



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Site Plan - 563 County Street by: Farland Corp. dated: 02/09/21

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@charingcrossrealty.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
- Owner Authorization
- Stormwater Report
- Waiver Application

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.

2/10/2021
Date

[Signature]
Signature of Applicant

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

2. 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):

Project submitted concurrently with ZBA. Special Permits being requested to allow change of use and alteration to a non-conforming structure. Variance to allow reduced parking dimensions

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

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 building. A Special Permit is requested from the Planning Board to allow a reduction of required parking and loading spaces. A Special Permit from the Planning Board is also requested to allow a reduction of landscape buffer requirements. Please refer to project narrative for further discussion of relief requested from Planning Board.

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	74,407	8,000	13,187
Lot Width (ft)	N/A	75.0	98.0
Number of Dwelling Units	0	0	15
Total Gross Floor Area (sq ft)	12,020	N/A	12,020
Residential Gross Floor Area (sq ft)	12,020	N/A	12,020
Non-Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Building Height (ft)	39 +/-	45	39 +/-
Front Setback (ft)	14.0	20.0	14.0
Side Setback (ft)	N/A	10.0	10.0
Side Setback (ft)	N/A	12.0	15.9
Rear Setback (ft)	N/A	30.0	64.4
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

5. 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>

6. 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 (P.B.), Special Permit (ZBA)

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

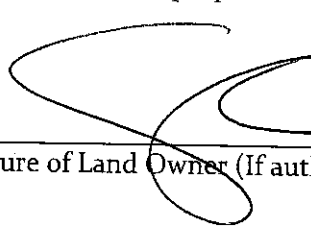
by a deed duly recorded in the:

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.

2/10/2021
Date


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

Planning Board Special Permit Application Checklist

☒ 1. **Completed Application Form** (with all required signatures; Original plus 15 Copies)

☒ 2. **Plans**

- Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- All plans oriented so that north arrow points to top of sheet
- Plans shall be drawn at a minimum scale of 1" = 40' or less
- All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

☒ 3. **Certified Abutters List** (4 copies)

☒ 4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)

☒ 5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

Waive ☐ 6. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

Waive ☐ 7. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

☒ 8. **Electronic PDF and AutoCAD Files**

- Shall consist of a CD with a printed CD Label in a CD case
- CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)

- PDF files shall be created from within the AutoCAD environment and contain Layer information.
- It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.

- **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [()].

Example 1.

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_General1.dwg

12-34_General.dwg



9. Application Fee (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____