



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: Site Plan - 563 County Street by: Farland Corp. dated: 01/15/21

#### 1. Application Information

Street Address: 563 County Street

Assessor's Map(s): 58 Lot(s) 259

Registry of Deeds Book: 254 Page: 514

Zoning District: Residence A

Applicant's Name (printed): Charing Cross Realty Trust

Mailing Address: 2 Centennial Drive Peabody, MA 01960  
(Street) (City) (State) (Zip)

Contact Information: Bill Luster 978-317-3784 bluster@chargingcrossrealty.com  
Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☐ Other \_\_\_\_\_

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

- Site Plans (10 sheets)
- Project Narrative
- Certified Abutters List
- Proof of Ownership
- Stormwater Report

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.

1/15/21  
Date

[Signature]  
Signature of Applicant

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

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

### Category

- ☒ Residential  
☐ Commercial  
☐ Industrial  
☐ Mixed (Check all categories that apply)

### Construction

- ☐ New Construction  
☐ Expansion of Existing  
☒ Conversion  
☐ Rehabilitation

### Scale

- ☐ < 2,000 gross sq feet  
☒ > 2,000 gross sq feet  
☒ 3 or more new residential units  
☐ 1 or more new units in existing res. multi-unit  
☐ Drive Thru Proposed  
☐ Ground Sign Proposed  
☐ Residential Driveway With > 1 curbcut

## 3. Zoning Classifications

Present Use of Premises: Church parsonage

Proposed Use of Premises: Multi-family dwelling (15 apartment units)

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

## 4. Briefly Describe the Proposed Project:

Applicant is seeking to convert the existing 3-story parsonage building to a 15-unit multi-family apartment building. Project includes construction of 15 paved parking spaces on north side of existing building.

## 5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	74,407 s.f.	8,000 s.f.	13,187 s.f.
Lot Width (ft)	N/A	75 ft.	98.0 ft
Number of Dwelling Units	0	0	15
Total Gross Floor Area (sq ft)	12,020 <sup>1/2</sup> s.f.	N/A	12,020 <sup>1/2</sup> s.f.
Residential Gross Floor Area (sq ft)	12,020 <sup>1/2</sup> s.f.	N/A	12,020 <sup>1/2</sup> s.f.
Non-Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Building Height (ft)	39 <sup>1/2</sup> ft	45 ft	39 <sup>1/2</sup> ft
Front Setback (ft)	14.0 ft	20.0 ft	14.0 ft
Side Setback (ft)	N/A	10 ft	10 ft
Side Setback (ft)	N/A	12 ft	15.9 ft

Rear Setback (ft)	N/A	30 ft	64.4 ft
Lot Coverage by Buildings (% of Lot Area)	25% +/-	40%	33%
Permeable Open Space (% of Lot Area)	50% +/-	35%	20%
Green Space (% of Lot Area)	50% +/-	35%	20%
Off-Street Parking Spaces	49	30	15
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	1
Loading Bays	0	1	0

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>N/A</u>	<u>N/A</u>
b) Number of employees:	<u>N/A</u>	<u>N/A</u>
c) Hours of operation:	<u>N/A</u>	<u>N/A</u>
d) Days of operation:	<u>N/A</u>	<u>N/A</u>
e) Hours of deliveries:	<u>N/A</u>	<u>N/A</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other:	<u>N/A</u>	<u>N/A</u>

**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.

Section 3120: to allow a reduction of required parking & loading requirements.  
Section 3340: to allow a reduction of required landscape buffer requirements.

**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

2420 Nonconforming Uses

2430 Nonconforming Structures



The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

3150 Size of parking space

5350 Development Impact Statement

5451.F Lighting Plan

**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Charing Cross Realty Trust

at the following address: 2 Centennial Drive Peabody, MA 01960

to apply for: Site Plan Review, Special Permit (ZBA), Special Permit (Planning)

on premises located at: 563 County Street

in current ownership since: 1905

whose address is: \_\_\_\_\_

for which the record title stands in the name of: St. Lawrence Church Corp.

whose address is: P.O. Box 2577 Fall River, MA 02720

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 254 Page: 514

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.

\_\_\_\_\_  
Date

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

## **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.