



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Site Plan Set ALRIG USA Development, LLC by: Stonefield Engineering & Design dated: July 1, 2021

1. Application Information

Street Address: 157-161 Coggeshall Street, New Bedford, MA 02746

Assessor's Map(s): 93 Lot(s) 168, 169, 275

Registry of Deeds Book: 8163; 4320; 10890 Page: 289; 247; 215

Zoning District: MUB, IB & HLS IPOD

Applicant's Name (printed): ALRIG USA Development, LLC

Mailing Address: 30200 Telegraph Road, Suite 205, Bingham Farms MI 48025

(Street) (City) (State) (Zip)

Contact Information: 508-938-1000 chris@chrisaunderslaw.com

Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other Prospective Owner

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

- 1) Site Plan Set for ALRIG USA Development, LLC
- 2) Restaurant Shell Building Plan
- 3) Traffic Impact Assessment
- 4) Stormwater Management Report
- 5) Rejection Packet
- 6) Plot Plan
- 7) Deeds
- 8) Owner's Authorization
- 9) Abutter's List

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.

7-12-2021
Date

Christopher M. - Atty. for Alrig USA Development LLC
Signature of Applicant

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

2. Zoning ClassificationsPresent Use of Premises: Subway restaurant, Car Wash and Collision CenterProposed Use of Premises: Starbuck's fast food restaurant with a drive-thruZoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:See Exhibit "A" attached.

4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	35,212	0	35,212
Lot Width (ft)	97	0	97
Number of Dwelling Units	0	0	0
Total Gross Floor Area (sq ft)	4,894	0	2,280
Residential Gross Floor Area (sq ft)	0	0	0
Non-Residential Gross Floor Area (sq ft)	4,894	0	2,280
Building Height (ft)	21	100	21.5
Front Setback (ft)	58.3	0	65.2
Side Setback (ft)	0	10	43.5
Side Setback (ft)	0	25	65
Rear Setback (ft)	102	10	41
Lot Coverage by Buildings (% of Lot Area)	13.9%	50%	6.5%
Permeable Open Space (% of Lot Area)	55%	20%	22.5%
Green Space (% of Lot Area)	55%	20%	22.5%
Off-Street Parking Spaces	10	28	30
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	2
Loading Bays	0	1	1

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>100</u>	<u>700</u>
b) Number of employees:	<u>6</u>	<u>6</u>
c) Hours of operation:	<u>9am-8pm</u>	<u>5AM-11PM</u>
d) Days of operation:	<u>7 days</u>	<u>7 days</u>
e) Hours of deliveries:	<u>8-5</u>	<u>8-5</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily	<input type="checkbox"/> Weekly
	<input type="checkbox"/> Monthly	<input type="checkbox"/> Other: _____

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: ALRIG USA Development, LLC

at the following address: 8 Mitchell Street, New Bedford, MA

to apply for: A Special Permit

on premises located at: 8 Mitchell Street, New Bedford, MA

in current ownership since: January 29, 1999

whose address is: 358 Beam Street, New Bedford, MA 02744

for which the record title stands in the name of: Scott R. Boutin & Tammy M. Boutin

whose address is: 358 Beam Street, New Bedford, MA 02744

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 4320 Page: 247

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.

7/14
Date

Scott R. Boutin — Tammy M. Boutin
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>100</u>	<u>700</u>
b) Number of employees:	<u>6</u>	<u>6</u>
c) Hours of operation:	<u>9am-8pm</u>	<u>5AM-11PM</u>
d) Days of operation:	<u>7 days</u>	<u>7 days</u>
e) Hours of deliveries:	<u>8-5</u>	<u>8-5</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily	<input type="checkbox"/> Weekly
	<input type="checkbox"/> Monthly	<input type="checkbox"/> Other: _____

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: ALRIG USA Development, LLC

at the following address: 157-161 Coggeshall Street, New Bedford, MA

to apply for: A Special Permit

on premises located at: 157-161 Coggeshall Street, New Bedford, MA

in current ownership since: June 1, 2006

whose address is: 171 Coggeshall Street, New Bedford, MA

for which the record title stands in the name of: Michael J. Khalife and Antoine J. Khalife

whose address is: 171 Coggeshall Street, New Bedford, MA

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 8163 Page: 289

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.

7-9-21
Date

[Signature]
Signature of Land Owner (if authorized Trustee, Officer or Agent, so identify)

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>100</u>	<u>700</u>
b) Number of employees:	<u>6</u>	<u>6</u>
c) Hours of operation:	<u>9am-8pm</u>	<u>5AM-11PM</u>
d) Days of operation:	<u>7 days</u>	<u>7 days</u>
e) Hours of deliveries:	<u>8-5</u>	<u>8-5</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: ALRIG USA Development, LLC

at the following address: ES Mitchell Street, New Bedford, MA

to apply for: A Special Permit

on premises located at: ES Mitchell Street, New Bedford, MA

in current ownership since: September 5, 2013

whose address is: ES Mitchell Street, New Bedford, MA

for which the record title stands in the name of: Heidi Johnson, Trustee of the Mitchell Street Trust-2013

whose address is: 83 Point Road, Portsmouth, RI 02871

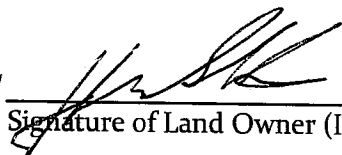
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 10890 Page: 215

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.

July 2, 2021
Date


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

Planning Board Special Permit Application Checklist

- ☒ 1. **Completed Application Form** (with all required signatures; Original plus 15 Copies)
- ☒ 2. **Plans**
 - Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
 - One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
 - All plans oriented so that north arrow points to top of sheet
 - Plans shall be drawn at a minimum scale of 1" = 40' or less
 - All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
 - Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
 - All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).
- ☒ 3. **Certified Abutters List** (4 copies)
- ☒ 4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)
- ☒ 5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)
- ☐ 6. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board
- ☒ 7. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board
- ☒ 8. **Electronic PDF and AutoCAD Files**
 - Shall consist of a CD with a printed CD Label in a CD case
 - CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
 - All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
 - AutoCAD Drawing format (.dwg)
 - Adobe Portable Document Format (.pdf)

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

- **File Naming:**

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

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

Example 1.

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

12-34_Existing Conditions1.dwg

12-34_Existing Conditions2.dwg

12-34_General1.dwg

12-34_Generale.dwg

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

Official Use Only:

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

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee _____

EXHIBIT “A”
SPECIAL PERMIT APPLICATION

ALRIG USA Development, LLC (hereinafter referred to as “Applicant”), is the prospective owner of property located at 157-161 Coggeshall Street, 8 Mitchell Street and ES Mitchell Street, New Bedford, Massachusetts 02746 (hereinafter referred to as “Premises”) and more particularly identified on the City of New Bedford Assessor’s Map 93, Lots 168, 169, and 275. The premises contains 35,212 square feet of land and is presently used as a Subway restaurant, Car Wash and Collision Center. The premises is located in a Mixed Use Business Zoning District, an Industrial B Zoning District and the Hicks-Logan-Sawyer District Interim Planning Overlay District (hereinafter referred to as “HLS IPOD”). The Applicant seeks a Special Permit from the Planning Board pursuant to the Hicks-Logan-Sawyer District Interim Planning Overlay District Section 4660.

Map 93, Lots 168 is currently owned by Scott R. Boutin and Tammy M. Boutin. Map 93, Lots 169 is currently owned by Michael J. Khalife and Antoine J. Khalife. Map 93, Lots 275 is currently owned by Heidi Johnson, Trustee of the Mitchell Street Trust-2013. The applicant has entered into Purchase & Sales Agreements with the property owners to purchase the subject property subject to approval by the City of New Bedford.

The proposed development is a new 2,280 square foot building that the applicant intends to use as a Starbucks fast food restaurant with a drive thru. The Starbucks fast food restaurant will include indoor and outdoor seating options. The proposed fast-food restaurant is an allowed use

in the Mix Use Business District and requires a Special Permit from the Planning Board pursuant to the HLS IPOD due to the fact that Map 93, Lots 168 is located in an Industrial B Zoning District and the HLS IPOD supersedes all underlying zoning regulations.

Pursuant to the City of New Bedford Zoning By-Laws, this proposed development is required to include one parking space per 100 square foot gross floor area and 1 parking space per shift employee with a minimum of five (5) parking spaces. The City of New Bedford Parking Regulations require that this development have at least twenty-eight (28) parking spaces. The submitted site plans details a total of thirty (30) parking spaces, including two (2) handicap parking spaces. The submitted Site Plan details that the primary access to the site will be from a driveway curb cut located on Coggeshall Street, with a secondary entrance/exit provided on Mitchell Street. The submitted Site Plan also includes two (2) bike racks along the store frontage. Additionally, the Applicant has conducted a Traffic Impact Assessment generated by Stonefield Engineering & Design that concluded that the parking supply was evaluated with respect to data published within the ITE's Parking Generation, 5th Edition, for Land Use 937 "Coffee/Donut Shop with Drive-Through." The Traffic Impact Assessment concluded that the average parking demand rate for Land Use 937 "Coffee/Donut Shop with Drive-Through is 5.22 vehicles per 1,000-square-feet of gross floor area during the weekday peak period and 8.70 vehicles per 1,000-square-feet of gross floor area during the Saturday peak period. For the 2,280-square-foot Starbucks with drive-through, this equates to 12 parking spaces during the weekday peak period and 20 parking spaces during the Saturday peak period. As such, the proposed parking supply of 30 spaces would be sufficient to support the parking demand of the site.

This new Starbucks fast food restaurant will feature a drive thru with a by-pass lane. The Traffic Impact Assessment generated by Stonefield Engineering & Design that concluded that the proposed drive thru would be sufficient to support approximately 16 vehicles which exceeds the vehicle storage recommendation for coffee establishments provided within the Massachusetts Amendments to the Manual on Uniform Traffic Control Devices. The plan includes an on-site sidewalk which will provide a pedestrian link from Mitchell Street to the restaurant. An interior pedestrian walkway is also provided. Extensive landscaping with an irrigation system is also proposed for this site. The project proposed lighting improvement and utility modifications.

All surface runoff from the building and parking areas will be directed to on site collection structures. The roof runoff will be directed to a perforated pipe/crushed stone recharge system, and the parking lot runoff will be directed to deep sump catch basins. The Applicant has provided a Stormwater Management Plan prepared by Stonefield Engineering & Design, LLC with the conclusion that the project complies with all applicable stormwater management regulations and standards. As such, the project is not anticipated to have any adverse impacts on neighboring properties, downstream watercourses, or conveyance systems within the watershed.

The applicant does intend to provide a dumpster located on site located at the northeast corner of the premises. A pedestrian walkway is also provided on site to the dumpster location.

The project will be serviced by existing utilities presently servicing the premises. No additional on-site or off-site utility work will be required.

Pursuant to section 4641 of the HLS IPOD, the HLS IPOD zoning regulations supersede all underlying zoning regulations. The Development complies with the requirements of the HLS IPOD. A Development proposed in the area designated as the HLS IPOD shall be regulated by the procedures and criteria established by the HLS IPOD as described herein; and by the goals and objectives of the HLS District Master Plan as adopted by the Planning Board.

Relationship to Public Spaces. "Public Spaces" shall include streets, sidewalks, squares, parks, pedestrian and bicycle paths and facilities. Development should enhance public spaces, and where possible, make physical improvements on site, or on abutting public ways to enhance consistency of design, access and safety of public spaces consistent with the HLS District Master Plan.

- Buildings and landscape elements should define and frame public spaces. Property lines should be defined by buildings, street walls, or fences. New development and adaptive reuse shall create a street edge at the sidewalk either by the building itself or by a fence or continuous landscaped edge.
- Buildings should be oriented toward public spaces with entrances and windows on the street. Blank walls parallel to the street are discouraged.
- New developments should follow and retain the existing block system, where feasible. New blocks should be sized proportionately to existing blocks.
- Buildings entrances should be located to facilitate pedestrian movement between private and public spaces and to promote strong physical connections to public spaces.
- New development and adaptive reuse should promote active ground floor uses with the potential to animate the street.
- Awnings, facade treatments and window displays for ground floor uses, which are compatible with surrounding uses, are encouraged.
- All street right-of-ways and pedestrian precincts should have new or repaired sidewalks, street trees, and pedestrian-scale streetlights.
- Curb cuts should be limited in size and number. Shared driveways between adjoining uses are encouraged.

- Off-street parking, service entrances, trash management, and mechanical equipment should be located away from streets and other public spaces. Surface parking in front of or underneath raised buildings is discouraged. Shared parking between adjoining uses is encouraged.
- Spaces that provide opportunities for public events programming, including public art and open market areas should be fostered and/or incorporated into development concepts.
- Connections to the proposed Commuter Rail Station should be provided for pedestrians, bicyclists and vehicles.
- New roads should follow the HLS District Master Plan framework and connect with existing roads within the District, creating a regular grid network where feasible. Roads that end in cul-de-sacs are discouraged.

The Proposed project complies with Section 4661(A) of the HLS IPOD:

Relationship to Public Spaces. "Public Spaces" shall include streets, sidewalks, squares, parks, pedestrian and bicycle paths and facilities. Development should enhance public spaces, and where possible, make physical improvements on site, or on abutting public ways to enhance consistency of design, access and safety of public spaces consistent with the HLS District Master Plan.

The Proposed project is non-applicable to Sections 4661(B) and (C) of the HLS IPOD:

The Proposed project complies with Section 4661(D) of the HLS IPOD:

Environmental Goals. Buildings should be designed to use natural resources and energy resources efficiently in construction, maintenance, and long-term operation of the building.

- Compliance with Leadership in Energy and Environmental Design (LEED) Certification Standards and other evolving environmental efficiency standards is encouraged.

The Proposed project complies with Section 4661(E) of the HLS IPOD:

- Buildings and landscape elements should define and frame public spaces. Property lines should be defined by buildings, street walls, or fences. New development and adaptive reuse shall create a street edge at the sidewalk either by the building itself or by a fence or continuous landscaped edge.

- Buildings should be oriented toward public spaces with entrances and windows on the street. Blank walls parallel to the street are discouraged.
- New developments should follow and retain the existing block system, where feasible. New blocks should be sized proportionately to existing blocks.
- Buildings entrances should be located to facilitate pedestrian movement between private and public spaces and to promote strong physical connections to public spaces.
- New development and adaptive reuse should promote active ground floor uses with the potential to animate the street.
- Awnings, facade treatments and window displays for ground floor uses, which are compatible with surrounding uses, are encouraged.
- All street right-of-ways and pedestrian precincts should have new or repaired sidewalks, street trees, and pedestrian-scale streetlights.
- Curb cuts should be limited in size and number. Shared driveways between adjoining uses are encouraged.
- Off-street parking, service entrances, trash management, and mechanical equipment should be located away from streets and other public spaces. Surface parking in front of or underneath raised buildings is discouraged. Shared parking between adjoining uses is encouraged.
- Spaces that provide opportunities for public events programming, including public art and open market areas should be fostered and/or incorporated into development concepts.
- Connections to the proposed Commuter Rail Station should be provided for pedestrians, bicyclists and vehicles.
- New roads should follow the HLS District Master Plan framework and connect with existing roads within the District, creating a regular grid network where feasible. Roads that end in cul-de-sacs are discouraged.

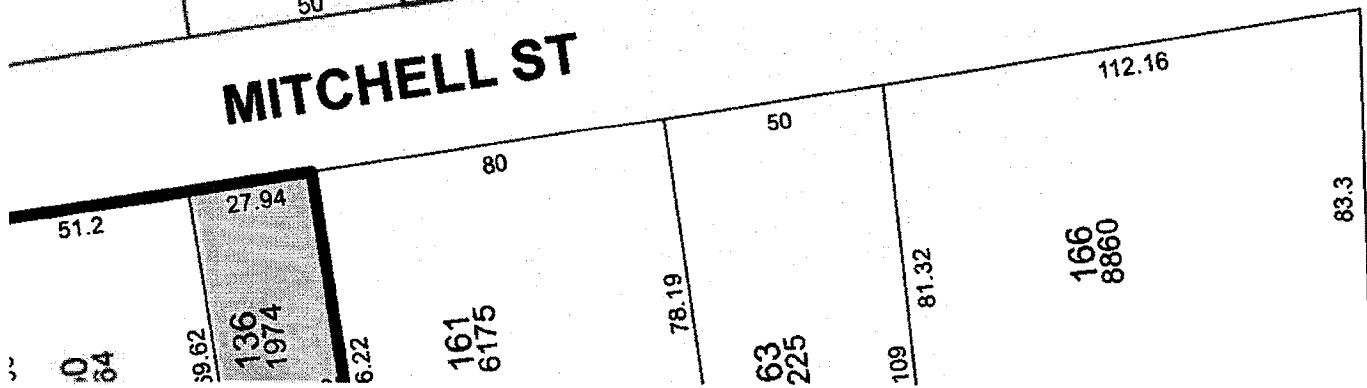
The Proposed project complies with Section 4661(F) of the HLS IPOD:

Master Plan Approach. All applications for development should be presented using a Master Plan approach. Projects should address both the various development phases of the proposed project and the phasing of other known building and infrastructure improvements within the HSL District in order to coordinate and maximize the benefits of redevelopment and infrastructure improvements, as much as possible.

The proposed project will create much needed employment opportunities for the residents of New Bedford. The proposed project will increase the city tax base with the development of a new state of the art fast food restaurant to create additional revenue for the City of New Bedford. The proposed project will revitalize an old site into a thriving business. The proposed project is in harmony with similarly associated business located in this business district. The Applicant respectfully requests the City of New Bedford Planning Board to approve the Special Permit as submitted.



MITCHELL ST



COGGESH/

ALRIG USA DEVELOPMENT

30200 Telegraph Road, Suite 205
Bingham Farms, MI 48025
Phone: (248) 646 9999

July 12, 2021

City of New Bedford Planning Board
133 William Street
New Bedford, MA 02740

RE: 157-161 Coggeshall Street, New Bedford, MA
Map 93, Lots 168, 169 & 275
To Whom It May Concern:

ALRIG USA Development, LLC, hereby authorize Christopher T. Saunders, Esq. and the Law Office of Christopher T. Saunders, P.C. to a Special Permit and Site Plan Review application with the City of New Bedford Planning Board regarding property located at 157-161 Coggeshall Street, New Bedford, MA (Map 93, Lots 168, 169 & 275). I further authorized Christopher T. Saunders, Esq. to represent ALRIG USA Development, LLC at all public hearings.

Signed this 12 day of July, 2021.

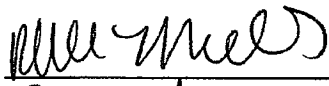
ALRIG USA Development, LLC



STATE OF MICHIGAN

County of Oakland ss.

On this 12 day of July, 2021, before me, the undersigned notary public, personally appeared Jordan Chapman, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


Rachel Miller, Notary Public

My commission expires:

12/22/22

RACHEL ANN MILLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 22, 2022
ACTING IN COUNTY OF Oakland

City of New Bedford Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

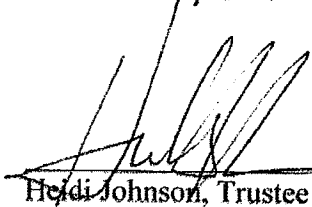
City of New Bedford Planning Board
133 William Street
New Bedford, MA 02740

RE: ES Mitchell Street, New Bedford, MA
Map 93, Lot 275

To Whom It May Concern:

I, Heidi Johnson, Trustee of the Mitchell Street Trust-2013, hereby authorize Christopher T. Saunders, Esq. and the Law Office of Christopher T. Saunders, P.C. to file a Special Permit application with the City of New Bedford Zoning Board of Appeals and a Special Permit and Site Plan Review application with the City of New Bedford Planning Board regarding property located at ES Mitchell Street, New Bedford, MA (Map 93, Lot 275).

Signed this 9 day of July, 2021.


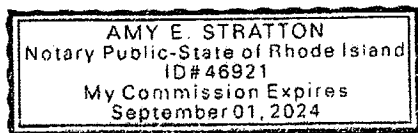


Heidi Johnson, Trustee of the Mitchell Street Trust-2013

STATE OF RHODE ISLAND
COMMONWEALTH OF MASSACHUSETTS

~~Providence~~
~~Bristol~~, ss.

On this 9th day of July, 2021, before me, the undersigned notary public, personally appeared Heidi Johnson, Trustee of the Mitchell Street Trust-2013, proved to me through satisfactory evidence of identification, which was driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.


Amy E. Stratton, Notary Public
My commission expires: 9/1/2024

QUITCLAIM DEED

I, Felix Petrarca, with an address of 83 Point Road, Portsmouth, Rhode Island 02871, for consideration of One and 00/100 Dollar (\$1.00) and love and affection, hereby grant to Heidi Johnson, Trustee of The Mitchell Street Trust - 2013 under Declaration of Trust dated July 23, 2013*, recorded herewith, of 83 Point Road, Portsmouth, RI 02871

with QUITCLAIM COVENANTS, the unimproved land on the east side of Mitchell Street in New Bedford, Massachusetts further described on Exhibit A attached hereto and made a part hereof.

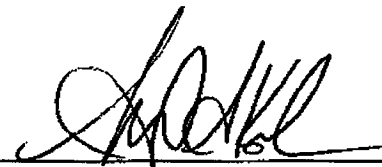
Subject to the FY2014 taxes which Grantee assumes and agrees to pay.

Meaning and intending to convey the remaining land conveyed to the Grantor by Petnel Properties, L.L.C. by deed dated December 30, 2004 and recorded at the Bristol County (S.D.) Registry of Deeds in Book 7349, Page 305.

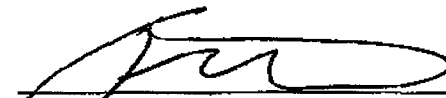
TITLE NOT EXAMINED BY PREPARER OF DEED.

*for which a Trustees' Certificate is

Witness my hand and common seal this 23rd day of July, 2013.



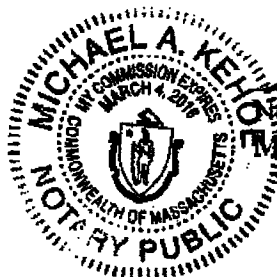
Witness

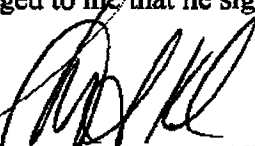


Felix Petrarca

STATE OF Massachusetts
COUNTY OF Bristol

On this 23rd day of July 2013, before me, the undersigned notary public, personally appeared Felix Petrarca and proved to me through satisfactory evidence of identification, which was MAGISTER to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.





Notary Public
My Commission Expires: 3/4/16 (SEAL)

Property Address:
Unimproved Land
ES Mitchell Street
New Bedford, MA

EXHIBIT A

Lot 3C (containing approximately 19,093 square feet, more or less), which lot is shown on "Plan of Land in New Bedford, Massachusetts Believed Not to Require Approval Under Subdivision Control Law" prepared for Petnel Properties, LLC, New Bedford, Massachusetts by Prime Engineering, Inc., dated October 21, 1997 and endorsed approved not required on October 27, 1997. Said Plan is recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 138, page 67.

1874430_1/4281-2

City of New Bedford Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

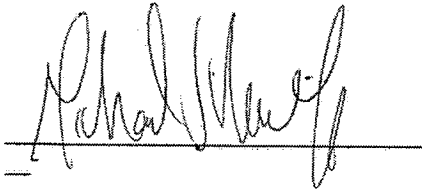
City of New Bedford Planning Board
133 William Street
New Bedford, MA 02740

RE: 157-161 Coggeshall Street, New Bedford, MA
Map 93, Lot 169

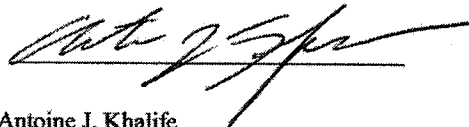
To Whom It May Concern:

We, Michael J. Khalife and Antoine J. Khalife, hereby authorize Christopher T. Saunders, Esq. and the Law Office of Christopher T. Saunders, P.C. to file a Special Permit application with the City of New Bedford Zoning Board of Appeals and a Special Permit and Site Plan Review application with the City of New Bedford Planning Board regarding property located at 157-161 Coggeshall Street, New Bedford, MA (Map 93, Lot 169).

Signed this 9/12 day of July, 2021.



Michael J. Khalife

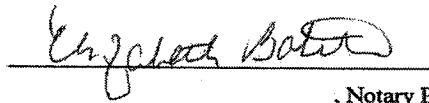


Antoine J. Khalife

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 9th day of July, 2021, before me, the undersigned notary public, personally appeared Michael J. Khalife, proved to me through satisfactory evidence of identification, which was Mass license 530960963, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



, Notary Public

My commission expires:



ELIZABETH BOTELHO
Notary Public
Commonwealth of Massachusetts
My Commission Expires
March 31, 2028

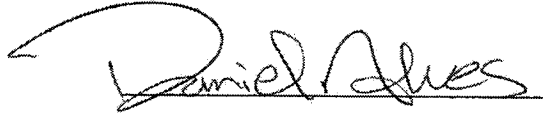
COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

COMMONWEALTH OF MASSACHUSETTS

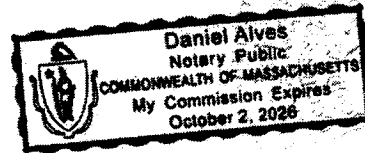
Bristol, ss.

On this 12 day of July, 2021, before me, the undersigned notary public, personally appeared Antoine J. Khalife, proved to me through satisfactory evidence of identification, which was Drivers License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.



, Notary Public

My commission expires:



**MASSACHUSETTS CORPORATION
QUITCLAIM DEED**

MASSE'S MACHINE COMPANY, INC., a/k/a MASSES MACHINE COMPANY, INC., a
Massachusetts Corporation of New Bedford, Bristol County, Massachusetts

for consideration paid, and in full consideration of FOUR HUNDRED TWENTY-FIVE
THOUSAND and 00/100 (\$425,000.00) DOLLARS

grant to MICHAEL J. KHALIFE and ANTOINE J. KHALIFE, as Tenants in Common

of 171 Coggeshall Street, New Bedford, Massachusetts 02746 with Quitclaim Covenants

the land, with all buildings thereon, located at 157 Coggeshall Street, New Bedford, Bristol
County, Massachusetts 02746, bounded and described as follows:

(Description and encumbrances, if any)

SEE EXHIBIT "A" ATTACHED HERETO
AND
INCORPORATED HEREIN BY REFERENCE

REG OF DEEDS
REG #07
BRISTOL S

06/01/06 9:22PM 01
000007 #7381

FEE \$1938.00


CASH \$1938.00

For title see deed dated January 2, 1964 and recorded in the Bristol County (S.D.) Registry of
Deeds in Book 1441, Page 59.


Subject to the fiscal year 2007 real estate taxes, which the grantees hereby assume and agree to
pay.

WITNESS my hand and seal this 31 day of May 2006.

MASSE'S MACHINE COMPANY, INC.
a/k/a MASSES MACHINE COMPANY,
INC.



Witness



Laurette Masse, President & Treasurer

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

May 31, 2006

Then personally appeared the above-named Laurette Masse, President & Treasurer,
proved to me through satisfactory evidence of identification, which was a Massachusetts Drivers
License, to be the person whose name is signed on the within document, and acknowledged the
foregoing Instrument to be the free act and deed of Masse's Machine Company, Inc., a/k/a
Masses Machine Company, Inc., before me

My Commission Expires: 3/14/08



Notary Public



EXHIBIT "A"

RE: 157 Coggeshall Street, New Bedford, Massachusetts 02746

BEGINNING land bounded on the south by Coggeshall Street, ninety and 71/100
 (90.71) feet; thence

WEST by land now or formerly of one Buckley, otherwise called Brickley,
 one hundred twenty-nine and 92/100 (129.92) feet; thence

NORTH by land now or formerly of Bradford Smith, ninety and 00/100 (90.00)
 feet; thence

EAST by land now or formerly of E. A. Smith one hundred forty-one and
 44/100 (141.44) feet.

CONTAINING forty-six (46) square rods, more or less.

City of New Bedford Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

City of New Bedford Planning Board
133 William Street
New Bedford, MA 02740

RE: 8 Mitchell Street, New Bedford, MA
Map 93, Lot 168

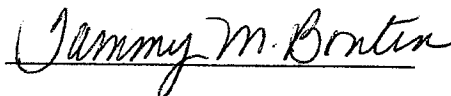
To Whom It May Concern:

We, Scott R. Boutin and Tammy M. Boutin, herby authorize Christopher T. Saunders, Esq. and the Law Office of Christopher T. Saunders, P.C. to file a Special Permit application with the City of New Bedford Zoning Board of Appeals and a Special Permit and Site Plan Review application with the City of New Bedford Planning Board regarding property located at 8 Mitchell Street, New Bedford, MA (Map 93, Lot 168).

Signed this 13 day of July, 2021.



Scott R. Boutin

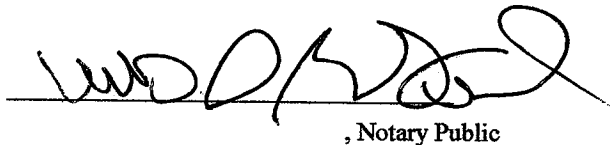


Tammy M. Boutin

COMMONWEALTH OF MASSACHUSETTS

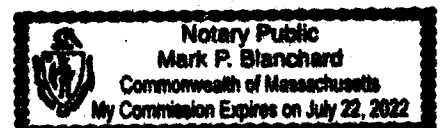
Bristol, ss.

On this 13 day of July, 2021, before me, the undersigned notary public, personally appeared Scott R. Boutin, proved to me through satisfactory evidence of identification, which was Scott R. Boutin, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose.


, Notary Public

My commission expires:

July 22, 2022



COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

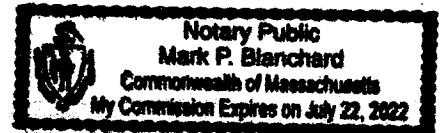
On this ____ day of July, 2021, before me, the undersigned notary public, personally appeared Tammy M. Boutin, proved to me through satisfactory evidence of identification, which was Tammy M. Boutin, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



, Notary Public

My commission expires:

July 22, 2022



QUITCLAIM DEED

We, ERNEST LEWIS and BEVERLY ANN LEWIS, both of New Bedford, Bristol County, Massachusetts, being married, for consideration paid, and in full consideration of SIXTY THOUSAND AND 00/100 (\$60,000.00) DOLLARS grant to SCOTT R. BOUTIN and TAMMY M. BOUTIN, husband and wife, as tenants by the entirety, both of 358 Bream Street, New Bedford, Bristol County, MA 02744, with QUITCLAIM COVENANTS the land in New Bedford, with any buildings thereon, bounded and described as follows:

BEGINNING at a point in the east line of Mitchell Street, eighty (80) feet north of the intersection of said Mitchell Street with the north line of Coggeshall Street; thence running

NORTHERLY in said east line of Mitchell Street thirty-seven and 23/100 (37.23) feet to land now or formerly of Bradford Smith; thence turning and running

EASTERLY in the last-named land one hundred (100) feet to land now or formerly of Thomas Greenwood; thence turning and running

SOUTHERLY by last-named land forty-nine and 92/100 (49.92) feet to land now or formerly of the Towne & Melody Joy Caterers, Inc. and thence

WESTERLY by last-named land one hundred (100) feet to the point of beginning.

FOR TITLE, see deed of Ernest Lewis, Jr. dated December 21, 1990, and recorded in the Bristol County (S.D.) Registry of Deeds at Book 2601, Page 107.

THE ADDRESS OF SUCH PROPERTY 8 MITCHELL STREET, NEW BEDFORD, MA 02745.

EXECUTED under seal this 27th day of January, 1999.

Witness

Witness

Ernest Lewis
Ernest Lewis


Beverly Ann Lewis
Beverly Ann Lewis

COMMONWEALTH OF MASSACHUSETTS

County of Bristol

January 27, 1999

On this 27th day of January, 1999, before me personally appeared the above-named Ernest Lewis and Beverly Ann Lewis and acknowledged the foregoing instrument to be their free act and deed.


Scott E. Sylvia - Notary Public

My commission expires: 1/22/2004

DEEDS REG 87
BRISTOL SOUTH

01/27/99

TAX 273.60
CHCK 273.60

3274A128 11:40
EXCISE TAX

\\titles\\8Mitch.dee