

NEW BEDFORD PLANNING BOARD SITE PLAN REVIEW/SPECIAL PERMIT PETITION

Project Location:
62 Wood Street

Assessor's Map 116, Lot 43
New Bedford, Massachusetts

Prepared for:
Brodeur Machine
62 Wood Street
New Bedford, MA 02745

11D Industrial Drive
P.O. Box 1178
Mattapoisett, MA 02739
Tel. (508) 758-2749
Fax (508) 758-2749

Project No. 2381

February 10, 2021

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Section 1 – Site Plan Review Application



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: Building Addition Site Plans by: Field Engineering Co., Inc. dated: 2/10/2021

1. Application Information

Street Address: 62 Wood Street

Assessor's Map(s): 116 Lot(s) 43

Registry of Deeds Book: 1085 Page: 376

Zoning District: MUB

Applicant's Name (printed): Brodeur Machine

Mailing Address: 62 Wood Street, New Bedford, MA 02745
(Street) (City) (State) (Zip)

Contact Information: Robert M. Field, P.E. - Field Engineering Co., Inc. (508) 758-2749

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:

See Letter of Transmittal attached

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.

2/10/21
Date

[Signature]
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: _____

Proposed Use of Premises: _____

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

4. Briefly Describe the Proposed Project:

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: (per week)

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

_____ single- and two family structures

_____ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

Section 2 – Site Plan Review Application Checklist



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).

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)**

<input type="checkbox"/> Zoning District	<input type="checkbox"/> Compact Parking Spaces
<input type="checkbox"/> Lot Area	<input type="checkbox"/> Accessible Parking Spaces
<input type="checkbox"/> Lot Frontage	<input type="checkbox"/> Van Accessible Parking Spaces
<input type="checkbox"/> Front, Side & Rear Setbacks of Buildings and Parking Areas	N/A <input type="checkbox"/> Screening Buffers
<input type="checkbox"/> Building Height	N/A <input type="checkbox"/> Percentage of Lot that is Upland
<input type="checkbox"/> Lot Coverage	N/A <input type="checkbox"/> Total Square Footage of Upland
<input type="checkbox"/> Green Space	
<input type="checkbox"/> Off-Street Parking Spaces	
- ☐ **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

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)
- N/A ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- N/A ☐ Existing 21E Contaminated Site Information
- ☐ Existing Buildings and Structures

<input type="checkbox"/> Area of building	<input type="checkbox"/> Setbacks from property lines
<input type="checkbox"/> Number of stories	<input type="checkbox"/> Floor elevations
<input type="checkbox"/> Principal use	<input type="checkbox"/> Door locations with sill elevations

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| | <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...N/A <input type="checkbox"/> Wetlands, floodplain, water protection district delineation including offsets and buffer zonesN/A <input type="checkbox"/> Streams, water courses, swales and all flood hazard areasN/A <input type="checkbox"/> Rock OutcroppingsN/A <input type="checkbox"/> Test pit locations including groundwater depths when encounteredN/A <input type="checkbox"/> Historic buildings within 250 feet of the subject property |
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	3c. Demolition Plan N/A
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| | <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. |
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	3d. Construction/Layout Plan
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| | <ul style="list-style-type: none"><input type="checkbox"/> Proposed Buildings and Structures |
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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"/> Principal use | N/A <input type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input type="checkbox"/> Floor elevations | |
| <input type="checkbox"/> Door locations with sill elevations | |
| <input type="checkbox"/> Proposed Topography, including but not limited to: | |
| N/A <input type="checkbox"/> Proposed contours at 2' intervals | N/A <input type="checkbox"/> Curb type(s) and limits |
| N/A <input type="checkbox"/> Parking lot setbacks to property line | N/A <input type="checkbox"/> Lighting / Poles / Guys |
| <input type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | N/A <input type="checkbox"/> Signs (include sign schedule) |
| | <input type="checkbox"/> Pavement markings |
| N/A <input type="checkbox"/> Walls | <input type="checkbox"/> Loading areas / Loading Docks / Platforms |
| N/A <input type="checkbox"/> Parking spaces (delineated and dimensioned) | N/A <input type="checkbox"/> Fences |
| N/A <input type="checkbox"/> Accessible parking spaces & aisles | N/A <input type="checkbox"/> Landscape areas |
| N/A <input type="checkbox"/> Wheelchair ramps | N/A <input type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| N/A <input type="checkbox"/> Sidewalks | N/A <input type="checkbox"/> Spot Grades at 4 Building Corners |
| <input type="checkbox"/> Pavement type(s) | N/A <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) | |
| <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input type="checkbox"/> Construction notes, including the following notes: | |
| <ul style="list-style-type: none">• 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)

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| | <div>N/A <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 %</div> <div><input type="checkbox"/> Floor elevations & door locations</div> <div><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.</div> <tr><td>N/A</td><td><div><input type="checkbox"/> Adequate information off site to verify proposed drain connections</div><div><input type="checkbox"/> Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes</div></td></tr> <tr><td>N/A</td><td><div><input type="checkbox"/> Utility easements with bearings and distances suitable for registry filing</div></td></tr> <tr><td>N/A</td><td><div><input type="checkbox"/> Delineation of all stockpile areas</div></td></tr> <tr><td>N/A</td><td><div><input type="checkbox"/> Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access</div></td></tr> <tr><td>N/A</td><td><div><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.</div><div><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.</div></td></tr> | N/A | <div><input type="checkbox"/> Adequate information off site to verify proposed drain connections</div> <div><input type="checkbox"/> Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes</div> | N/A | <div><input type="checkbox"/> Utility easements with bearings and distances suitable for registry filing</div> | N/A | <div><input type="checkbox"/> Delineation of all stockpile areas</div> | N/A | <div><input type="checkbox"/> Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access</div> | N/A | <div><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.</div> <div><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.</div> |
| N/A | <div><input type="checkbox"/> Adequate information off site to verify proposed drain connections</div> <div><input type="checkbox"/> Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes</div> | | | | | | | | | | |
| N/A | <div><input type="checkbox"/> Utility easements with bearings and distances suitable for registry filing</div> | | | | | | | | | | |
| N/A | <div><input type="checkbox"/> Delineation of all stockpile areas</div> | | | | | | | | | | |
| N/A | <div><input type="checkbox"/> Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access</div> | | | | | | | | | | |
| N/A | <div><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.</div> <div><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.</div> | | | | | | | | | | |

3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)

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| N/A | <div><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<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</div> |
| N/A | <div><input type="checkbox"/> Force main, if required, conforming to City of New Bedford requirements</div> |
| N/A | <div><input type="checkbox"/> Water main loop</div> |
| N/A | <div><input type="checkbox"/> Sewer profile showing all utility crossings</div> |
| N/A | <div><input type="checkbox"/> Sections through detention basin(s)</div> |
| N/A | <div><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</div> |

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> N/A</p>
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| | <p><input type="checkbox"/> Location, species & size of all proposed plantings</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</p> |
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	<p>3h. <u>Erosion Control Plan</u> (show appropriate information from Existing Conditions and Construction/Layout Plans) N/A</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> |
| N/A | <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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| | <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 |
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|-----|---|
| N/A | <ul style="list-style-type: none"><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> N/A
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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> N/A
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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<input type="checkbox"/> Curb Detail<input type="checkbox"/> Driveway Detail<input type="checkbox"/> Wheel Chair Ramp Detail<input type="checkbox"/> Concrete Pad Detail<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)<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.)<input type="checkbox"/> Bollards |
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| <input type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail |
| <input type="checkbox"/> Anti-Seepage Collar Detail | <input type="checkbox"/> Fence Detail |
| <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) |
| <input type="checkbox"/> Compost Filter Tube Detail | <input type="checkbox"/> Thrust Block Detail |
| <input type="checkbox"/> Light Pole Foundation Detail | |
| <input type="checkbox"/> Retaining Wall Details | |
| <input type="checkbox"/> Tree/Shrub Planting Detail | |

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
-------	-----------

- | | |
|--|--|
| | <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: _____

Section 3 – Certified Abutters List



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

Type: Licenses
Account Number: 62 WOOD 116-43
Card Number: 5087582749

Payment Information

Date: 11/3/2020
Amount: \$7.00
Service Fee: \$1.95
Total Payment: \$8.95

Method: 
Card Number: XXXXXXXXXXXXX9007
Exp Date: 0121
Cardholder Name: Y C FIELD
Zip Code: 02739

Your confirmation number is: **2688875**

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.


Digital Time Stamp: 11/03/2020
16:04:41 [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 a copy for your records.

Page X

 PRINT RECEIPT

November 3, 2020

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 62 Wood Street (Map: 116, Lot: 43). 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>
116-313	87 SYLVIA ST	THOMPSON TERRY J, 87 SYLVIA STREET NEW BEDFORD, MA 02745
116-46	89 SYLVIA ST	FERREIRA ANTONIO O, FERREIRA DEBORAH ANN 89 SYLVIA ST NEW BEDFORD, MA 02745
116-340	43 SYLVIA ST	PINTO FERNANDO N, C/O ARMENIO NUNES 37 JESSICA LANE NEW BEDFORD, MA 02745
116-341	49 SYLVIA ST	PINTO MANUEL N, 49 SYLVIA ST NEW BEDFORD, MA 02745
116-257	810 BELLEVILLE AVE	DONEY ANNETTE B, C/O ANNETTE B MILLER 810 BELLEVILLE AVE NEW BEDFORD, MA 02745-6205
116-256	812 BELLEVILLE AVE	GARIFALES BRUCE W, 812 BELLEVILLE AVE NEW BEDFORD, MA 02745
116-45	804 BELLEVILLE AVE	FERNANDES PAUL "TRUSTEE", A & E REALTY TRUST 906 MAPLEWOOD STREET NEW BEDFORD, MA 02745
116-44	143 RIVER RD	BRODEUR MACHINE CO INC, 62 WOOD ST NEW BEDFORD, MA 02745
116-51	137 RIVER RD	GONSALVES DOROTHY R, 137 RIVER ROAD NEW BEDFORD, MA 02745
116-50	57 SYLVIA ST	OLIVEIRA RENATO R, DEOLIVEIRA MARIA A 57 SYLVIA STREET NEW BEDFORD, MA 02745
116-49	59 SYLVIA ST	SOARES SCOTT 59 SYLVIA STREET NEW BEDFORD, MA 02745
116-279	65 SYLVIA ST	SYLVIA DONALD W, SYLVIA JOANNE C 65 SYLVIA STREET NEW BEDFORD, MA 02745
116-292	69 SYLVIA ST	ALMEIDA ANNETTE, P O BOX 663 FAIRHAVEN, MA 02719

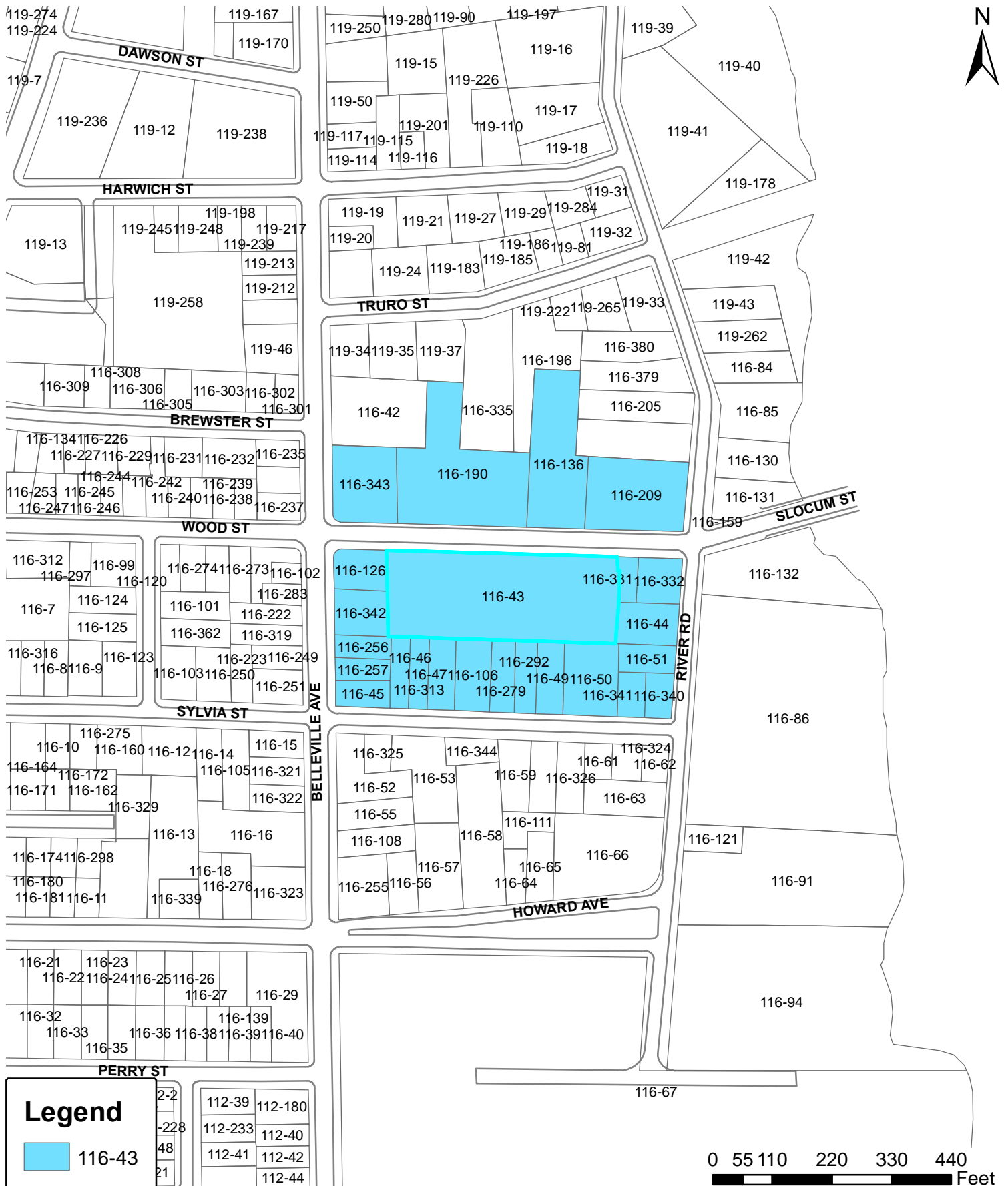
November 3, 2020

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 62 Wood Street (Map: 116, Lot: 43). 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>
116-47	81 SYLVIA ST	BARRETT DAVID C, 81 SYLVIA STREET NEW BEDFORD, MA 02745
116-342	824 BELLEVILLE AVE	FONTES MARIA A, FONTES JOSE A 178 GRINNELL ST NEW BEDFORD, MA 02740
116-332	32 WOOD ST	WILKINSON ROBERT L., WILKINSON MARIA D. 32 WOOD ST NEW BEDFORD, MA 02745
116-331	54 WOOD ST	COSTA CLAUDIO R "TRUSTEE", COSTA FAMILY IRREVOCABLE REAL ESTATE TRUST 78 EUGENIA STREET NEW BEDFORD, MA 02745
116-126	96 WOOD ST	TALBOT DAVID R, 96 WOOD ST NEW BEDFORD, MA 02745
116-136	WOOD ST	CREATIVE LEARNING DAS ADOAS INC, 163 RIVER RD NEW BEDFORD, MA 02745-6229
116-209	163 RIVER RD	CREATIVE LEARNING DAS ADOAS INC, 163 RIVER RD NEW BEDFORD, MA 02745-6229
116-343	848 BELLEVILLE AVE	POWER INVESTMENTS 45 SUMMIT STREET NEW BEDFORD, MA 02740
116-190	91 WOOD ST	VALOIS HENRI L "TRS", VALOIS FRANCES U "TRS" 227 WINSTON STREET NEW BEDFORD, MA 02745
116-106	75 SYLVIA ST	AUSTIN CRICKETT E, GONSALVES DESIRAE 75 SYLVIA STREET NEW BEDFORD, MA 02745
116-43	62 WOOD ST	BRODEUR MACHINE CO INC, 62 WOOD ST NEW BEDFORD, MA 02745



Section 4 – Proof of Ownership

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Brodeur Machine

at the following address: 62 Wood Street, New Bedford, MA

to apply for: Site Plan Review / Special Permit

on premises located at: 62 Wood Street

in current ownership since: 5/8/1953

whose address is: 62 Wood Street

for which the record title stands in the name of: Brodeur Machine

whose address is: 62 Wood Street

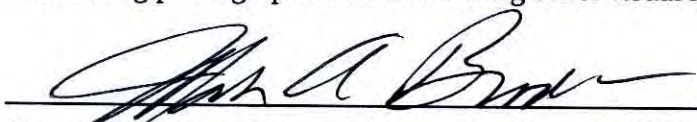
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 1085 Page: 376

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.

2/10/21
Date


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

Section 5 – Narrative to Accompany Planning Board Petition

NARRATIVE TO ACCOMPANY PLANNING BOARD
PETITION FOR SITE PLAN APPROVAL & SPECIAL PERMIT
BRODEUR MACHINE
PROPOSED BUILDING ADDITION
62 WOOD STREET
NEW BEDFORD, MASSACHUSETTS

1.0 PROJECT OVERVIEW

On behalf of our client and applicant of record, Brodeur Machine, Field Engineering Co., Inc. has prepared this Planning Board Petition for a Site Plan Approval and a Special Permit in accordance with the City of New Bedford Comprehensive Zoning By Law and the Planning Board Rules and Regulations for Site Plan Approval for review and approval of the proposed construction of an approximate 3,528-square foot addition to the existing facility for indoor storage purposes.

This addition is driven by the applicant's need for indoor storage. This proposed site improvement will not increase the number of employees or the delivery frequency at the site, and therefore will not impact traffic patterns or volume on adjacent streets. This addition will likewise not have an impact on City utilities or other City services.

As the site plan shows, the proposed addition will be constructed in a location that is currently paved, impervious surface. The project will therefore not increase runoff or volumes as detailed in the attached stormwater analysis. Drainage patterns will not be altered by the proposed construction, although runoff from paved surfaces will be reduced and replaced by roof runoff which would not be subject to a potential pollutant load.

The Building Department Rejection Package has a parking determination of 107-spaces. Brodeur Machine employs 48-full time employees and one (1) part-time employee. There are 56-spaces available both on the site and on a leased parcel as shown on the parking schematic included in the accompanying plan set. The proposed addition will not displace any of these spaces nor will it, as discussed previously, increase the number employees required for operations. We are therefore concurrently applying for a Special Permit for parking relief from 107- to 56-spaces (51-spaces).

2.0 EXISTING CONDITIONS

The proposed project is located on City of New Bedford Assessor's Lot 116 on Map 43 and is located at 62 Wood Street. The entire site is developed and occupied by either building, parking and loading areas or outdoor storage. There is an existing storm drain conveying roof runoff from a portion of the existing building.

According to the most recent Federal Emergency Management Agency (FEMA) Flood Insurance mapping, Community Panel No. 25005C0391G, dated 7/16/2014, the parcel is categorized as an area with reduced flood risk due to levee.

3.0 PROPOSED CONDITIONS

3.1 PROPOSED BUILDING

The project consists of the construction of an approximate 3,528- square foot addition for indoor storage. This addition would be approximately 8% increase in the building footprint on the site. This addition will be constructed over existing paved area.

3.2 SITE IMPROVEMENTS

The proposed building will have an at-grade drive-in door for loading and unloading of stored material. Vehicles servicing this building will use an existing curb cut and internal site circulation and will not require site improvements. An existing drain line will have to be relocated to accommodate the proposed addition as shown on the site drawings.

3.3 STORMWATER MANAGEMENT SYSTEM AND COMPLIANCE WITH APPLICABLE STANDARDS

The redevelopment of a portion of this site from impervious, paved surface to a building addition will not increase runoff rates or volumes for this site. The Stormwater Management System Report prepared by Field Engineering Co. Inc. describes the temporary and permanent stormwater BMPs proposed for the site development and includes drainage calculations prepared by a Registered Professional Engineer, a DEP Stormwater Management Form Checklist, and a Post Construction Operation and Maintenance Plan with Long Term Pollution Prevention Plan.

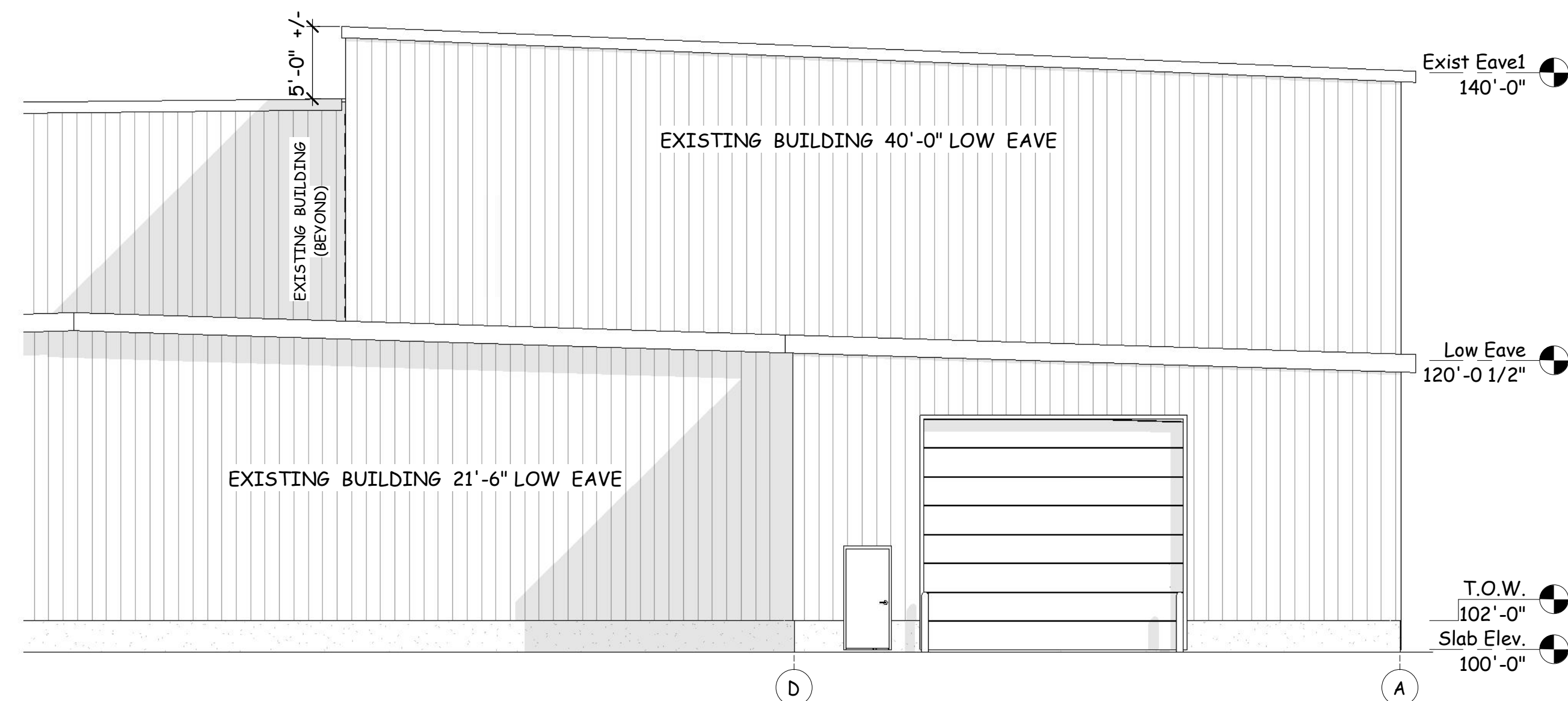
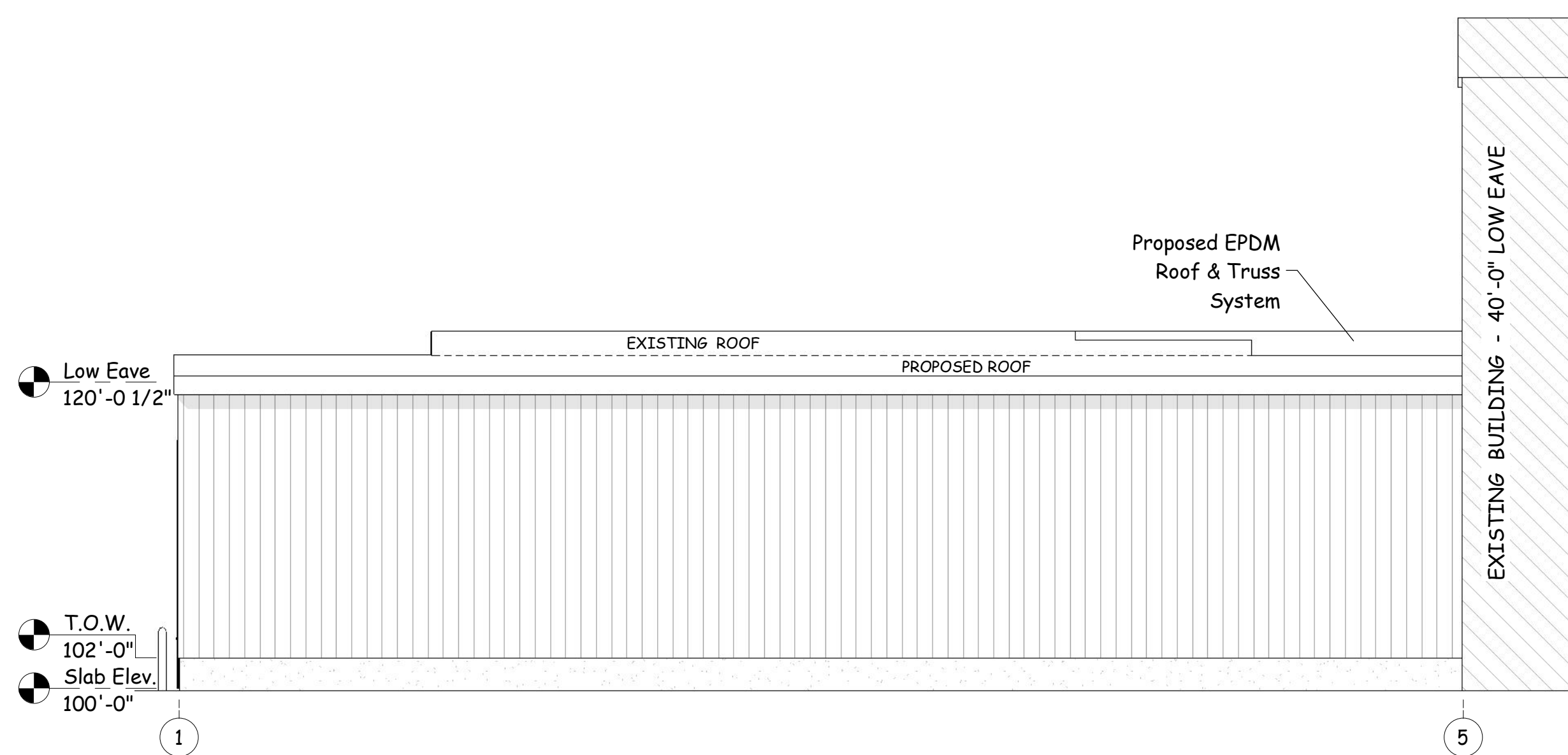
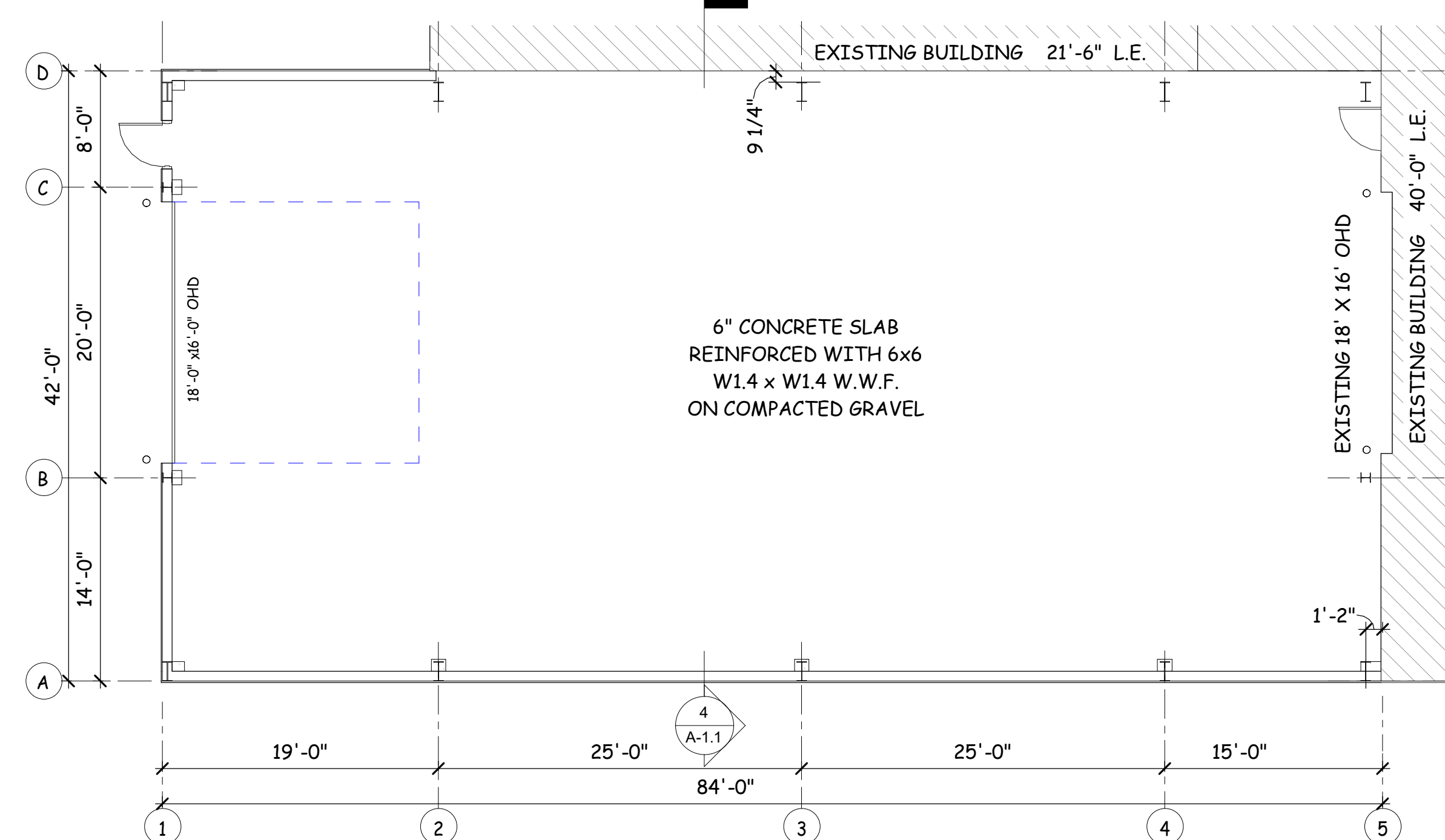
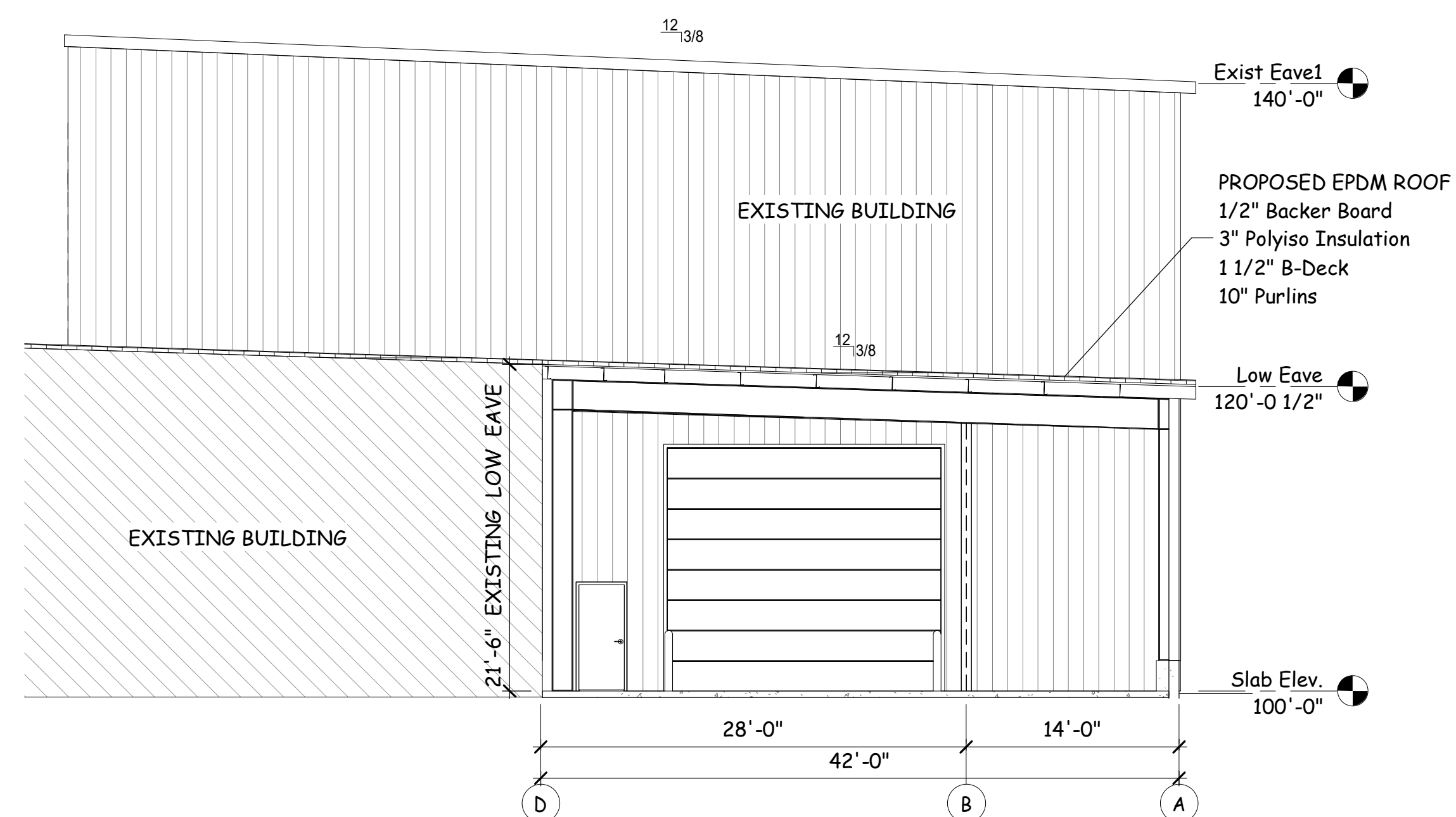
Section 6 – Aerial Plan of Project Site



OLIVER: MassGIS's Online Mapping Tool [Please take our user survey.](#)



Section 7 – Architectural Drawings


$$/8'' = 1'-0''$$

$$1/8'' = 1'-0''$$

$$1/8'' = 1' - 0''$$


Section
1/8" = 1'-0"

Section 8 – Building Permit Rejection Package

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: Erecta 43' x 84' Metal Building Addition Est. Cost _____

Address of Work: 62 Wood Street

Owner Name: Brodeur Machine Co Inc Date of Permit Application: _____

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 ☒ Planning Board - Site Plan Review / Special Permit Fee _____

Reason For Rejection: ZBA - VARIANCE Permit # _____

Comments and Conditions:

Signed Danilo Romanowicz Date: 12-11-2020

Title Building Commissioner

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

62 Wood Street – PLOT: 116 – LOT: 43 – ZONED DISTRICT: MUB

Site Plan Review & Special Permit is Required is from the Planning Board

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**

Special Permit

Planning Board

❖ SECTIONS

- **3100 – Parking and Loading**
- **3110 – Applicability**
- **3120-3125 – Special Permit**
- **3130 – Table of Parking Loading Requirements – Appendix C**
 - **Businesses engaged in the manufacturing, processing, assembly, fabrication of products, including research and testing laboratories and facilities**
- **5300-5390 – Special Permit**

Variance

Zoning Board of Appeals

❖ SECTIONS

- **2400 – Non Conforming Uses and Structures**
- **2410 – Applicability**
- **2430 – Nonconforming Structures, Other Than Single- and Two-Family Structures**
 - **2431 - Reconstructed, extended or structurally changed**
 - **2432 - Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent**
- **2430 Continued - The reconstruction, extension or structural change of such nonconforming structures so as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.**



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

Parking Spaces Calculations

Manufacturing - Machining & Metal Fabrication

Number of Parking Spaces Required – Manufacturing

Number of Space required = $55,381\text{sf} \div 500\text{sf}/\text{Parking Space} = 106.8 = 107 \text{ Parking Spaces}$

Number of Parking Spaces Provided = 32 Parking Spaces as per plan submitted

Number of Parking Spaces Required for Relief = 75 Parking Spaces

2400. - NONCONFORMING USES AND STRUCTURES.

2410. Applicability. This Zoning Ordinance shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building or special permit issued before the first publication of notice of the public hearing required by M.G.L.A. c. 40A, § 5, at which this Zoning Ordinance, or any relevant part thereof, was adopted. Such prior, lawfully existing nonconforming uses and structures may continue, provided that no modification of the use or structure is accomplished, unless authorized hereunder.

(Ord. of 12-23-03, § 1)

2420. Nonconforming Uses. The Board of Appeals may award a special permit to change a nonconforming use in accordance with this Section only if it determines that such change or extension shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. The following types of changes to nonconforming uses may be considered by the Board of Appeals:

2421. Change or substantial extension of the use;

2422. Change from one nonconforming use to another, less detrimental, nonconforming use.

(Ord. of 12-23-03, § 1)

2430. Nonconforming Structures, Other Than Single- and Two-Family Structures.

The Board of Appeals may award a special permit to reconstruct, extend, alter, or change a nonconforming structure in accordance with this Section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Board of Appeals:

2431. Reconstructed, extended or structurally changed;

2432. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent;

The reconstruction, extension or structural change of such nonconforming structures so as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.

(Ord. of 12-23-03, § 1)

2440. Nonconforming Single- and Two-Family Structures. Nonconforming single- and two-family residential structures may be reconstructed, extended, altered, or structurally changed upon a determination by the Inspector of Buildings that such proposed reconstruction, extension, alteration, or change does not increase the nonconforming nature of said structure, and the issuance of a building permit, where applicable. In the event that the Inspector of Buildings determines that the nonconforming nature of such structure would be increased by the proposed reconstruction, extension, alteration, or change, the Board of Appeals may, by finding (which shall not require a super majority), allow such reconstruction, extension, alteration, or change where it determines that the proposed modification will not be substantially more detrimental than the existing nonconforming structure to the neighborhood.

(Ord. of 12-23-03, § 1)

2450. Abandonment or Non-Use. A nonconforming use or structure which has been abandoned, or not used for a period of two (2) years, shall lose its protected status and be subject to all of the provisions of this Zoning Ordinance.

(Ord. of 12-23-03, § 1)

2460. Catastrophe. Any nonconforming structure may be reconstructed after a fire, explosion or other catastrophe, provided that such reconstruction is completed within twelve months after such catastrophe, and provided that the building(s) as reconstructed shall be only as great in volume or area as the original nonconforming structure unless a larger volume or area is authorized by special permit from the Board of Appeals. Such time for reconstruction may be extended by the Board of Appeals for good cause.

(Ord. of 12-23-03, § 1)

2470. Reversion to Nonconformity. No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use.

(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)

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
One-family dwelling Two-family dwelling Multi-family (3) or more per structure	Two (2) spaces per dwelling unit Two (2) spaces per dwelling unit	One (1) loading space for each multifamily dwelling containing more than ten (10) dwelling units, or more than twenty (20) housekeeping units
Hotel, motel, bed and breakfast, rooming or boarding or lodging house, tourist home, dormitories, or other non-family residence accommodations, excluding group homes	One (1) space per each employee per shift, who does not reside on the premises; one (1) space per guest room, dwelling parking requirements, if applicable	One (1) loading space for each building containing more than 20 guest rooms
Offices: General, professional, business, banks, medical clinics and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations	One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area

Places of assembly, including theaters, veterans, fraternal, social and recreational clubs and organizations not operated for a profit; facilities primarily for the education and instruction of persons sixteen (16) yrs. of age and older; taxi, bus & railroad passenger terminals; auditoriums, theaters, bowling alleys and dance halls; sports facilities; places of worship; funeral homes	One (1) space per five (5) seats for which the building is designed or one (1) spaces for each 200 sq. ft. of gross floor area whichever results in the greatest number	containing 100,000 sq. ft. or more of gross floor area
Businesses engaged in the manufacturing, processing, assembly, fabrication of products, including research and testing laboratories and facilities	One (1) space per each 500 sq. ft. of gross floor area plus one (1) space for each vehicle used in conducting the business	Two (2) loading spaces for each building containing 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area or for each fifteen (15) feet of dock, platform or opening in the building where the loading or unloading of commodities

5300. - SPECIAL PERMITS.

5310. Special Permit Granting Authority. The Zoning Board of Appeals, the Planning Board or the City Council shall act as the Special Permit Granting Authority under this Chapter as specifically designated in a particular Section or in accordance with the Specific Designations in the Table of Principal Use Regulations under Appendix A of this Chapter.

(Ord. of 12-23-03, § 1; Ord. of 12-8-05, § 1)

5320. Criteria. Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the benefit to the City and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:

5321. Social, economic, or community needs which are served by the proposal;

5322. Traffic flow and safety, including parking and loading;

5323. Adequacy of utilities and other public services;

5324. Neighborhood character and social structures;

5325. Impacts on the natural environment; and

5326. Potential fiscal impact, including impact on City services, tax base, and employment.

(Ord. of 12-23-03, § 1)

5330. Procedures. Applications for special permits shall be filed in accordance with the rules and regulations of the various special permit granting authorities, as may be applicable.

(Ord. of 12-23-03, § 1)

5340. Plans. An applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 5400, herein.

(Ord. of 12-23-03, § 1)

5350. Development Impact Statement (DIS). At the discretion of the special permit granting authority, the submittal of a development impact statement (DIS) may be required. The DIS shall be prepared by an interdisciplinary team including a Registered Landscape Architect or Architect, a Registered Professional or Civil Engineer, and a Registered Surveyor.

5351. Physical Environment.

- (a) Describe the general physical conditions of the site, including amounts and varieties of vegetation, general topography, unusual geologic, archeological, scenic and historical features or structures, location of significant viewpoints, stone walls, trees over sixteen (16) inches in diameter, trails and open space links, and indigenous wildlife.
- (b) Describe how the project will affect these conditions, providing a complete physical description of the project and its relationship to the immediate surrounding area.

5352. Surface Water and Subsurface Conditions.

- (a) Describe location, extent, and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the site.
- (b) Describe any proposed alterations of shore lines, marshes, or seasonal wet areas.
- (c) Describe any limitations imposed on the project by the site's soil and water conditions.
- (d) Describe the impact upon ground and surface water quality and recharge, including estimated phosphate and nitrate loading on groundwater and surface water from septic tanks, lawn fertilizer, and other activities within the site.

5353. Circulation Systems.

Project the number of motor vehicles to enter depart the site per average day and peak hour. Also state the number of motor vehicles to use streets adjacent to the site per average day and peak hour. Such data shall be sufficient to enable the special permit granting authority to evaluate (i)

existing traffic on streets adjacent to or approaching the site, (ii) traffic generated or resulting from the site, and (iii) the impact of such additional traffic on all ways within and providing access to the site. Actual study results, a description of the study methodology, and the name, address, and telephone number of the person responsible for implementing the study, shall be attached to the DIS.

5354. Support Systems.

- (a) Water Distribution: Discuss the types of wells or water system proposed for the site, means of providing water for firefighting, and any problems unique to the site.
- (b) Sewage Disposal: Discuss the type of on-site or sewer system to be used, suitability of soils, procedures and results of percolation tests, and evaluate impact of disposal methods on surface and groundwater.
- (c) Refuse Disposal: Discuss the location and type of facilities, the impact on existing City refuse disposal capacity, hazardous materials requiring special precautions.
- (d) Fire Protection: Discuss the type, location, and capacity of fuel storage facilities or other flammables, distance to fire station, and adequacy of existing firefighting equipment to confront potential fires on the proposed site.
- (e) Recreation: Discuss the distance to and type of public facilities to be used by residents of the proposed site, and the type of private recreation facilities to be provided on the site.
- (f) Schools: Project the increase to the student population for nursery, elementary, junior high school, and high school levels, also indicating present enrollment in the nearest public schools serving these categories of students.

5355. Phasing. Where development of the site will be phased over more than one year, indicate the following:

- (a)

Describe the methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles. Describe the approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure.

- (b) Describe the phased construction, if any, of any required public improvements, and how such improvements are to be integrated into site development.

(Ord. of 12-23-03, § 1)

5360. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Ordinance.

(Ord. of 12-23-03, § 1)

5370. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve (12) months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L.A. c. 40A, § 17, from the grant thereof) with the City Clerk.

(Ord. of 12-23-03, § 1)

5380. Regulations. The special permit granting authority may adopt rules and regulations for the administration of this Section.

(Ord. of 12-23-03, § 1)

5390. Fees. The special permit granting authority may adopt reasonable administrative fees and technical review fees for applications for special permits.

(Ord. of 12-23-03, § 1)

State Law reference— Special permits, M.G.L.A. c. 40A, § 9.

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)

Location: 62 WOOD ST**Parcel ID:** 116 43**Zoning:** MUB**Fiscal Year:** 2020**Current Owner Information:**

BRODEUR MACHINE CO INC

62 WOOD ST

NEW BEDFORD , MA 02745

Current Sales Information:**Sale Date:**

12/31/1989

Sale Price:

\$0.00

Legal Reference:

1085-376

Grantor:

N/A

Card No. 1 of 1

This Parcel contains 1.5996 acres of land mainly classified for assessment purposes as MFG with a(n) INDUSTRIAL SHOP style building, built about 1940, having Conc Blk exterior, Tar&Gravel roof cover and 49361 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

751600

Land Value:

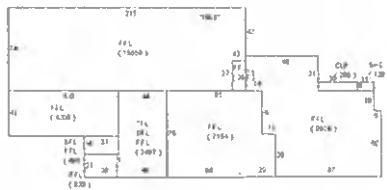
226500

Yard Items Value:

14800

Total Value:

992900

**Fiscal Year 2020**

Tax Rate Res.: 16.16

Tax Rate Com.: 33.59

Property Code: 400

Total Bldg Value: 751600

Total Yard Value: 14800

Total Land Value: 226500

Total Value: 992900**Tax:** \$33,351.51**Fiscal Year 2019**

Tax Rate Res.: 16.47

Tax Rate Com.: 34.84

Property Code: 400

Total Bldg Value: 751300

Total Yard Value: 14800

Total Land Value: 226500

Total Value: 992600**Tax:** \$34,582.18**Fiscal Year 2018**

Tax Rate Res.: 16.63

Tax Rate Com.: 35.65

Property Code: 400

Total Bldg Value: 790100

Total Yard Value: 14800

Total Land Value: 226500

Total Value: 1031400**Tax:** \$36,769.41

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.

215		"1998"		43					
74	FFL (15559)		13	66	31	CLP	SHD		
			27	31	36	(288)	15	(120)	
			14	18	8				
42	100	FFL (4200)	85	40	12	FFL (9984)	60		
			44	79	38				
			TFL SFL FFL (3497)	68	29	97			
			45	1					
			16	31					
			SFL FFL (406)	21	30				
			FFL (630)	1					



22.92

109.18

BUSINESS

243.83

RES. B.

BUSINESS

110

RES. B.

173.44

BUSINESS

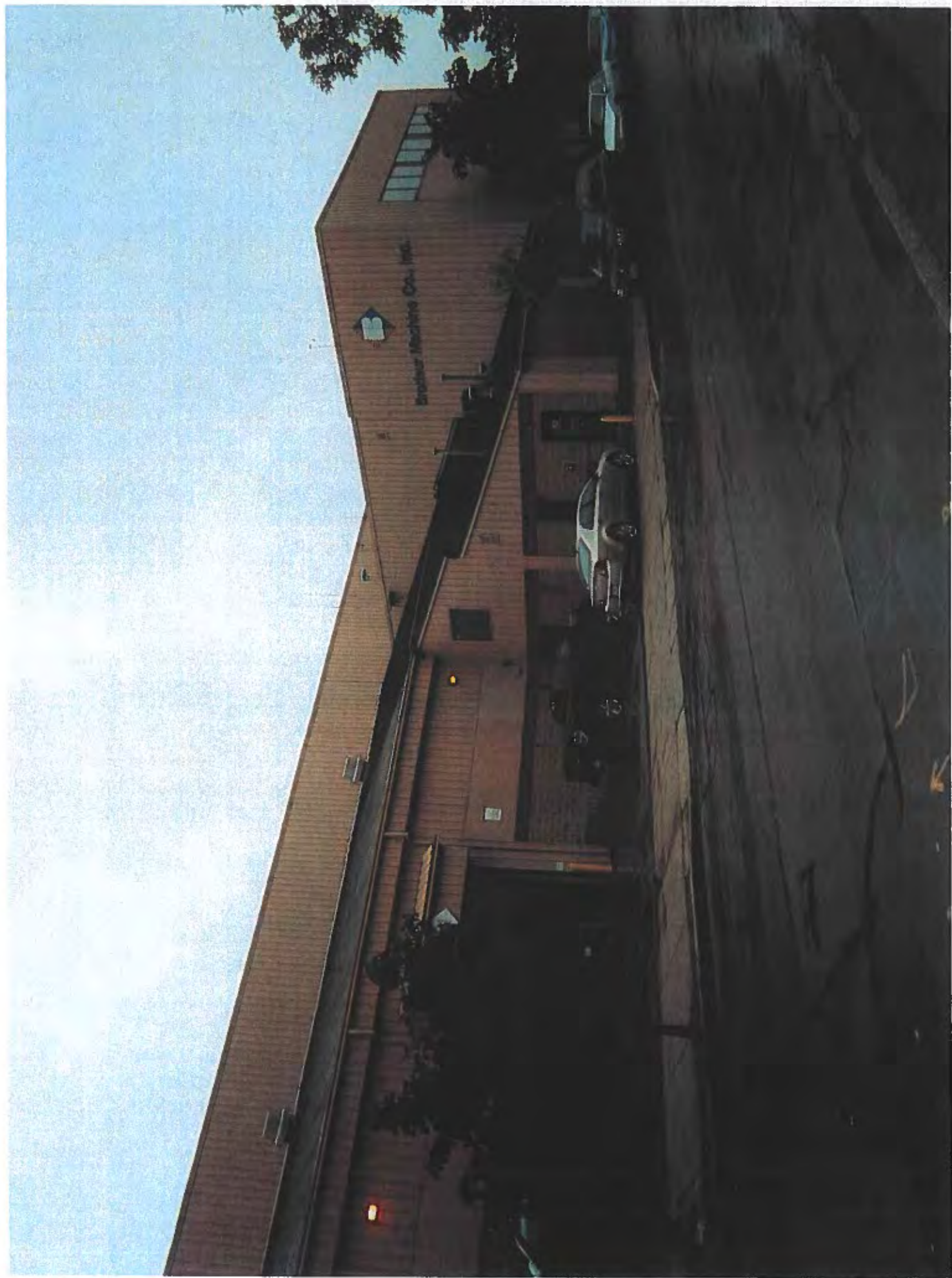
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BELLEVILLE AVE

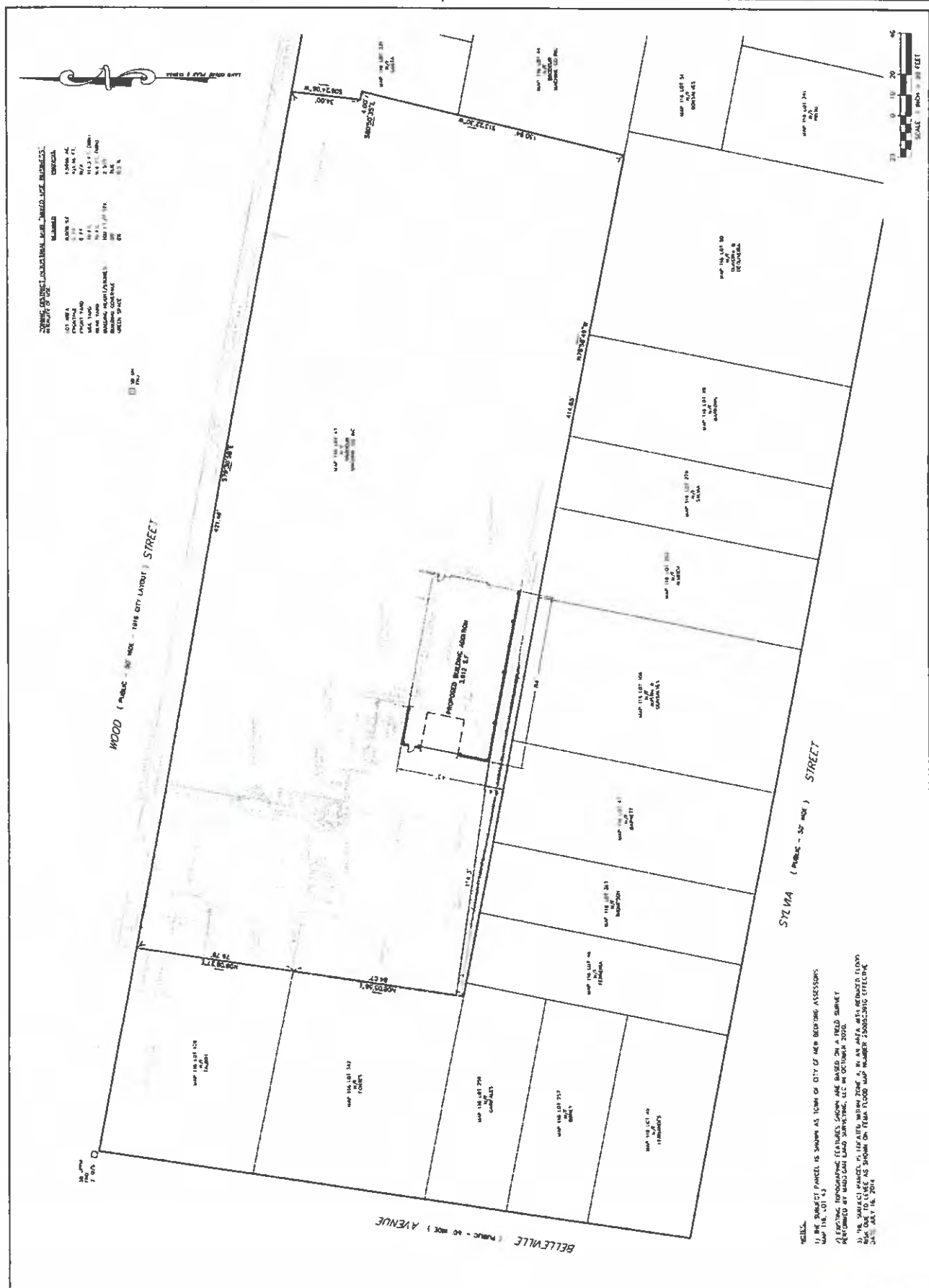
RIVER RD

422 69



62 Wood St





FLOOR PLANS & ELEVATIONS

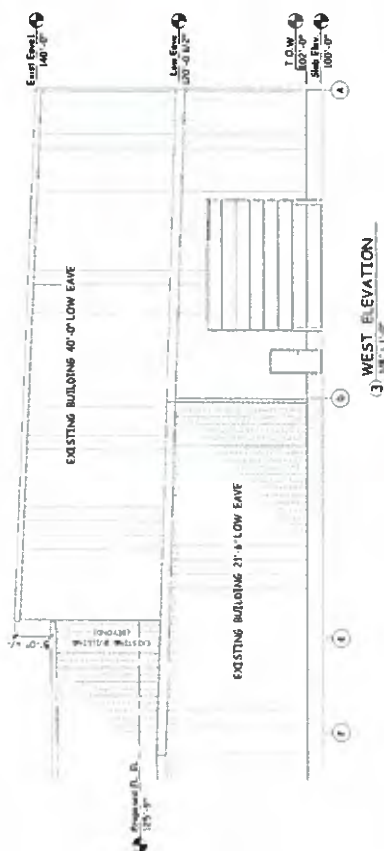
WOOD STREET NEW BEDFORD, MA

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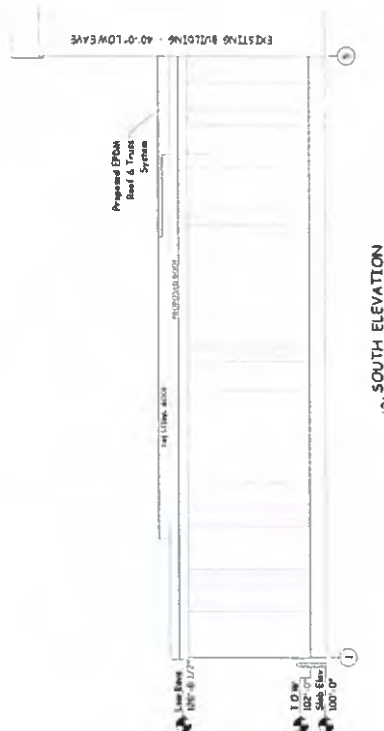
15-01
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15-01

CAPE BUILDING SYSTEMS INC.

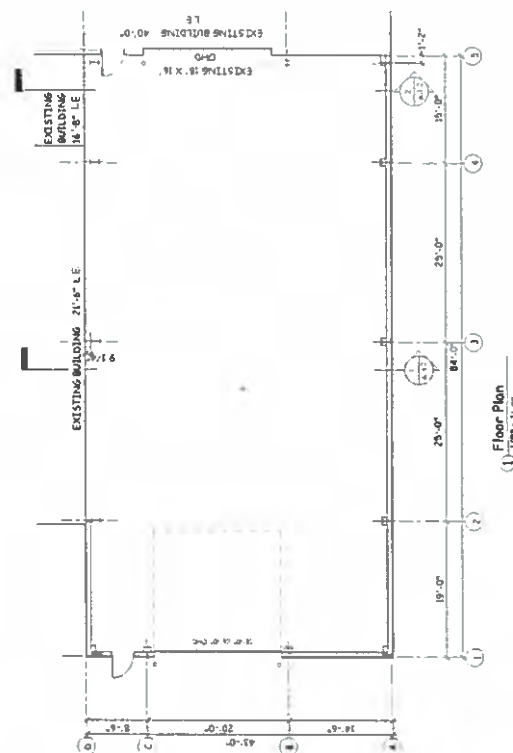
MODERN MACHINE



WEST ELEVATION



2. SOUTH ELEVATION



(1) Floor Plan

Table 1

- 1 Ground Snow Load - 30 psf
Basic Wind Speed - 129 mph
Columnall Load - 4 psf
Solar Panel Load - 4 psf

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

Roof Layout

Thu 2/4/2021 4:44 PM

BF Bob Field

FW: [EXTERNAL] Brodeur Machine

To Rebecca Carvalho

You replied to this message on 2/4/2021 4:49 PM.

Hi Bob ,

Found this in my drafts

My question concerns the variance requirement for the proposed addition. If the width of the addition is reduced to accommodate the ten foot rear yard setback would the variance required under 2432 not be necessary?

If you supply a plan showing a 10 foot setback a variance would not be required . A Special Permit would now be required Under Section 2430-2431

2430. Nonconforming Structures, Other Than Single- and Two-Family Structures. The Board of Appeals may award a special permit to reconstruct, extend, alter, or change a nonconforming structure in accordance with this Section only if it determines that such reconstruction, extension, alteration, or change shall not be substantially more detrimental than the existing nonconforming structure to the neighborhood. The following types of changes to nonconforming structures may be considered by the Board of Appeals:

2431. Reconstructed, extended or structurally changed;

2432. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent;

The reconstruction, extension or structural change of such nonconforming structures so as to increase an existing nonconformity, or create a new nonconformity, including the extension of an exterior wall at or along the same nonconforming distance within a required yard, shall require the issuance of a variance from the Board of Appeals.

Hope this helps.

Danny

 **Danny D. Romanowicz CBO**
Director of Inspectional Services and
Commissioner of Buildings
City of New Bedford | Inspectional Services
133 William Street, Room 308, New Bedford, MA 02740
508.979.1540 | email:danny.romanowicz@newbedford-ma.gov

Section 9 – Parking Lease Agreement

Rental Agreement

This is a simple rental agreement between Richard Valois of Bartlett Realty Trust and Brodeur Machine Co., Inc. concerning the use of the vacant lot owned by Henri's Wheel Alignment and Bartlett Realty Trust adjacent to Henri's Wheel Alignment on Wood Street in the City of New Bedford.

This agreement is effective the 1st day of August, 2010. It will remain in effect unless a 180 day notice is given by either party cancelling the agreement.

In consideration of the sum of \$250 per month rent, it is hereby agreed that Brodeur Machine Co., Inc. is granted the right to use the described property as a parking lot for its employees. Brodeur Machine Co., Inc. is responsible for all snow removal of said property and maintenance of the property for safety purposes as a dirt parking lot throughout the life of the agreement.

No other improvements will be allowed to the property without the express written consent of Richard Valois of Bartlett Realty Trust.

Owner



Signature

Richard Valois
Bartlett Realty Trust
227 Winston Street
New Bedford, MA 02745
(508) 995-5460

Renter



Signature

Mark Brodeur
Brodeur Machine Co., Inc.
62 Wood Street
New Bedford, MA 02745
(508) 995-2662