



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:

☒ = Shown on Plans ☐ = Waiver Requested ☐ = Not Applicable

Staff Applicant

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| _____ | <input checked="" type="checkbox"/> | 1. <u>Completed Application Form</u> (with all required signatures; 16 Copies) |
| _____ | <input checked="" type="checkbox"/> | 2. <u>Completed Site Plan Review Application Checklist</u> (1 original & 15 copies) |
| _____ | <input checked="" type="checkbox"/> | 3. <u>Plans</u> <ul style="list-style-type: none"><input checked="" type="checkbox"/> 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.<input checked="" type="checkbox"/> One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)<input checked="" type="checkbox"/> All plans oriented so that north arrow points to top of sheet<input checked="" type="checkbox"/> Plans shall be drawn at a minimum scale of 1" = 40' or less<input checked="" type="checkbox"/> All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate<input checked="" type="checkbox"/> Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner<input checked="" type="checkbox"/> 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). |

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

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

X **3b. Existing Conditions Plan**

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

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| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Existing Topography:<ul style="list-style-type: none"><input checked="" type="checkbox"/> Contours at 2' intervals (1' contours or additional spot grades if site is flat)<input checked="" 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 checked="" type="checkbox"/> Existing parking/paved areas including pavement type (parking, walkways, etc.)<input checked="" type="checkbox"/> All Existing Curbcuts<input type="checkbox"/> Listing of all existing utility owners and contact info located within the project limits<input checked="" 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 checked="" type="checkbox"/> Existing pavement markings within site and on connecting roads<input checked="" type="checkbox"/> Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...<input type="checkbox"/> Wetlands, floodplain, water protection district delineation including offsets and buffer zones<input type="checkbox"/> Streams, water courses, swales and all flood hazard areas<input type="checkbox"/> Rock Outcroppings<input type="checkbox"/> Test pit locations including groundwater depths when encountered<input type="checkbox"/> Historic buildings within 250 feet of the subject property |
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	<p>X 3c. <u>Demolition Plan</u></p>
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| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Existing Conditions Plan plus:<ul style="list-style-type: none"><input checked="" type="checkbox"/> Existing Buildings and Structures to be removed/demolished<input checked="" type="checkbox"/> Existing parking/paved areas to be removed/demolished<input checked="" type="checkbox"/> Existing utilities to be removed/demolished<input checked="" type="checkbox"/> Existing hydrants to be removed<input checked="" 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 checked="" type="checkbox"/> Dust Control Measures<input checked="" 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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	<p>X 3d. <u>Construction/Layout Plan</u></p>
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| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Proposed Buildings and Structures |
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| <input checked="" type="checkbox"/> Area of building or additions | <input checked="" type="checkbox"/> Setback dimensions from property lines |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input checked="" type="checkbox"/> Principal use | |
| <input checked="" type="checkbox"/> Floor elevations | |
| <input checked="" type="checkbox"/> Door locations with sill elevations | |
| <input checked="" type="checkbox"/> Proposed Topography, including but not limited to: | |
| <input checked="" type="checkbox"/> Proposed contours at 2' intervals | <input checked="" type="checkbox"/> Curb type(s) and limits |
| <input checked="" type="checkbox"/> Parking lot setbacks to property line | <input checked="" type="checkbox"/> Lighting / Poles / Guys |
| <input checked="" type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%) | <input checked="" type="checkbox"/> Signs (include sign schedule) |
| <input checked="" type="checkbox"/> Walls | <input checked="" type="checkbox"/> Pavement markings |
| <input checked="" type="checkbox"/> Parking spaces (delineated and dimensioned) | <input checked="" type="checkbox"/> Loading areas / Loading Docks / Platforms |
| <input checked="" type="checkbox"/> Accessible parking spaces & aisles | <input checked="" type="checkbox"/> Fences |
| <input checked="" type="checkbox"/> Wheelchair ramps | <input checked="" type="checkbox"/> Landscape areas |
| <input checked="" type="checkbox"/> Sidewalks | <input checked="" type="checkbox"/> Dumpster(s), Compactor(s) & Pads |
| <input checked="" type="checkbox"/> Pavement type(s) | <input checked="" type="checkbox"/> Spot Grades at 4 Building Corners |
| <input checked="" type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. | <input checked="" type="checkbox"/> Overall Plan Showing Areas of Cut & Fill |
| <input checked="" type="checkbox"/> Grading at entrance-show spot grades if required | |
| <input checked="" type="checkbox"/> Emergency Vehicle Access | |
| <input checked="" type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer) | |
| <input checked="" type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable) | |
| <input checked="" 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 | |

X 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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| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Proposed parking lots, sidewalks, islands, etc.<ul style="list-style-type: none">• Parking lot grades shall not exceed 5% or be less than 0.5 %<input checked="" type="checkbox"/> Floor elevations & door locations<input checked="" type="checkbox"/> Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.<input type="checkbox"/> Adequate information off site to verify proposed drain connections<input type="checkbox"/> Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes<input type="checkbox"/> Utility easements with bearings and distances suitable for registry filing<input checked="" type="checkbox"/> Delineation of all stockpile areas<input checked="" type="checkbox"/> Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access<input type="checkbox"/> For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.<input checked="" type="checkbox"/> A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards. |
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X	3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)
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| | <ul style="list-style-type: none"><input checked="" 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<input type="checkbox"/> Force main, if required, conforming to City of New Bedford requirements<input checked="" type="checkbox"/> Water main loop<input type="checkbox"/> Sewer profile showing all utility crossings<input checked="" type="checkbox"/> Sections through detention basin(s)<input checked="" type="checkbox"/> Include the following notes:<ul style="list-style-type: none">• The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way• All water and sewer material and construction shall conform to the City of New Bedford requirements |
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	<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<input checked="" type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.
	<p><input checked="" type="checkbox"/> 3g. Landscape Plan</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Location, species & size of all proposed plantings<input type="checkbox"/> All existing landscaping to be removed or retained<input checked="" type="checkbox"/> Plant and tree legend<input checked="" type="checkbox"/> Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments<input checked="" type="checkbox"/> Snow storage areas<input type="checkbox"/> Proposed irrigation methods (on-site wells to be used unless otherwise approved)<input checked="" type="checkbox"/> Verify sight distances at entrances
	<p><input checked="" type="checkbox"/> 3h. Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes<input checked="" type="checkbox"/> Anti-tracking BMP area at all construction entrances<input checked="" type="checkbox"/> Dust Control (Methods of)<input checked="" type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks<input checked="" type="checkbox"/> Delineation of all temporary stockpile areas<input checked="" type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access<input checked="" type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles<input checked="" type="checkbox"/> Include the following notes:<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.
	<p><input checked="" type="checkbox"/> 3i. Floor Plan</p> <ul style="list-style-type: none"><input checked="" type="checkbox"/> Include complete floor plan of all floors (entire building), including existing & proposed work<input checked="" type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes<input checked="" type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls<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

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	<div><input checked="" 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)</div>
	<div>X<div>3j. <u>Building Elevations</u></div><div><div><input checked="" type="checkbox"/> Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project</div><div><input type="checkbox"/> For additions/alterations: label existing and new construction, as well as items to be removed</div><div><input checked="" 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</div><div><input type="checkbox"/> Show any exterior mechanical, duct work, and/or utility boxes</div><div><input checked="" type="checkbox"/> Include dimensions for building height, wall length and identify existing and proposed floor elevations</div></div></div>
	<div>X<div>3k. <u>Sign Plan</u></div><div><div><input type="checkbox"/> Fully-dimensioned color elevations for all proposed signs</div><div><input type="checkbox"/> Total square footage of existing signs and total square footage of proposed signs</div><div><input type="checkbox"/> Existing and proposed sign locations on site plan</div><div><input type="checkbox"/> Existing and proposed materials and methods of lighting for all signs</div></div></div>
	<div>X<div>3l. <u>Lighting Plan</u></div><div><div><input checked="" type="checkbox"/> Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)</div><div><input checked="" type="checkbox"/> Height and initial foot-candle readings on the ground and the types of fixtures to be used</div><div><input checked="" type="checkbox"/> Plan Must Show Illumination Patterns On-Site and Areas Off-Site</div><div><input type="checkbox"/> New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable</div><div><input checked="" type="checkbox"/> Provide Cut Sheet for All Lighting Fixtures</div></div></div>
	<div>X<div>3m. <u>Detail Sheets (Typical Details)</u></div><div><div><div><div><input checked="" type="checkbox"/> Pavement Section Detail</div><div><input checked="" type="checkbox"/> Sidewalk Detail</div><div><input checked="" type="checkbox"/> Curb Detail</div><div><input type="checkbox"/> Driveway Detail</div><div><input checked="" type="checkbox"/> Wheel Chair Ramp Detail</div><div><input checked="" type="checkbox"/> Concrete Pad Detail</div><div><input type="checkbox"/> Catch Basin Detail</div><div><input type="checkbox"/> Drainage Manhole Detail</div><div><input checked="" type="checkbox"/> Water/Sewer Trench Details (12" envelope)</div></div><div><div><input checked="" type="checkbox"/> Sewer Manhole Detail (26" cover)</div><div><input type="checkbox"/> Detention / Retention Basin Sections (from plan)</div><div><input type="checkbox"/> Detention Basin Outlet Structure Detail</div><div><input type="checkbox"/> Miscellaneous Detention / Retention Basin Details</div><div><input type="checkbox"/> Infiltration Device Details</div><div><input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.)</div><div><input type="checkbox"/> Bollards</div></div></div></div></div>

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| <input checked="" type="checkbox"/> | Water and Sewer Trench Sections |
| <input type="checkbox"/> | Anti-Seepage Collar Detail |
| <input type="checkbox"/> | Flared End Detail |
| <input type="checkbox"/> | Rip Rap Detail |
| <input checked="" type="checkbox"/> | Straw bales/Silt Fence Detail |
| <input type="checkbox"/> | Silt Sac Detail |
| <input checked="" type="checkbox"/> | Compost Filter Tube Detail |
| <input checked="" type="checkbox"/> | Light Pole Foundation Detail |
| <input type="checkbox"/> | Retaining Wall Details |
| <input checked="" type="checkbox"/> | Tree/Shrub Planting Detail |

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| <input checked="" type="checkbox"/> | Sign Detail |
| <input type="checkbox"/> | Fence Detail |
| <input type="checkbox"/> | Flowable Fill Trench |
| <input checked="" type="checkbox"/> | Pavement Marking Details |
| <input checked="" type="checkbox"/> | Handicap Parking/Compact Parking Signs |
| <input type="checkbox"/> | Hydrant Detail (American –Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input checked="" type="checkbox"/> | Thrust Block Detail |

X **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

X **5. Certified Abutters List** (16 copies)

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

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

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

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

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| <input checked="" type="checkbox"/> | MADEP Stormwater Standards Compliance Checklist (signed & stamped) |
| <input checked="" type="checkbox"/> | Overall Project Description |
| <input checked="" type="checkbox"/> | Existing Conditions |

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| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Proposed Improvements<input checked="" type="checkbox"/> Proposed Conditions<input checked="" type="checkbox"/> Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities<input checked="" type="checkbox"/> Stormwater Management Regulations<input checked="" type="checkbox"/> Summary<input checked="" type="checkbox"/> Appendix - Existing/Proposed Conditions Plans showing the following:<ul style="list-style-type: none"><input checked="" type="checkbox"/> Overall Existing Subcatchment Area Table<ul style="list-style-type: none">• Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)<input checked="" type="checkbox"/> Soil Classifications Table (Existing Soils)<ul style="list-style-type: none">• Map Unit Symbol, Map Unit Name, Hydrologic Soil Code<input checked="" type="checkbox"/> Overall Proposed Subcatchment Area Table<ul style="list-style-type: none">• Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)<input checked="" 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 checked="" type="checkbox"/> Appendix - Hydrologic Analyses<ul style="list-style-type: none"><input checked="" type="checkbox"/> HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)<input checked="" type="checkbox"/> Appendix - Illicit Discharge Certification (signed & dated) |
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X	10. <u>Electronic PDF and AutoCAD Files</u>
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| | <ul style="list-style-type: none"><input checked="" type="checkbox"/> Shall consist of a CD with a printed CD Label in a CD case<input checked="" type="checkbox"/> CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D<input checked="" 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 checked="" type="checkbox"/> PDF files shall be created from within the AutoCAD environment and contain Layer information.<input checked="" 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 checked="" 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> |
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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

X	11. <u>Application Fee</u> (All fees are due at time of application submission)
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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: _____



PLANNING BOARD

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

SITE PLAN REVIEW APPLICATION INSTRUCTIONS

1. Prior to submitting an application, it is advised that applicants meet with Planning Division Staff to address technical issues, to identify potential concerns and to review information necessary for submittal (including whether a Development Impact Statement or additional studies/reports will be required). Please call (508)979-1488 to schedule a pre-submittal meeting. The applicant may meet with Planning Staff as many times as necessary. Depending on the complexity of a proposal, attendees from additional departments may be invited to attend.
2. Planning Board meeting dates and the corresponding application submittal deadlines are listed on the City of New Bedford website. When possible, the Division prefers that applications requiring multiple Board approvals be reviewed concurrently; please contact Planning Staff for consultation on optimal concurrent review scheduling.
3. A Certified Abutters List must also accompany this application. In advance of submitting an application, an Abutters List must be requested from the Planning Division (Room 303) in person or by fax or email. This request is made by submittal of an Abutters List Request Form, available on the City of New Bedford website or in the Planning Division office (City Hall, Room 303). Once you receive an Abutters List from Planning Staff, you must take it to the Assessor's Office (City Hall, Room 109) to be certified. Once certified, the list may be included in the submittal.
4. All applications must be filled out completely and be submitted with all required materials, as detailed in the Site Plan Review Application Checklist. Incomplete or improperly filed applications will be returned to the applicant for resubmission. Documentation of Deeds, Certificate of Title, Recorded Plans, etc. must also be included in your application. Following a verification of application completeness by Planning Staff (City Hall, Room 303), bring the completed application packets to the City Clerk (City Hall, Room 118), with the required Filing Fee.
5. Unless otherwise noted or determined by Planning Staff to not be required, all information listed in the Site Plan Review Application Checklist 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.

6. A Site Plan Review Application Checklist (and accompanying materials) must be submitted for review and verification by Planning Staff prior to application submittal. As copies of a completed Checklist are required for a complete submittal, the applicant must allow sufficient time for review prior to the

application submittal deadline. The submittal of DRAFT Checklists and materials via email to Planning Staff is highly encouraged well-in-advance of submittal.

7. A non-refundable filing fee is required when submitting the application, payable by check to the City of New Bedford. The fee covers the cost of processing the decision, including legal advertisement.
8. Once a complete application is received, Planning Staff will draft an Abutters Notification Letter for the subject case and provide it to the Applicant for their use to perform the required legal notice to Abutters.
9. The Planning Board will hear all applications within sixty-five days of the application filing date.
10. All applications must be filled out completely and be submitted with all required materials, as detailed in the Site Plan Review Application Checklist. Incomplete or improperly filed applications will be returned to the applicant for resubmission. Documentation of Deeds, Certificate of Title, Recorded Plans, etc. must also be included in your application. Following a verification of application completeness by Planning Staff (City Hall, Room 303), bring the completed application packets to the City Clerk, with the required Filing Fee.
11. The Applicant or an appointed representative **must attend** the public hearing.
12. Applicants may appeal the determination of the Planning Board to the Massachusetts Superior Court.
13. If your petition is granted, and after the official decision is recorded with the City Clerk, there is a twenty (20) day waiting period after which time you may proceed and obtain a building permit if an appeal has not been filed. (The 20 day appeal period commences from the date of the decision's filing with City Clerk, not the date of the decision) And that the project be set forth according to plans submitted with the application and that it be recorded at the Registry of Deeds and a Building Permit be issued by the Department of Inspectional Services and acted upon within one year.



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SITE PLAN REVIEW APPLICATION

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

1. Application Information

Street Address: 157-161 Coggeshall Street

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@chrissaunderslaw.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.

7-13-2021

Date

Jonathan F. Mitchell - Mayor 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. Review Applicability (Check All That Apply to Your Proposal)

Category

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

Construction

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

Scale

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

3. Zoning Classifications

Present Use of Premises: Car Wash and Collision Center

Proposed Use of Premises: Starbuck's fast food restaurant with a drive-thru

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

4. Briefly Describe the Proposed Project:

See Exhibit "A" attached.

5. 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

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	100	700
b) Number of employees:	6	6
c) Hours of operation:	9am-8pm	5am-11pm
d) Days of operation:	7 days	7 days
e) Hours of deliveries:	8-5	8-5
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> 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. Hicks-Logan-Sawyer District Interim Planning Overlay District Section 4660.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.



The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title



The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

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: Site Plan Review

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)

9. 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: Site Plan Review

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 02744

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

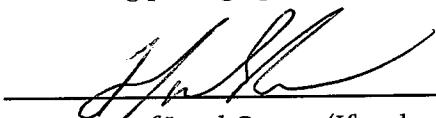
whose address is: 83 Point Road, Portsmouth, RI 02871

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 9 2021
Date


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

9. 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: Site Plan Review

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

in current ownership since: September 5, 2013

whose address is: 157-161 Coggeshall Street, New Bedford, MA 02744

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 02744

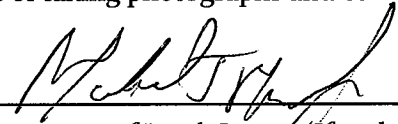
by a deed duly recorded in the:

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.

7-9-2021
Date


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

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

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

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

EXHIBIT “A”
TO SITE PLAN REVIEW 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 Site Plan Review Approval from the Planning Board pursuant to Section 5400 of the City of New Bedford Zoning By-Laws.

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.
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- 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 Site Plan 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.

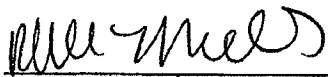
ALRIG USA Development, LLC



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.


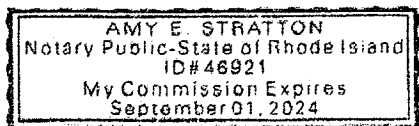


Heidi Johnson, Trustee of the Mitchell Street Trust-2013

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.

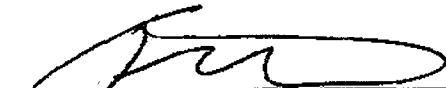
TITLE NOT EXAMINED BY PREPARER OF DEED.

*for which a Trustees' Certificate is

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



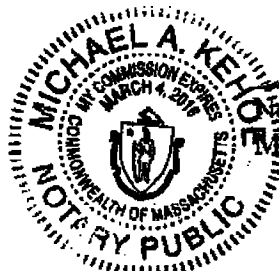
Witness

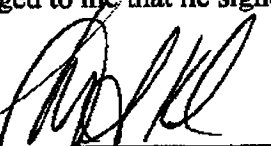


Felix Petrarca

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 MASDPD 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
83 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

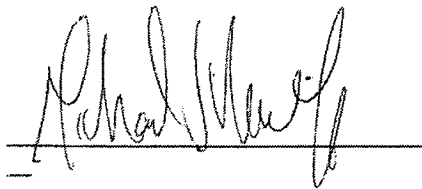
City of New Bedford Planning Board
133 William Street
New Bedford, MA 02740

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

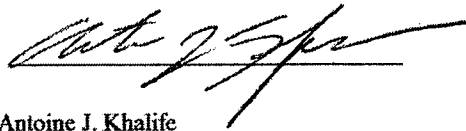
To Whom It May Concern:

We, Michael J. Khalife and Antoine J. Khalife, 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 157-161 Coggeshall Street, New Bedford, MA (Map 93, Lot 169).

Signed this 9/17 day of July, 2021.



Michael J. Khalife

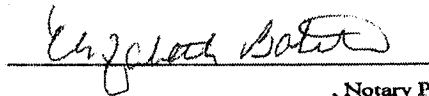


Antoine J. Khalife

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 S30960963, 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

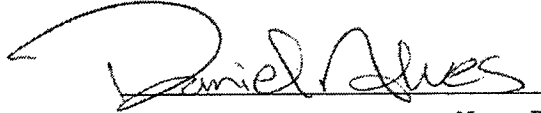
COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

COMMONWEALTH OF MASSACHUSETTS

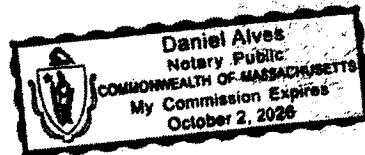
Bristol, ss.

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 9:23PM 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.

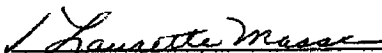
Subject to the fiscal year 2007 real estate taxes, which the grantees hereby assume and agree to
pay.

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

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



Witness



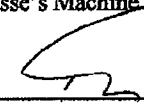
Laurette Masse, President & Treasurer

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



Notary Public

My Commission Expires: 3/14/08



EXHIBIT "A"

RE: 157 Coggeshall Street, New Bedford, Massachusetts 02746

BEGINNING land bounded on the south by Coggeshall Street, ninety and $\frac{71}{100}$ (90.71) feet; thence

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

NORTH by land now or formerly of Bradford Smith, ninety and $\frac{00}{100}$ (90.00) feet; thence

EAST by land now or formerly of E. A. Smith one hundred forty-one and $\frac{44}{100}$ (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

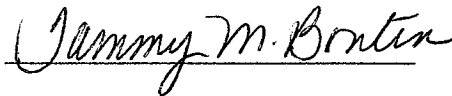
To Whom It May Concern:

We, Scott R. Boutin and Tammy M. Boutin, 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 8 Mitchell Street, New Bedford, MA (Map 93, Lot 168).

Signed this 13 day of July, 2021.



Scott R. Boutin

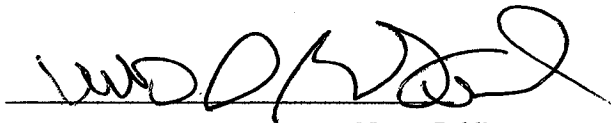


Tammy M. Boutin

COMMONWEALTH OF MASSACHUSETTS

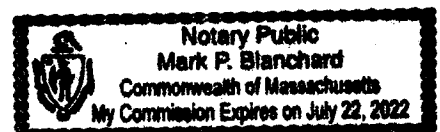
Bristol, ss.

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.

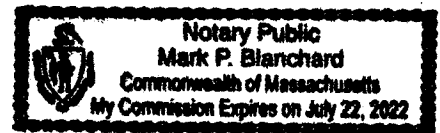
On this ____ day of July, 2021, before me, the undersigned notary public, personally appeared Tammy M. Boutin, proved to me through satisfactory evidence of identification, which was Tammy M. Boutin, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that 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 02746.

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

Witness

Witness

Ernest Lewis
Ernest Lewis

Beverly Ann Lewis
Beverly Ann Lewis

BK 4320 PG 248

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 REC 17
BRISTOL SOUTH

01/27/99

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CHCK 273.60

32744128 11:40
EXCISE TAX

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157-161 Coggeshall Street & 8 Mitchell Street & ES Mitchell Street

New Commercial Building - Starbucks

Legend

- 157 Coggeshall St #161
- McDonald's
- Petro Mart Inc
- SUBWAY® Restaurants



Google Earth

© 2021 Google

157-161 Coggeshall Street & 8 Mitchell Street & ES Mitchell Street

1 New Commercial Building - Starbucks

Legend

157 Coggeshall St #161

McDonald's

Petro Mart Inc

SUBWAY® Restaurants

Google Earth

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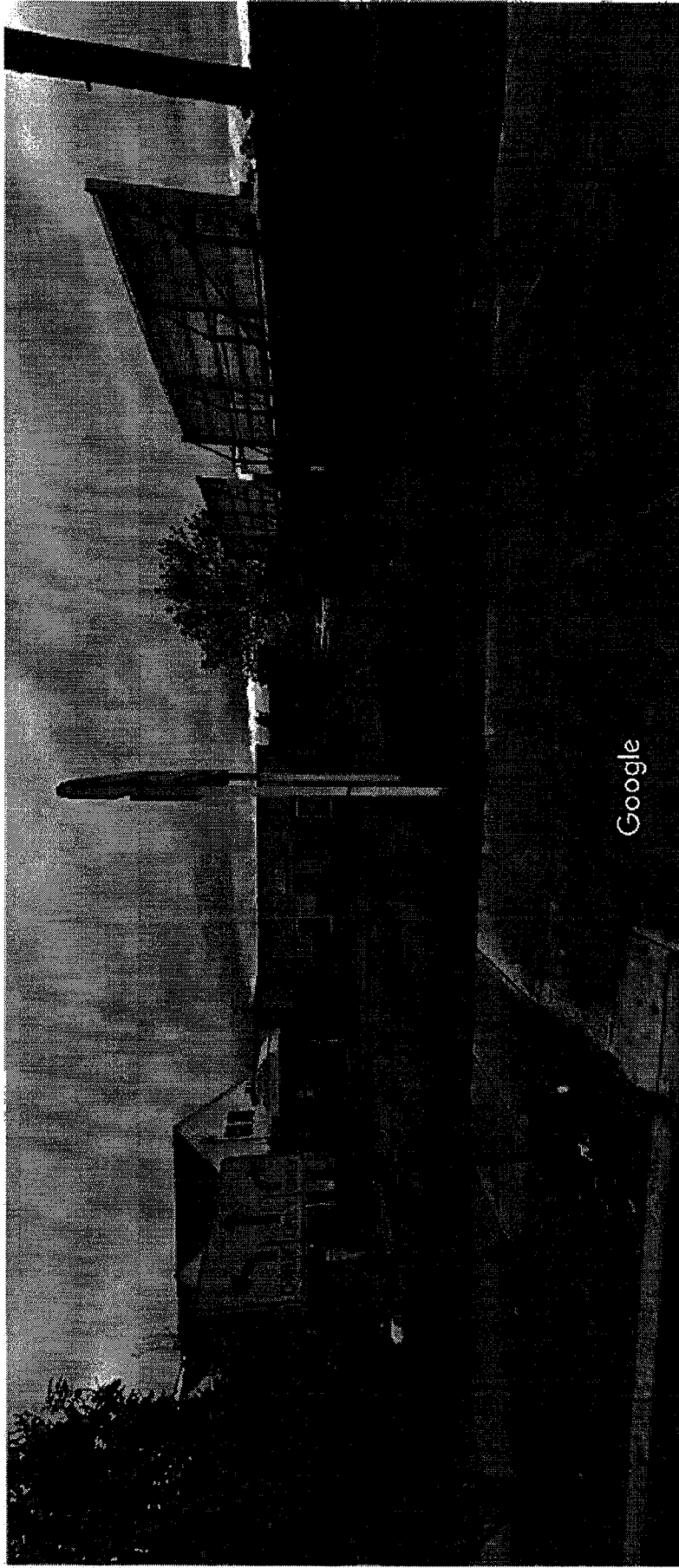


Image capture: Nov 2018 © 2021 Google

New Bedford, Massachusetts



Street View

Google Maps 157 Coggeshall St

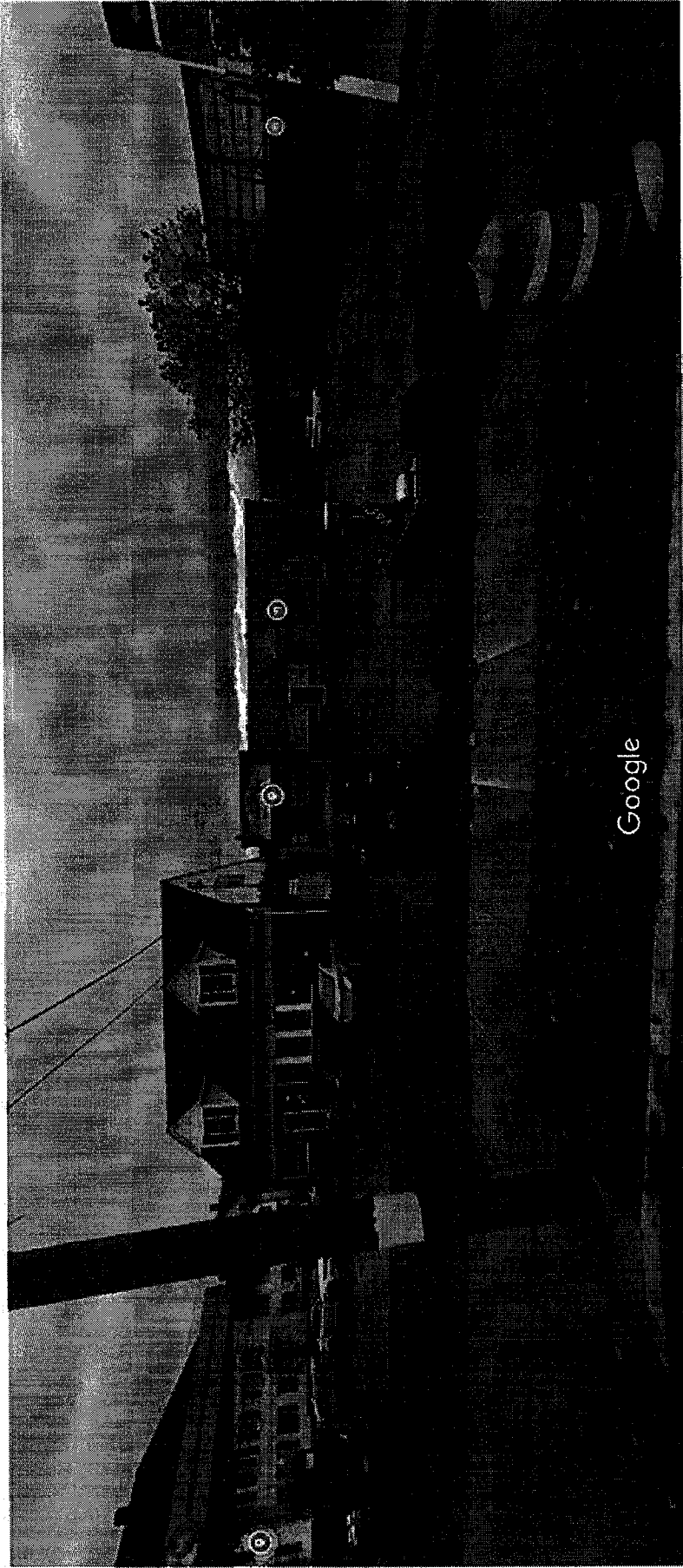


Image capture: Nov 2018 © 2021 Google

New Bedford, Massachusetts



Street View

Riverside Park

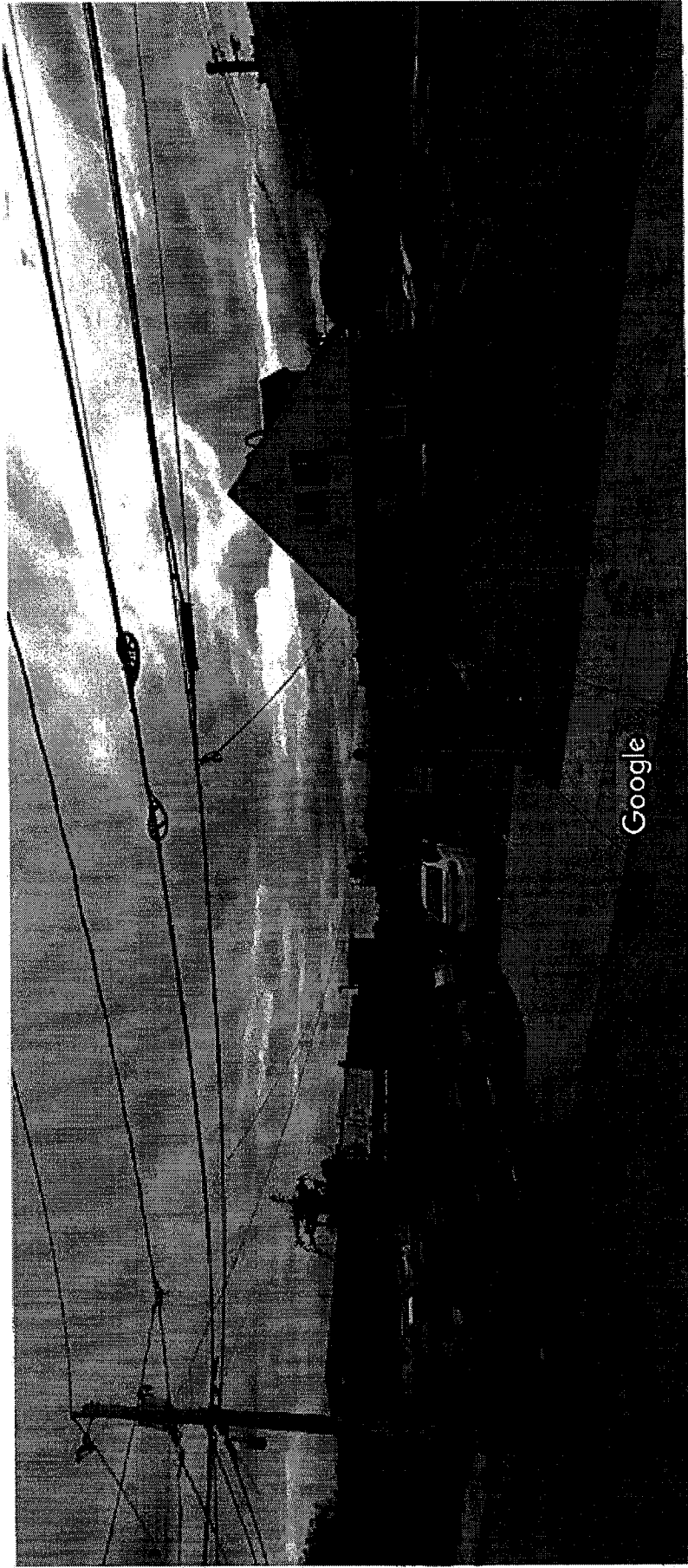
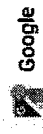


Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View



Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View