
Project Address: 55 Wamsutta Street
New Bedford, MA 02740

Date Prepared: February 10, 2021

Project Number: 20047

Prepared for: Wamsutta II, LLC
c/o Acorn, Inc.
25 Braintree Office Hill Park, Suite 104
Braintree, MA 02184

Prepared by: Highpoint Engineering Inc.
Canton Corporate Place
45 Dan Road, Suite 140
Canton, MA 02021
www.highpointeng.com



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CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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: Parking Lot Expansion by: Highpoint Engineering, Inc. dated: 02/10/2021

1. Application Information

Street Address: 55 Wamsutta Street

Assessor's Map(s): 78 Lot(s) 125

Registry of Deeds Book: 7535 Page: 99

Zoning District: Industrial B (IB), Wamsutta Mill Overlay District (WMOD)

Applicant's Name (printed): Wamsutta II, LLC c/o Acorn, Inc.

Mailing Address: 25 Braintree Hill Office Park, Suite 104 Braintree MA 02184
(Street) (City) (State) (Zip)

Contact Information: 617-479-2424 quentin@acorninc.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:

Completed Site Plan Review Application
Completed Site Plan Review Application Checklist
Completed Request for Waiver Form
Site Development Plan Set
Project Narrative
Certified Abutters List
Proof of Ownership - Copy of Deed
Stormwater Management Report
Electronic PDF and AutoCAD Files
Application Fee

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.

02/10/2021

Date

Signature of Applicant

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 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: Residential Use (recently converted Mill Building)

Proposed Use of Premises: Expansion of Residential Parking Lot

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
Special Permit #4371, granted April 11, 2019

4. Briefly Describe the Proposed Project:

The owner of the existing multifamily residential building located at #55 Wamsutta Street recently expanded the lot size through the ANR process to add 20,157 SF to the overall site area. The Applicant proposes to expand the existing parking lot associated with the residential use to provide an additional 52 parking spaces for a total of 132 spaces on site. The Project includes expanding paved parking lot, vertical concrete curbs, landscape improvements, and installation of a drainage collection system.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)			
Lot Width (ft)			
Number of Dwelling Units			
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)			
Front Setback (ft)			
Side Setback (ft)			
Side Setback (ft)			

Rear Setback (ft)			
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)			
Off-Street Parking Spaces			
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays			

6. Please complete the following:

Existing

Proposed

a) Number of customers per day:

b) Number of employees:

c) Hours of operation:

d) Days of operation:

e) Hours of deliveries:

f) Frequency of deliveries: ☐ Daily ☐ Weekly ☐ Monthly ☐ 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

9. OWNERSHIP VERIFICATION N/A: Applicant & Owner are same entity.

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

I hereby authorize the following Applicant: _____

at the following address: _____

to apply for: _____

on premises located at: _____

in current ownership since: _____

whose address is: _____

for which the record title stands in the name of: _____

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 7535 Page: 99

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.

02/10/2021

Date



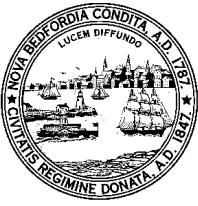
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Member, Wamsutter II LLC

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.



Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate
Item Submitted.

For subparts of the required plans, please mark as follows:

☐ X = Shown on Plans ☐ W = Waiver Requested ☐ NA = Not Applicable

Staff Applicant

1. **Completed Application Form** (with all required signatures; 16 Copies)

2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

3. **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).

W II

3a. Cover Sheet, to include the following information:

- ☒ **Title Block**
 - ☒ Project name/title
 - ☒ Assessor's map and parcel number(s)
 - ☒ Registry Book and Page
 - ☒ Name and address of property owner
 - ☒ Name and address of Engineer / Architect / Landscape Architect
 - ☒ Name and address of developer
 - ☒ Revision Date Block
 - ☒ Street Number and/or Lot Number
- ☒ **Zoning Requirements Table (Indicate Required vs. Provided)**
 - ☒ Zoning District
 - ☒ Lot Area
 - ☒ Lot Frontage
 - ☒ Front, Side & Rear Setbacks of Buildings and Parking Areas
 - ☒ Building Height
 - ☒ Lot Coverage
 - ☒ Green Space
 - ☒ Off-Street Parking Spaces
 - ☒ Compact Parking Spaces
 - ☒ Accessible Parking Spaces
 - ☒ Van Accessible Parking Spaces
 - ☒ Screening Buffers
 - ☒ Percentage of Lot that is Upland
 - ☒ Total Square Footage of Upland
- ☒ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)
- ☒ **Plan Index** with latest revision date of each individual plan

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3b. Existing Conditions Plan

- ☒ Name of Surveyor or Surveyor Firm
- ☒ Date of survey
- ☒ Property lines with bearings and distances
- ☒ Monuments set/found at all lot corners
- ☒ Easements with bearings and distances suitable for registry filing
- ☒ Names of all abutters
- ☒ Street names
- ☒ Benchmark locations (Based on USGS NGVD – show year)
- ☒ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- ☒ Existing 21E Contaminated Site Information
- ☒ Existing Buildings and Structures
 - ☒ Area of building
 - ☒ Number of stories
 - ☒ Principal use
 - ☒ Setbacks from property lines
 - ☒ Floor elevations
 - ☒ Door locations with sill elevations

<u>Staff</u>	<u>Applicant</u>
	<ul style="list-style-type: none"><input type="checkbox"/> Existing Topography:<ul style="list-style-type: none"><input type="checkbox"/> Contours at 2' intervals (1' contours or additional spot grades if site is flat)<input type="checkbox"/> Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells<input type="checkbox"/> Existing parking/paved areas including pavement type (parking, walkways, etc.)<input type="checkbox"/> All Existing Curbcuts<input type="checkbox"/> Listing of all existing utility owners and contact info located within the project limits<input type="checkbox"/> Adequate utility information outside the site to verify proposed utility connections<input type="checkbox"/> All utility pipe types, sizes, lengths, and slopes<input type="checkbox"/> All utility structure information including rim and invert elevations<input type="checkbox"/> All existing easements within 50 feet of property line-Identify any utility within the easement<input type="checkbox"/> All existing utility easements with bearings and distances<input type="checkbox"/> Existing pavement markings within site and on connecting roads<input type="checkbox"/> Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...<input type="checkbox"/> Wetlands, floodplain, water protection district delineation including offsets and buffer zones<input type="checkbox"/> Streams, water courses, swales and all flood hazard areas<input type="checkbox"/> Rock Outcroppings<input type="checkbox"/> Test pit locations including groundwater depths when encountered<input type="checkbox"/> Historic buildings within 250 feet of the subject property
	<hr/> 3c. <u>Demolition Plan</u> <ul style="list-style-type: none"><input type="checkbox"/> Existing Conditions Plan plus:<input type="checkbox"/> Existing Buildings and Structures to be removed/demolished<input type="checkbox"/> Existing parking/paved areas to be removed/demolished<input type="checkbox"/> Existing utilities to be removed/demolished<input type="checkbox"/> Existing hydrants to be removed<input type="checkbox"/> Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.<input type="checkbox"/> Dust Control Measures<input type="checkbox"/> Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.
	<hr/> 3d. <u>Construction/Layout Plan</u> <ul style="list-style-type: none"><input type="checkbox"/> Proposed Buildings and Structures

Staff **Applicant**

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| <input type="checkbox"/> Area of building or additions | <input type="checkbox"/> Setback dimensions from property lines |
| <input type="checkbox"/> Number of stories | <input type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input type="checkbox"/> Principal use | |
| <input type="checkbox"/> Floor elevations | |
| <input type="checkbox"/> Door locations with sill elevations | |
| <input type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input type="checkbox"/> Proposed contours at 2' intervals | <input type="checkbox"/> Curb type(s) and limits |
| <input type="checkbox"/> Parking lot setbacks to property line | <input type="checkbox"/> Lighting / Poles / Guys (Existing) |
| <input type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input type="checkbox"/> Signs (include sign schedule) |
| <input type="checkbox"/> Walls (Existing) | <input type="checkbox"/> Pavement markings |
| <input type="checkbox"/> Parking spaces (delineated and dimensioned) | <input type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input type="checkbox"/> Accessible parking spaces & aisles | <input type="checkbox"/> Fences (Existing) |
| <input type="checkbox"/> Wheelchair ramps (Existing) | <input type="checkbox"/> Landscape areas |
| <input type="checkbox"/> Sidewalks (Existing) | <input type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input type="checkbox"/> Pavement type(s) | <input type="checkbox"/> Spot Grades at 4 Building Corners (Existing) |
| | <input type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | |
| <input type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input type="checkbox"/> Emergency Vehicle Access | |
| <input type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) (Residential) | |
| <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input type="checkbox"/> Construction notes, including the following notes: | |
| • Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed. | |
| • Any work and material within the City right-of-way shall conform to the City of New Bedford requirements | |
| • All handicap parking, ramps, and access shall conform to AAB & MAAB requirements | |
| • All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission) | |
| • All pavement markings and signs shall conform to MUTCD requirements | |

2e. Grading and Drainage Plan

- ☐ **Existing Conditions Plan and Construction/ Layout Plan plus:**
- ☐ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

<u>Staff</u>	<u>Applicant</u>
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| | <ul style="list-style-type: none"><input type="checkbox"/> Proposed parking lots, sidewalks, islands, etc.<ul style="list-style-type: none">• Parking lot grades shall not exceed 5% or be less than 0.5 %<input type="checkbox"/> Floor elevations & door locations (Existing)<input type="checkbox"/> Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.<input type="checkbox"/> Adequate information off site to verify proposed drain connections (On site connection only)<input type="checkbox"/> Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes<input type="checkbox"/> Utility easements with bearings and distances suitable for registry filing (No new easements)<input type="checkbox"/> Delineation of all stockpile areas<input type="checkbox"/> Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access<input type="checkbox"/> For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.<input type="checkbox"/> A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards. |
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	3f. <u>Utility and Grading Plan</u> (Show appropriate info from Existing Conditions & Construction/Layout Plan)
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| | <ul style="list-style-type: none"><input type="checkbox"/> Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures (Drainage improvements only)<ul style="list-style-type: none">• Adequate utility information outside the site to verify proposed utility connections• All utility pipe types, sizes, lengths, and slopes• All utility structure information including rim and invert elevations• Any utility access vaults• All utility access handholes• All water services, hydrants, gates, shutoffs, tees• Utilities shall be underground if possible• All transformer locations• Required utility easements with dimensional bearings and distances<input type="checkbox"/> Force main, if required, conforming to City of New Bedford requirements<input type="checkbox"/> Water main loop<input type="checkbox"/> Sewer profile showing all utility crossings<input type="checkbox"/> Sections through detention basin(s)<input type="checkbox"/> Include the following notes:<ul style="list-style-type: none">• The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way• All water and sewer material and construction shall conform to the City of New Bedford requirements |
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Staff	Applicant
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| | <ul style="list-style-type: none">• All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled• The City shall be notified at least 24 hours prior to the required inspections <p><input type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.</p> |
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	<p>3g. <u>Landscape Plan</u></p>
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| | <p><input type="checkbox"/> Location, species & size of all proposed plantings (No New Plantings Proposed)</p> <p><input type="checkbox"/> All existing landscaping to be removed or retained</p> <p><input type="checkbox"/> Plant and tree legend</p> <p><input type="checkbox"/> Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments</p> <p><input type="checkbox"/> Snow storage areas</p> <p><input type="checkbox"/> Proposed irrigation methods (on-site wells to be used unless otherwise approved)</p> <p><input type="checkbox"/> Verify sight distances at entrances (Interior Site Improvements Only)</p> |
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	<p>3h. <u>Erosion Control Plan</u> (show appropriate information from Existing Conditions and Construction/Layout Plans)</p>
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| | <p><input type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes</p> <p><input type="checkbox"/> Anti-tracking BMP area at all construction entrances</p> <p><input type="checkbox"/> Dust Control (Methods of)</p> <p><input type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks</p> <p><input type="checkbox"/> Delineation of all temporary stockpile areas</p> <p><input type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access</p> <p><input type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles</p> <p><input type="checkbox"/> Include the following notes:</p> <ul style="list-style-type: none">• All BMP erosion control measures shall be in place prior to demolition or any site work.• Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.• Maintenance specifications for all proposed erosion and sedimentation controls. |
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	<p>3i. <u>Floor Plan</u></p>
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| | <p><input type="checkbox"/> Include complete floor plan of all floors (entire building), including existing & proposed work</p> <p><input type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes</p> <p><input type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls</p> <p><input type="checkbox"/> For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project</p> |
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Staff	Applicant
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| | <ul style="list-style-type: none"><input type="checkbox"/> Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any) |
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	3j. <u>Building Elevations</u>
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| | <ul style="list-style-type: none"><input type="checkbox"/> Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project<input type="checkbox"/> For additions/alterations: label existing and new construction, as well as items to be removed<input type="checkbox"/> Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements<input type="checkbox"/> Show any exterior mechanical, duct work, and/or utility boxes<input type="checkbox"/> Include dimensions for building height, wall length and identify existing and proposed floor elevations |
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	3k. <u>Sign Plan</u>
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| | <ul style="list-style-type: none"><input type="checkbox"/> Fully-dimensioned color elevations for all proposed signs<input type="checkbox"/> Total square footage of existing signs and total square footage of proposed signs<input type="checkbox"/> Existing and proposed sign locations on site plan<input type="checkbox"/> Existing and proposed materials and methods of lighting for all signs |
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	3l. <u>Lighting Plan</u>
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| | <ul style="list-style-type: none"><input type="checkbox"/> Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)<input type="checkbox"/> Height and initial foot-candle readings on the ground and the types of fixtures to be used<input type="checkbox"/> Plan Must Show Illumination Patterns On-Site and Areas Off-Site<input type="checkbox"/> New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable<input type="checkbox"/> Provide Cut Sheet for All Lighting Fixtures |
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	3m. <u>Detail Sheets (Typical Details)</u>
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| <ul style="list-style-type: none"><input type="checkbox"/> Pavement Section Detail<input type="checkbox"/> Sidewalk Detail (Existing)<input type="checkbox"/> Curb Detail<input type="checkbox"/> Driveway Detail (Existing)<input type="checkbox"/> Wheel Chair Ramp Detail (Existing)<input type="checkbox"/> Concrete Pad Detail (Existing)<input type="checkbox"/> Catch Basin Detail<input type="checkbox"/> Drainage Manhole Detail<input type="checkbox"/> Water/Sewer Trench Details (12" envelope) | <ul style="list-style-type: none"><input type="checkbox"/> Sewer Manhole Detail (26" cover) (Existing)<input type="checkbox"/> Detention / Retention Basin Sections (from plan)<input type="checkbox"/> Detention Basin Outlet Structure Detail<input type="checkbox"/> Miscellaneous Detention / Retention Basin Details<input type="checkbox"/> Infiltration Device Details<input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) (Existing 4' First Defense Water Quality Unit to be re-utilized)<input type="checkbox"/> Bollards |
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Staff **Applicant**

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| <input type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail (Existing) |
| <input type="checkbox"/> Anti-Seepage Collar Detail | <input type="checkbox"/> Fence Detail (Existing) |
| <input type="checkbox"/> Flared End Detail | <input type="checkbox"/> Flowable Fill Trench |
| <input type="checkbox"/> Rip Rap Detail | <input type="checkbox"/> Pavement Marking Details |
| <input type="checkbox"/> Straw bales/Silt Fence Detail | <input type="checkbox"/> Handicap Parking/Compact Parking Signs |
| <input type="checkbox"/> Silt Sac Detail | <input type="checkbox"/> Hydrant Detail (American –Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) (Existing) |
| <input type="checkbox"/> Compost Filter Tube Detail | <input type="checkbox"/> Thrust Block Detail |
| <input type="checkbox"/> Light Pole Foundation Detail (Existing) | |
| <input type="checkbox"/> Retaining Wall Details (Existing) | |
| <input type="checkbox"/> Tree/Shrub Planting Detail (Existing) | |

4. Project Narrative (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
- 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
- Any other evidence necessary to indicate compliance with the zoning ordinance
- A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
- A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

5. Certified Abutters List (16 copies)

6. Proof of Ownership (Copy of Deed(s) for All Involved Parcels; 16 Copies)

7. Development Impact Statement (DIS), completed per §5350 of Zoning Code, (16 Copies), if required by Board

8. Traffic Impact & Access Study (TIAS) (16 Copies), if required by Board

9. Stormwater Management Report (9 Copies), if required, comprised of the following:

- ☐ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- ☐ Overall Project Description
- ☐ Existing Conditions

Staff	Applicant
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- | | |
|--|--|
| | <ul style="list-style-type: none"><input type="checkbox"/> Proposed Improvements<input type="checkbox"/> Proposed Conditions<input type="checkbox"/> Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities<input type="checkbox"/> Stormwater Management Regulations<input type="checkbox"/> Summary<input type="checkbox"/> Appendix - Existing/Proposed Conditions Plans showing the following:<ul style="list-style-type: none"><input type="checkbox"/> Overall Existing Subcatchment Area Table<ul style="list-style-type: none">• Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)<input type="checkbox"/> Soil Classifications Table (Existing Soils)<ul style="list-style-type: none">• Map Unit Symbol, Map Unit Name, Hydrologic Soil Code<input type="checkbox"/> Overall Proposed Subcatchment Area Table<ul style="list-style-type: none">• Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)<input type="checkbox"/> Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)<ul style="list-style-type: none">• Map Unit Symbol, Map Unit Name, Hydrologic Soil Code<input type="checkbox"/> Appendix - Hydrologic Analyses<ul style="list-style-type: none"><input type="checkbox"/> HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)<input type="checkbox"/> Appendix - Illicit Discharge Certification (signed & dated) |
|--|--|

10. **Electronic PDF and AutoCAD Files**

- | | |
|--|---|
| | <ul style="list-style-type: none"><input type="checkbox"/> Shall consist of a CD with a printed CD Label in a CD case<input type="checkbox"/> CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D<input type="checkbox"/> All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.<ul style="list-style-type: none">• AutoCAD Drawing format (.dwg)• Adobe Portable Document Format (.pdf)<input type="checkbox"/> PDF files shall be created from within the AutoCAD environment and contain Layer information.<input type="checkbox"/> 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.<input type="checkbox"/> <u>File Naming:</u><p>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.</p> |
|--|---|

<u>Staff</u>	<u>Applicant</u>
	<p>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 [()].</p> <p><i>Example 1.</i> A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows: <i>12-34_Existing Conditions1.dwg</i> <i>12-34_Existing Conditions2.dwg</i> <i>12-34_General1.dwg</i> <i>12-34_Generale.dwg</i></p> <p>____ 11. <u>Application Fee</u> (All fees are due at time of application submission)</p>

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
REQUEST FOR WAIVER

CASE #:

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	78	LOT(S)#	125
REGISTRY OF DEEDS BOOK:	7535	PAGE #	99
PROPERTY ADDRESS: 55 Wamsutta Street, New Bedford, MA 02740			
ZONING DISTRICT: Industrial B, Wamsutta Mill Overlay District			
OWNER INFORMATION			
NAME: Wamsutta II, LLC c/o Acorn, Inc			
MAILING ADDRESS: 25 Braintree Hill Office Park, Suite 104, Braintree, MA 02021			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Same as above			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one:	OWNER <input type="checkbox"/>	CONTRACT VENDEE <input type="checkbox"/>	OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	(617) 479-2424		
EMAIL ADDRESS:	quentin@acorninc.com		

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Signature of Applicant/s

02/10/21

Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Signature of Owner/s

Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	Site Plan Review Application Checklist Section 3 Plans - All plans oriented so that north arrow points to top of sheet	The plans have been oriented so that the north arrow points to the right side of the sheet. Based on lot shape, this orientation best displays the site for a sheet size of 24"x36" and plan scale of 1"=20'.
	3	Site Plan Review Application Checklist Section 3b Existing Conditions Plan - All utility pipe types, sizes, lengths, and slopes	No proposed connections or alterations to existing utilities are proposed for this project.
	4	Site Plan Review Application Checklist Section 3b Existing Conditions Plan - All existing utility easements with bearings and distances	Information on easement bearings and distances is unavailable. Refer to the Deed of Easements for parking easement and the Easement for Electric Service deed provided with this application package.

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.



Please check here if additional pages are attached.



Number of Waiver requests submitted for consideration: 4

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Signature of Owner/s

Date

DESCRIPTION		Ordinance Section	CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	5451.f Lighting Plan	Site lighting was originally approved under a previously granted Special Permit. The approved lighting currently exists on site. No new site lighting is being proposed as part of this project.
	3		
	4		

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.



Please check here if additional pages are attached.



Number of Waiver requests submitted for consideration: 4

Project Narrative

Parking Lot Expansion 55 Wamsutta Street, New Bedford, MA 02740 Assessor Map 78, Lot 125

Date: February 10, 2021

Purpose

The Applicant, Wamsutta II, LLC, proposes to expand the existing residential parking lot at 55 Wamsutta Street to provide 52 additional parking spaces to the east of the existing parking lot.

History

The subject project is located at 55 Wamsutta Street in New Bedford, Massachusetts. The subject property is shown on the City of New Bedford Assessors' Map 78, Lot 125. The project site was originally 54,545 ft² in area. The Owner/Applicant recently acquired an additional 20,157 ft² of land area identified as Parcel 'A' through the Approval Not Required (ANR) process with the City. The ANR Plan dated July 31, 2020, prepared by Farland Corp. shows the revised lot area and created Parcel 'A' by transferring land from 1 Wamsutta Street, Map 78 Lot 224, to the subject property, increasing the total area to 74,702 ft². The site is bounded by 1 Wamsutta St to the north and east, Wamsutta Street to the south, and 76 Wamsutta St to the west. It is located within the Industrial B (IB) zoning district and within the Wamsutta Mill Overlay District (WMOD). On April 11, 2019, Wamsutta II, LLC was granted Special Permit #4371 to renovate the existing mill building to a residential use consisting of 33 dwelling units. The Special Permit denoted 80 parking spaces to the residential building. The parcel of 20,157 ft² (also known as Parcel 'A'), was previously used as parking for the neighboring buildings. This project proposes to expand the existing residential parking lot into the recently acquired parcel.

Proposed Development

The project proposes to expand the existing paved parking lot associated with the existing residential building on the property by creating a new paved parking lot to the east, providing an additional 52 spaces available for the tenants. Access to the lot will be provided via a 22-foot wide drive aisle located at the north end of the proposed parking lot. Other improvements include vertical concrete curb, wheel stops, landscape improvements, and extended drainage collection system.

Work associated with the site improvements includes:

- Installation of a new paved parking lot and associated driveway east of the existing building and parking lot.
- Installation of erosion control devices. Removal of deteriorated pavement and portions of chain link fence.
- Installation of a wheel stop to protect existing site lighting.
- Installation of new vertical concrete curb as indicated on sheet C200, "SITE LAYOUT PLAN", dated February 10, 2021.

- Installation of two new deep-sump catch basins, one 48" diameter drainage manhole, and 12" SCH 40 PVC storm pipes.

For detailed information regarding existing site conditions and proposed development, refer to the plans entitled, "Parking Lot Expansion", dated 02/10/2021, prepared by Highpoint Engineering, Inc.

The existing number of parking spaces provided on the subject property will comply with the City's Zoning requirements for Off-Street Parking. The expanded parking lot is proposed to address the anticipated needs of the Owner/Applicant. As part of this project, the six (6) parking spaces to the south of the existing handicap accessible van space will be re-stripped to provide three (3) additional handicap accessible parking spaces for a total of five (5) accessible spaces provided on site, one of which is designated as a Van space. This will put the project in compliance with MAAB for parking lots consisting of a total of 101-150 spaces.

The proposed site improvements will be in compliance with the City of Bedford Zoning Ordinance and Regulations by meeting required setbacks and design requirements for parking lots. The proposed improvements will not include any connections or alterations to the existing utilities. All work will reside within the property limits and outside of Flood Plain Zone AE and the 100' wetland buffers. Existing landscape areas will be maintained and preserved to meet City of New Bedford screening regulations. Existing site lighting was approved under a previous Special Permit and will be maintained.

The project will be performed in one phase and estimated to last approximately two (2) months. The overall project is estimated to cost \$160,000±.

Since the project proposes construction with an overall net decrease in impervious cover, the site qualifies as a redevelopment per the Massachusetts Stormwater Handbook Standards and the City of Bedford Stormwater Management Rules and Regulations. The hydrologic analysis models the pre- and post-development stormwater characteristics for the site, and compares changes in peak rate of runoff and water quality associated with the proposed redevelopment. Where increases to peak rate of runoff or reductions in water quality are identified, Stormwater Best Management Practices (BMP's) and Low Impact Development (LID) techniques were considered. The analysis shall prove that post-development hydrologic conditions generally mimic pre-development hydrologic conditions, and any potential impacts to downstream properties, infrastructure, or environmentally sensitive areas are mitigated. In addition, BMP's are implemented to improve water quality and reduce Total Suspended Solid (TSS) pollutant concentrations. Stormwater was analyzed and calculated to decrease the peak flow for the 2-, 10-, and 100-yr storms. The structural BMPs utilized for this project, including deep-sump hooded catch basins and the existing 4' First Defense® Vortex Separator Water Quality Unit, were designed to be adequately sized to provide a minimum 80% TSS removal. Potential stormwater impacts associated with the site improvements will be mitigated to the maximum extent practicable for a redevelopment as required by State and City of New Bedford Regulations.



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 #		LOT(S)#	
ADDRESS:			
OWNER INFORMATION			
NAME:			
MAILING ADDRESS:			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #			
EMAIL ADDRESS:			
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 (<i>Please explain</i>):		

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

Date

Account Information

Payment Type: Licenses

Reference Number: 78-125

Phone Number: 2033839572

Payment Information

Payment Date: 2/8/2021

Payment Amount: \$5.00

Convenience Fee: \$1.95

Total Payment: \$6.95

Payment Method: 

Card Number: XXXXXXXXXXXXX7754

Expiration Date: 1122

BENJAMIN ROOT

Billing Zip Code: 06880

Your confirmation number is: **6367745**

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: 02/08/2021 10:04:03 [EST]

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

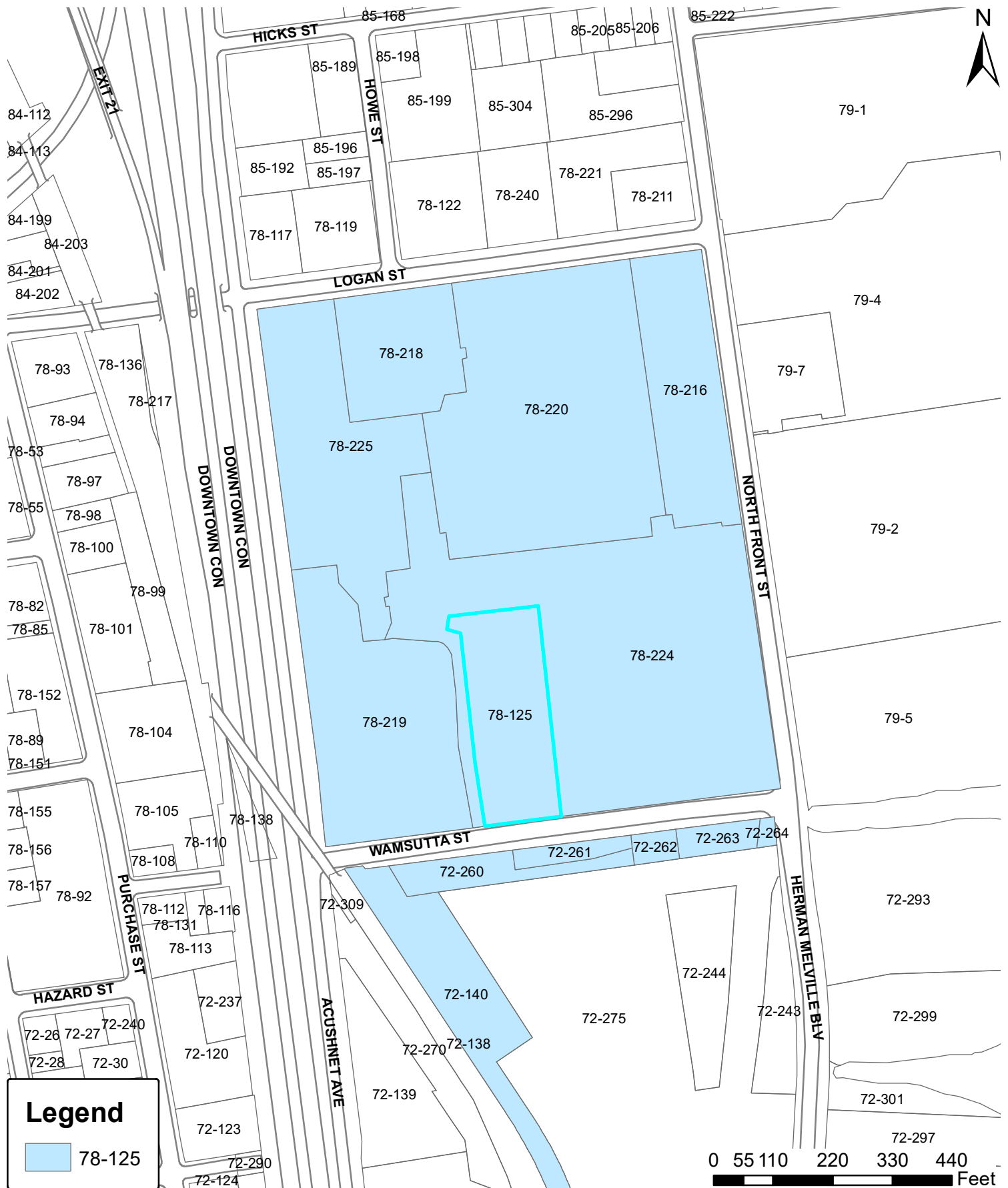
February 4, 2021

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 55 Wamsutta Street (Map: 78, Lot: 125). 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>
72-263	WAMSUTTA ST	WAMSUTTA WAREHOUSE CO INC, 92 KILBURN STREET NEW BEDFORD, MA 02740
72-264	WAMSUTTA ST	CITY OF NEW BEDFORD, HARBOR DEVELOPMENT 131 WILLIAM ST NEW BEDFORD, MA 02740
72-262	38 WAMSUTTA ST	CITY OF NEW BEDFORD, INTERCEPTING SEWER 131 WILLIAM ST NEW BEDFORD, MA 02740
78-125	61 WAMSUTTA ST	WAMSUTTA II LLC, C/O ACORN MANAGEMENT CO INC 218 WILLARD STREET QUINCY, MA 02169
72-140	RIGHT OF WAY	PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910) 500 WATER STREET JACKSONVILLE, FL 32202
72-260	WAMSUTTA ST	WAMSUTTA WAREHOUSE CO INC, 92 KILBURN STREET NEW BEDFORD, MA 02740
72-261	48 WAMSUTTA ST	RHEAUME ROBERT, RHEAUME GEORGE 48 WAMSUTTA STREET NEW BEDFORD, MA 02740
78-219	75 WAMSUTTA ST	WAMSUTTA LLC, C/O ACORN MANAGEMENT CO INC 218 WILLARD STREET QUINCY, MA 02169
78-224	1 WAMSUTTA ST	WAMSUTTA WAREHOUSE CO INC, 92 KILBURN STREET NEW BEDFORD, MA 02740
78-216	N FRONT ST	WAMSUTTA WAREHOUSE CO INC, 92 KILBURN STREET NEW BEDFORD, MA 02740
78-225	24 LOGAN ST	WAMSUTTA LLC, C/O ACORN MANAGEMENT CO INC 218 WILLARD STREET QUINCY, MA 02169
78-218	22 LOGAN ST	COGGESHALL INVESTMENTS LTD, P O BOX 61008 NEW BEDFORD, MA 02746
78-220	LOGAN ST	WAMSUTTA POND CORP, 800 ACUSHNET AVE NEW BEDFORD, MA 02740



City of New Bedford, Massachusetts
Department of City Planning

Parcel within 300FT



Southern Bristol Registry of Deeds

Electronically Recorded Document

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Recording Information

Document Number	: 29993
Document Type	: DEED
Recorded Date	: November 24, 2020
Recorded Time	: 01:22:08 PM
Recorded Book and Page	: 13513 / 56
Number of Pages(including cover sheet)	: 5
Receipt Number	: 114111
Recording Fee (including excise)	: \$1,263.08

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 11/24/2020 01:22 PM
Ctrl# 032278 06835 Doc# 00029993
Fee: \$1.108.08 Cons: \$242.666.32

Southern Bristol Registry of Deeds
Frederick M. Kalisz, Jr., Register
25 N. 6th Street
New Bedford, MA 02740
508-993-2603
www.NewBedfordDeeds.com

QUITCLAIM DEED

William Street Corporation, a Massachusetts corporation with an address of 92 Kilburn Street, New Bedford, MA 02740 ("Grantor")

for consideration paid, and in full consideration Two Hundred Forty Two Thousand Six Hundred Sixty Six and 32/100 Dollars (\$242,666.32) grants to

Wamsutta II, LLC, a Massachusetts limited liability company having an address of 25 Braintree Hill Office Park, Suite 104, Braintree, MA 02184 ("Grantee")

with quitclaim covenants

that certain parcel of vacant land on the north side of Wamsutta Street shown as "**PARCEL A**" on that certain plan of land entitled "APPROVAL NOT REQUIRED PLAN 1 WAMSUTTA STREET & 61 WAMSUTTA STREET ASSESSORS MAP 78 LOTS 125 & 224 NEW BEDFORD, MASSACHUSETTS, PREPARED FOR ACORN MANAGEMENT CO., INC." by Farland Corp. dated July 31, 2020 (the "Plan") to be recorded contemporaneously herewith with the Bristol County South District Registry of Deeds. See Plan recorded of even date herewith in Plan Book 181, Page 74.

Said Premises being bounded and described according to said Plan as follows:

Southerly by Wamsutta Street 67 feet
 Westerly by other land of this Grantee 300.72 feet
 Northerly by other land of this Grantor 67 feet
 Easterly by other land of this Grantor 301 feet

Containing according to said Plan 20,157 sq. ft. of land, more or less.

For title reference see deed of Shirley Jadowe to Wamsutta Warehouse Co., Inc. dated February 15, 1966 and recorded with said Registry at Book 1512, Page 156. Grantor herein is successor to Wamsutta Warehouse Co., Inc. as evidenced by certificate of merger to be recorded herewith.

Subject to the easements, conditions, and restrictions set forth in said deed, including, without limitation, the rights to pass and repass over and across the "EXISTING 12' R/W", and the "5' PEDESTRIAN R/W" as shown on the plan referred to in said deed recorded with said Registry at Plan Book 71, Page 48, and, in confirmation thereof, Grantor and Grantee each grant to the other perpetual nonexclusive rights and easements to pass and repass over and across said easement areas.

Said Premises are conveyed subject to the following easements for the benefit of Grantor's remaining land upon, over, and across the northerly portion of the Premises herein conveyed being further bounded and described as follows:

1. the perpetual, non-exclusive right and easement for the benefit of Grantor's remaining land to pass and repass over, across, and upon the northerly portion of the Premises (i) for the purposes of maintaining and repairing the structure(s) located on Grantor's property, and ii.) for the purposes of accessing the dock and ramp attached to the building on Grantor's property adjacent to the northeast section of Grantee's property, which easement area ("Right of Way Easement") is bounded and described as follows:

Starting at a point at the southeasterly corner of the Embankment Easement (as defined below), and 25 feet from the Northeast corner of Parcel A as herein conveyed; thence running

Southerly by other land of this Grantor 22 feet; thence turning and running Westerly by other land of this Grantee 67 feet; thence turning and running Northerly by other land of this Grantee 22 feet to the Embankment Easement (hereinafter described); thence turning and running Easterly by said Embankment Easement hereinafter described 67 feet to the point and place of beginning.

2. a.) the perpetual and non-exclusive right and easement (except as hereinafter provided) to maintain a portion of the northerly section of the Premises for the sole purposes of maintaining an embankment and other land within the below-defined easement area to provide support for the ramp and loading bay for the building on Grantor's remaining land, including, without limitation, any work necessary for the repair, renovation, construction, reconstruction, replacement, installation removal, or the like as may be reasonably desirable and necessary in association therewith, which area ("Embankment Easement") is bounded and described as follows:

Starting at a point at the northeasterly corner of Parcel A (as conveyed hereunder); thence running

Southerly by other land of this Grantor 25 feet; thence turning and running Westerly by the Right of Way Easement hereinabove described 67 feet; thence turning and running

Northerly by other land of this Grantee 25 feet to the Northwest corner of said Parcel A; thence turning and running

Easterly by other land of this Grantor 67 feet to the point and place of beginning; and

- b.) the perpetual and exclusive right and easement as a part of the Embankment Easement to the westerly portion of the Embankment Easement area containing the ramp and drive in facilities for the loading dock and access to the building and improvements on Grantor's land.

3. the perpetual, non-exclusive right and easement to repair, replace, and maintain existing utility distribution systems for the distribution of utilities and services for the benefit of Grantor's adjacent land, including, without limitation, for the distribution of electric, gas, water, sewer, surface and subsurface drainage, cable, fiber optics, and telephone use.

The easements hereby reserved run with the Grantor's land and shall not be severable therefrom.

Additionally, Grantor and Grantee each grant to the other the following rights and easements:

- A. Grantor hereby grants to Grantee for the benefit of Grantee's property shown on said Plan as "ASSESSORS MAP 78 LOT 125" ("Grantee's Land") the non-exclusive and perpetual right and easement to pass and repass by vehicles and on foot over, across, and upon the portion of Grantor's land shown as "EXISTING 20' R/W" being an approximately 20' wide passageway extending north from Wamsutta Street all as shown on "Plan Of Land To Be Conveyed By Skyline Realty, Inc." recorded with said Registry at Plan Book 71, Page 48";
- B. Grantee hereby grants to Grantor for the benefit of Grantor's land shown on said Plan as "Assessor's Map 78 Lot 224" ("Grantor's Land") the non-exclusive and perpetual right and easement to pass and repass by vehicles and on foot over, across, and upon Grantee's Land solely to (i) access the Right of Way Easement and (ii) utilize the Embankment Easement for its intended purposes upon such reasonable rules and regulations as may from time to time be written and supplied to Grantor by Grantee. The rights hereby granted are with respect to the right to pass and repass, by vehicles and on foot, and do not include any rights to park.


For title reference to Grantor's Land, see deed of Shirley Jadow to Wamsutta Warehouse Co., Inc. recorded with said Registry at Book 1512, Page 156, Grantor is the surviving entity in the merger of said Wamsutta Warehouse Co. Inc. with Grantor, effective January 1, 2006. For title reference to Grantee's Land, see deed of George F. Matouk to Grantee dated May 2, 2005 and recorded with said Registry at Book 7535, Page 99.

Subject to the Notice of Activity and Use Limitation recorded with said Registry on March 4, 1998 in Book 4057, Page 33.

The within conveyance is not a conveyance of all or substantially all of the assets of Grantor.

Subscribed and sworn to and executed as a sealed instrument this 19th day of November, 2020.

William Street Corporation



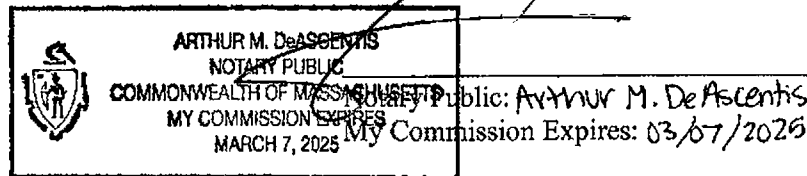
By: Andrew Bishins, Vice President

Signatures and Acknowledgments Continued on Following Page

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

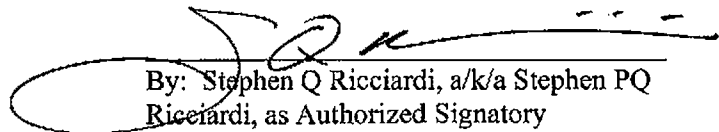
On this 19th day of November, 2020, before me, the undersigned notary public, personally appeared Andrew Bishins, Vice President of William Street Corporation and proved to me through satisfactory evidence of identification which was driver's license, to be the person whose name is signed on this document, and acknowledged to me that he signed it voluntarily for its stated purpose and that the foregoing instrument is the free act and deed on behalf of said Company.



Wamsutta II, LLC, Grantee in the within deed hereby acknowledges and accepts the terms and conditions associated with the easements therein described, and joins in this Deed to grant and convey the easements herein described.

Subscribed and sworn to and executed as a sealed instrument this 23rd day of November, 2020.

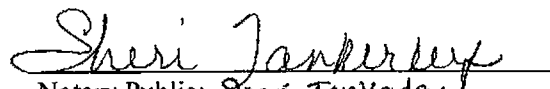
Wamsutta II, LLC


By: Stephen Q Ricciardi, a/k/a Stephen PQ Ricciardi, as Authorized Signatory

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 10th day of November, 2020, before me, the undersigned notary public, personally appeared Stephen Q Ricciardi, a/k/a Stephen PQ Ricciardi, as Authorized Signatory of Wamsutta II, LLC and proved to me through satisfactory evidence of identification which was driver's 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 and that the foregoing instrument is the free act and deed on behalf of said Company.


Notary Public: Sheri Tankerley
My Commission Expires: 01/23/2026

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