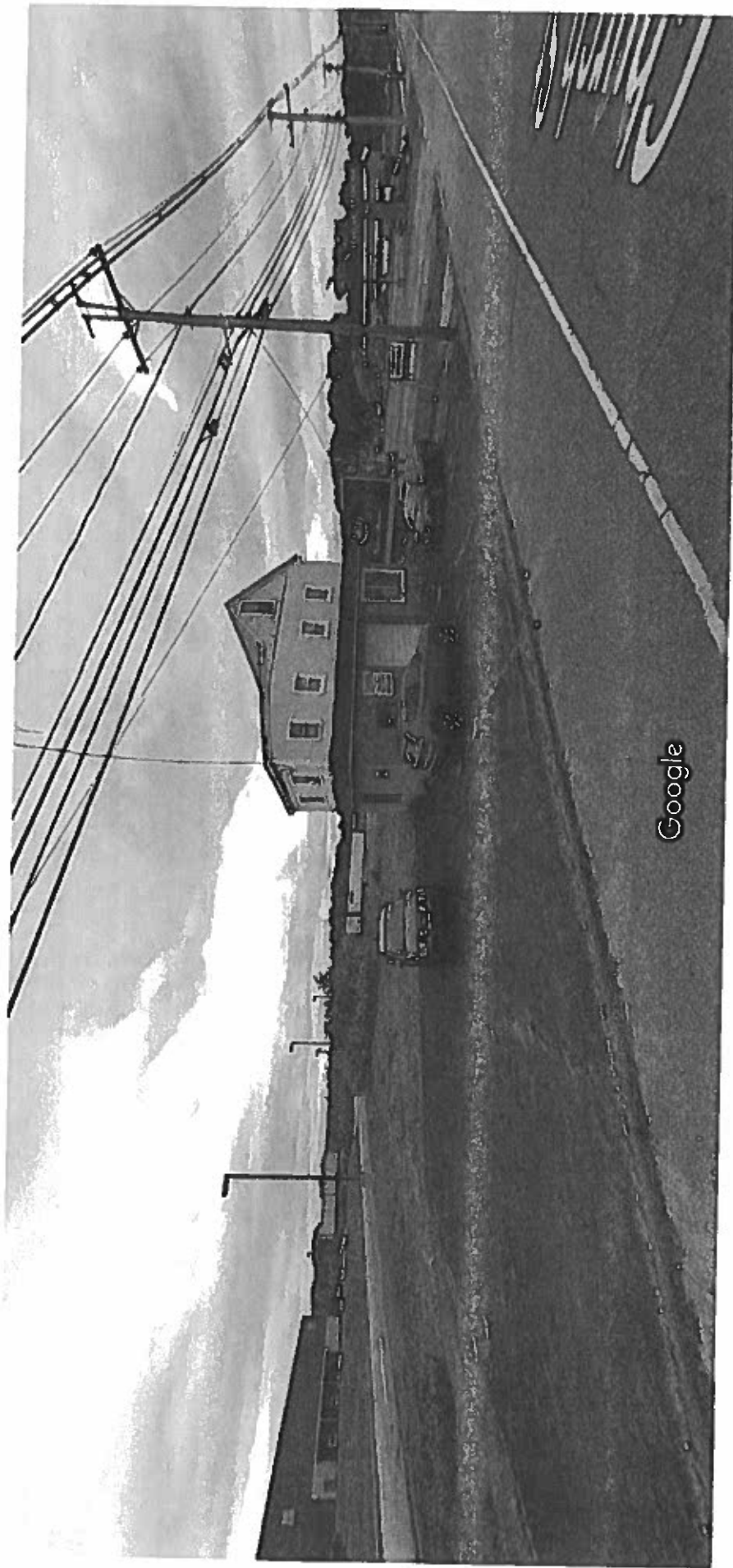


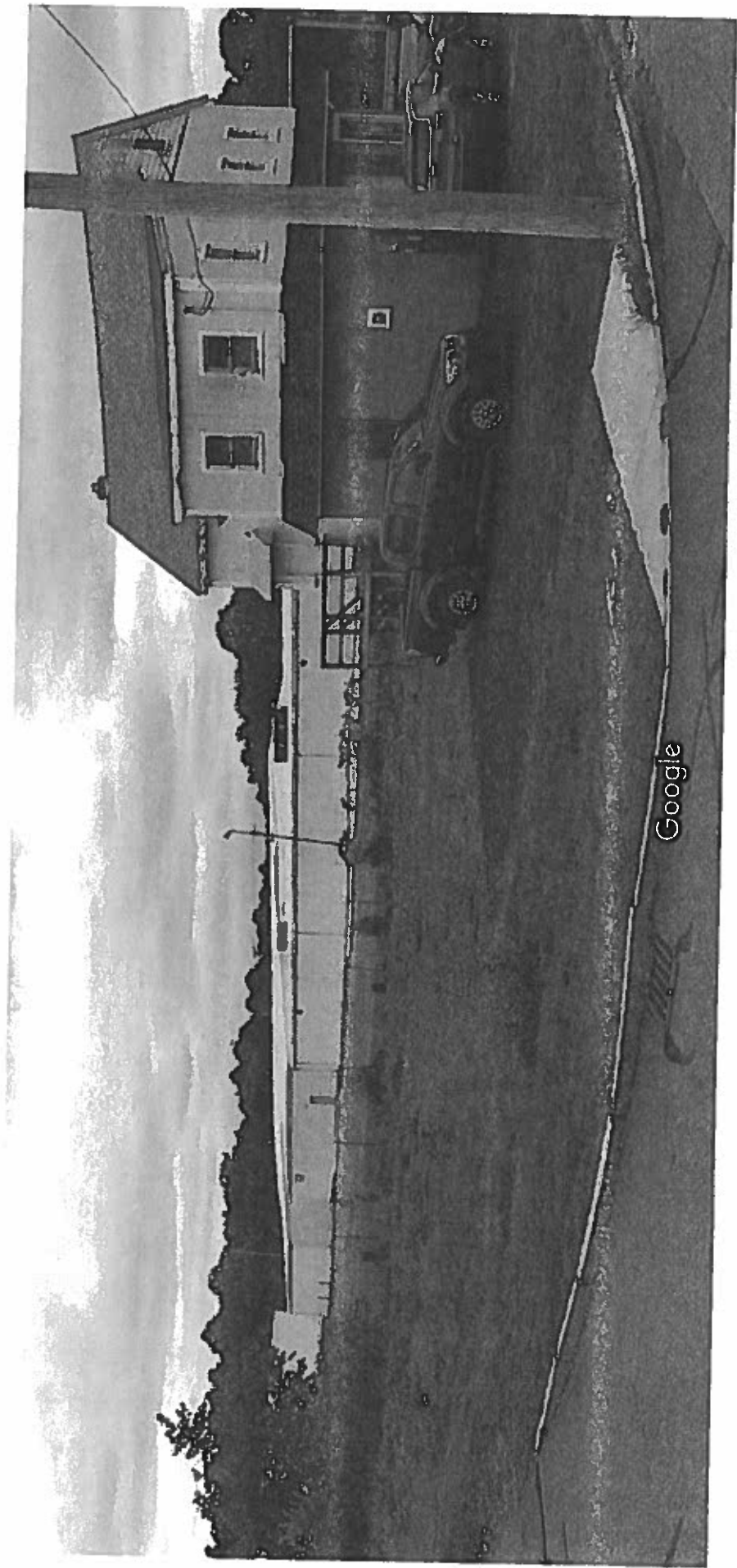
Image capture: Oct 2019 © 2020 Google

New Bedford, Massachusetts



Street View

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New Bedford, Massachusetts



Street View

Image capture: Oct 2019 © 2020 Google

# Corporations Division

## Business Entity Summary

ID Number: 001125738

[Request certificate](#)

[New search](#)

Summary for: CHAFFEE CHURCH PROPERTIES, LLC

**The exact name of the Domestic Limited Liability Company (LLC):** CHAFFEE CHURCH PROPERTIES, LLC

**Entity type:** Domestic Limited Liability Company (LLC)

**Identification Number:** 001125738

**Date of Organization in Massachusetts:**  
01-14-2014

**Last date certain:**

**The location or address where the records are maintained (A PO box is not a valid location or address):**

Address: 965 CHURCH STREET

City or town, State, Zip code, NEW BEDFORD, MA 02745 USA  
Country:

**The name and address of the Resident Agent:**

Name: DEBRA A. HOLDEN

Address: 965 CHURCH STREET

City or town, State, Zip code, NEW BEDFORD, MA 02745 USA  
Country:

**The name and business address of each Manager:**

Title	Individual name	Address
MANAGER	DEBRA A. HOLDEN	965 CHURCH STREET NEW BEDFORD, MA 02745 USA
MANAGER	JILL KIELY SANTOS	965 CHURCH STREET NEW BEDFORD, MA 02745 USA

**In addition to the manager(s), the name and business address of the person(s) authorized to execute documents to be filed with the Corporations Division:**

Title	Individual name	Address
SOC SIGNATORY	DEBRA A. HOLDEN	965 CHURCH STREET NEW BEDFORD, MA 02745 USA
SOC SIGNATORY	JILL KIELY SANTOS	965 CHURCH STREET NEW BEDFORD, MA 02745 USA

**The name and business address of the person(s) authorized to execute, acknowledge, deliver, and record any recordable instrument purporting to affect an interest in real property:**

Title	Individual name	Address
REAL PROPERTY	JILL KIELY SANTOS	965 CHURCH STREET NEW BEDFORD, MA 02745 USA

REAL PROPERTY	DEBRA A. HOLDEN	965 CHURCH STREET NEW BEDFORD, MA 02745 USA
---------------	-----------------	--

☐ Consent   
 ☐ Confidential Data   
 ☐ Merger Allowed   
 ☐ Manufacturing

**View filings for this business entity:**

ALL FILINGS  
 Annual Report  
 Annual Report - Professional  
 Articles of Entity Conversion  
 Certificate of Amendment  
 Certificate of Amendment

**View filings**

**Comments or notes associated with this business entity:**

**New search**

**D**

**The Commonwealth of Massachusetts**

William Francis Galvin

Secretary of the Commonwealth

One Ashburton Place, Room 1717, Boston, Massachusetts 02108-1512

JAN 17 2020

**Limited Liability Company Annual Report**  
(General Laws Chapter 156C, Section 12)

SECRETARY OF THE COMMONWEALTH  
CORPORATIONS DIVISION

Federal Identification No.:

Year: 2020

(1a) The exact name of the limited liability company:

**CHAFFEE CHURCH PROPERTIES, LLC.**

(1b) The exact name of the limited liability company as amended:

**CHAFFEE CHURCH PROPERTIES, LLC.**

(2a) Location of its principal office:

**965 CHURCH STREET, NEW BEDFORD, MA 02745**

(2b) The street address of the office in the commonwealth at which its records will be maintained:

**965 CHURCH STREET, NEW BEDFORD, MA 02745**

(3) The general character of the business:

**To purchase, develop, manage, invest in, lease, sell and otherwise deal in real property.**

(4) Latest date of dissolution, if specified:

(5) The name and street address of the resident agent in the commonwealth:

**DEBRA A. HOLDEN  
965 CHURCH STREET  
NEW BEDFORD, MA 02745**

(6) The name and business address of each manager, if any:

**DEBRA A. HOLDEN  
965 CHURCH STREET  
NEW BEDFORD, MA 02745**

**JILL KIELY SANTOS  
965 CHURCH STREET  
NEW BEDFORD, MA 02745**

- (7) The name and business address of the person(s) in addition to manager(s) authorized to execute documents filed with the Corporations Division, and at least one person shall be named if there are no managers:

DEBRA A. HOLDEN  
965 CHURCH STREET  
NEW BEDFORD, MA 02745

JILL KIELY SANTOS  
965 CHURCH STREET  
NEW BEDFORD, MA 02745

- (8) The name and business address of the person(s) authorized to execute, acknowledge, deliver and record any recordable instrument purporting to affect an interest in real property.

DEBRA A. HOLDEN  
965 CHURCH STREET  
NEW BEDFORD, MA 02745

JILL KIELY SANTOS  
965 CHURCH STREET  
NEW BEDFORD, MA 02745

- (9) Additional matters:

NONE

Signed by (by at least one authorized signatory):

*Jill Kiely Santos*

CHECK/VOUCHER # 288

The Commonwealth of Massachusetts  
Limited Liability Company  
(General Laws, Chapter 156C)

Filed this 17 day of January, 2020

William Francis Galvin  
Secretary of the Commonwealth

Name \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Phone \_\_\_\_\_

OWNER'S AUTHORIZATION LETTER I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Child and Family Services, Inc.

Applicant

965 Church Street New Bedford, MA

Property

Debra Holden

Owner's Signature

Date

9/4/20

CHAFFEE CHURCH PROPERTIES LLC, C/O DEBRA HOLDEN

Owner's Printed Name

DEBRA Holden

## **Child and Family Services**

**Address: 965 Church Street, Parcel 130G 50**

**Zoning District: Mixed Use: IA**

### **Proposed programs to be in building**

#### **Community Based Acute Treatment Program (CBAT)**

CBAT is a nine-to twelve bed, single room unit that provides intensive short term care to children and adolescents, aged 4-17. CBAT is inclusive of all genders and provides a structured and secured treatment setting for children and adolescents experiencing behavioral and emotional crisis. CBAT is a 24 hour therapeutic living environment with moderate levels of supervision and intensity of service and is used as a diversionary placement to inpatient hospitalization or as a bridge from hospital inpatient stay to home.

Once admitted to the CBAT, the clinicians work with families and guardians to formulate an individualized treatment plan that identifies the goals and needs of the client to help stabilize their emotional and behavioral crisis for safe return to the community. During the course of treatment, clients receive individual therapy, group therapy, family therapy, and psychiatric assessment. Clients also receive schooling 5 days a week to allow them to maintain their educational needs.

The average length of stay at the CBAT is 10 days

#### **Licensing:**

The program is licensed by the Department of Early Education and Care (EEC).

#### **Emergency Services Program (Crisis Center or ES)**

The Crisis Center operates 24 hours a day and provides care for people of all ages in need of emergency mental health counseling. An emergency service clinician evaluates the clients in crisis and arranges appropriate treatment after consultation with a psychiatrist. An experienced master's level clinician is available seven days a week and there is always a psychiatrist on-site or on-call.

It is from this site that ES supports the New Bedford Police Department by:

- 1) Providing a co-response service to officers responding to mental health calls throughout the city (ES staff are dispatched separately and arrive on site to assist the police officer)
- 2) Siting one staff member at the Police Department's North End Station who rides-along with the officer to provide crisis intervention and hospital ED diversion.

### What We Do

- Offer assessments and interventions 24 hours a day, 365 days a year.
- Work with the consumer, their family and collaterals.
- Identify the least restrictive level of care.
- Provide services at one of our community based sites or in the home, schools, residential settings, hospitals, etc.
- Provide follow up to assure adequate support.
- Crisis counseling and consultation to the family.
- Telephone support to youth and family.
- Coordination with crisis stabilization providers.
- Collaboration with Intensive Care Coordinator (ICC) and In-Home Therapy (IHT) for youth receiving those services.

The program is licensed by the Massachusetts Behavioral Health Partnership (MBHP).

### Our Staffing

Our staffing pattern consists of up to eight clinicians during the major part of the week and a minimum of two clinicians on over-nights. Administrator on call duties provide a back-up clinician at any given time if volume demands it. Our clinicians have a variety of specialties including substance abuse, child interventions and working with the elderly.

### Community Crisis Stabilization (CCS)

CCS is a nine-to twelve bed unit that receives adult patients from our Emergency Services (ES) and from other ES programs in the area. CCS is for patients who need support, monitoring, and/or medication stabilization, but do not need hospital inpatient admission.

Clients admitted to CCS are seen by a psychiatrist and a social worker on a daily basis. Groups are provided to include education, symptom management, coping strategies, stress relief, etc. Family or significant other meetings are often facilitated to assist clients with a smooth transition back to the community. The average length of stay in CCS is three days. Admission is voluntary.

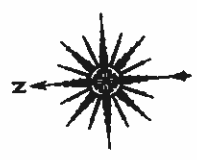
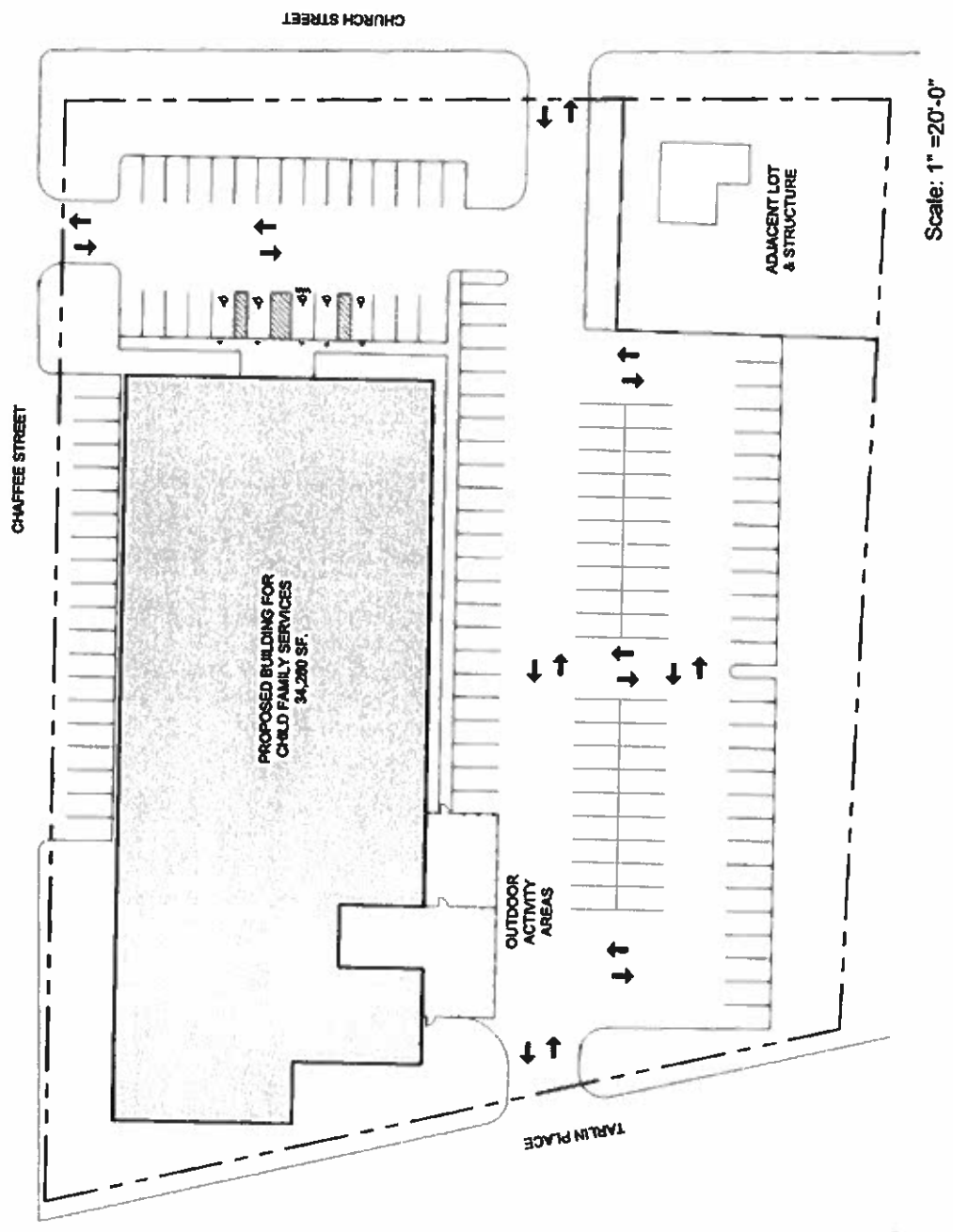
Our staffing pattern consists of:

- 24-hour nursing availability
- A full-time and part-time social worker
- Cross over social workers from our Emergency Services (24/7, as needed)
- A mental health worker (24/7)
- Psychiatry is scheduled on the unit each day to address the needs of our clients. A multi-disciplinary team meeting occurs every week day to discuss issues related to each case on the unit. All clients leave the unit with appointments for out-patient providers in the community.

### **Mental Health Counseling Center**

This program offers individual counseling to children, adolescents, and adults as well as family and couples therapy. Counselors have earned advanced professional degrees in either psychology or social work and are licensed or working towards licensure in the state of Massachusetts. Additionally, counselors receive ongoing training and continuing education to help individuals work through a variety of challenges utilizing a full range of therapeutic interventions as well as collaboration with supports

In addition, psychiatrists and nurse practitioners specializing in adult, child, and geriatric psychiatry provide one-on-one medication management sessions with clients and support other programs (such as CCS & CBAT). and.



**PARKING TOTALS**  
 137 SPACES  
 (INCLUDING 5 HCP SPACES)

PREPARED FOR:  
 CHILD AND FAMILY SERVICES INC.  
 NEW BEDFORD, MA

**965 Church Street  
 Proposed Site Plan**

Scale: 1" = 20'-0"