



City of New Bedford

REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	86	LOT(S)#	10
ADDRESS: 115 Coggeshall Street			
OWNER INFORMATION			
NAME: MET REAL ESTATE LLC			
MAILING ADDRESS: 170 Hadley Street, New Bedford, MA 02745			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Daniel Glissman, Prince Lobel Tye LLP			
MAILING ADDRESS (IF DIFFERENT): One International Place, Suite 3700, Boston MA, 02110			
TELEPHONE #	617-456-8181		
EMAIL ADDRESS:	dglissman@princelobel.com		
REASON FOR THIS REQUEST: <i>Check appropriate</i>			
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (Please explain):		

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Michael J. Motta

Printed Name

Signature

Digitally signed by Michael Motta
DN: cn=Michael Motta, o=City of New Bedford, MA, ou=Assessors
Office, email=Michael.Motta@newbedford-ma.gov, c=US
Date: 2020.11.20 08:33:09 -05'00'

11/20/2020

Date

Amount Due

\$5.00

Date Paid

11/19/2020

Confirmation Number

6598085



City of New Bedford

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	ZONING BOARD OF APPEALS APPLICATION		
xx	PLANNING BOARD APPLICATION		
	CONSERVATION COMMISSION APPLICATION		
	LICENSING BOARD APPLICATION		
XX	OTHER (<i>Please explain</i>): HOST COMMUNITY AGREEMENT		

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Carlos Amado

Printed Name

Signature

Date

Account Information

Payment Type: Licenses
Reference Number: 115 COGGESHALL 86-10
Phone Number: 5086312948

Payment Information

Payment Date: 11/19/2020
Payment Amount: \$5.00
Convenience Fee: \$1.95
Total Payment: \$6.95

Payment Method: 

Card Number: XXXXXXXXXXXXX5043

Expiration Date: 0921

ROBERT HOFFMAN

Billing Zip Code: 02110

Your confirmation number is: **6598085**

Your payment will post to the account listed below. It takes approximately two business days to post your payment to the account. Your payment date and time are equal to the time you completed this transaction as indicated by the Digital Time Stamp below.

Digital Time Stamp: 11/19/2020
09:33:08 [EST]

Please print this page for your records:

[PRINT](#)

If an email address was provided, your confirmation email will be sent from marketingcloud@valuepaymentsystems.com. Please have payer sign below and retain merchant copy for your records

Signature X

HOME

 PRINT RECEIPT

November 18, 2020

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 115 Coggeshall Street (Map: 86, Lot: 10). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
93-276	141 COGGESHALL ST	ARCHLAND PROPERTY I LLC, C/O MC DONALDS' S CORP P O BOX 182571 COLUMBUS, OH 43218
93-261	119 COGGESHALL ST	COGGESHALL-NEW BEDFORD LLC, 867 MIDDLE ROAD ACUSHNET, MA 02743
93-264	87 COGGESHALL ST	HIGHWAYVIEW LLC, 867 MIDDLE ROAD ACUSHNET, MA 02743
93-292	107 COGGESHALL ST	DW NEW BEDFORD LLC, 867 MIDDLE ROAD ACUSHNET, MA 02743
86-10	115 COGGESHALL ST	MET REAL ESTATE LLC 170 HADLEY STREET NEW BEDFORD, MA 02745
93-287	COGGESHALL ST	HIGHWAYVIEW LLC, 867 MIDDLE ROAD ACUSHNET, MA 02743
93-293	81 COGGESHALL ST	RIVERSIDE LANDING LLC, 867 MIDDLE ROAD ACUSHNET, MA 02743



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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

115 Coggeshall Street – PLOT: 86 – LOT: 10 – ZONED DISTRICT: IB
Site Plan Review & Special Permit is Required is from the Planning Board

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

Special Permit

Planning Board

❖ **SECTIONS**

- 2200 – Use Regulations
- 2210 – General
- 2230 – Table of Principal Use Regulations – Appendix A
 - Commercial – #32 Marijuana Retailer
- 3100 – Parking and Loading
- 3110 – Applicability
- 3120-3125 – Special Permit -Reduction in parking
- 3130 – Table of Parking Loading Requirements – Appendix C
 - Businesses engaged in retail sale of goods and services, not elsewhere enumerated herein:
Marijuana Retailer
- 4100B-4180B – Marijuana Establishments and Medical Marijuana Treatment Centers
- 5300-5390 – Special Permit



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Parking Spaces Calculations

Building Use – Mixed Use – Retail Store

Number of Parking Spaces Required – Business Space

Number of Space required = $5,297\text{sf} \div 200\text{sf}/\text{Parking Space} = 26.4 =$ 27 Parking Spaces

Number of Parking Spaces Provided = 9 Parking Spaces as per plan submitted

Number of Parking Spaces Required for Relief = 18 Parking Spaces