



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: "The Caravela" Apartments, 278 Union Street, New Bedford, MA by: DHK Architects dated: July 14, 2021

#### 1. Application Information

Street Address: 278 Union Street, New Bedford, MA 02740

Assessor's Map(s): 46 Lot(s) 18

Registry of Deeds Book: 7800 Page: 226

Zoning District: MUB & Downtown Business Overlay District

Applicant's Name (printed): Duane Jackson & Deborah C. Jackson

Mailing Address: 278 Union Street New Bedford MA 02740  
(Street) (City) (State) (Zip)

Contact Information: Christopher T. Saunders, Esq., 508-938-1000 chris@chrissaunderslaw.com  
Telephone Number Email Address

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

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

- 1) Site Plan
- 2) Plot Plan
- 3) Abutter's List
- 4) Rejection Packet
- 5) Owner Deed and Authorization

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.

7-15-2021  
Date

Duane Jackson Deborah C. Jackson  
Signature of Applicant

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

## 2. Zoning Classifications

Present Use of Premises: Vacant Commercial building

Proposed Use of Premises: 53 Residential Dwelling Units and 4,000 sq ft of Commercial Space.

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

ZBA Special Permit application pending.

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

See Exhibit "A" attached.

## 4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	16,071	15,000	16,071
Lot Width (ft)	107	0	107
Number of Dwelling Units	0	n/a	53
Total Gross Floor Area (sq ft)	3,882	n/a	82,000
Residential Gross Floor Area (sq ft)	0	n/a	62,500
Non-Residential Gross Floor Area (sq ft)	3,882	n/a	19,500
Building Height (ft)	21	100	65
Front Setback (ft)	0	20	0
Side Setback (ft)	0	10	0
Side Setback (ft)	0	12	0
Rear Setback (ft)	108	30	0
Lot Coverage by Buildings (% of Lot Area)	27%	30	100%
Permeable Open Space (% of Lot Area)	5%	35	0%
Green Space (% of Lot Area)	5%	35	0%
Off-Street Parking Spaces	25	130	19
Long-Term Bicycle Parking Spaces	0	n/a	2
Short-Term Bicycle Parking Spaces	0	n/a	0
Loading Bays	0	1	0

**5. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	_____	<u>40</u>
b) Number of employees:	_____	<u>4</u>
c) Hours of operation:	_____	<u>9:00 am - 5:00 pm</u>
d) Days of operation:	_____	<u>Mon-Fri</u>
e) Hours of deliveries:	_____	<u>9:00 am - 5:00 pm</u>
f) Frequency of deliveries:	<input 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: Duane Jackson & Deborah C. Jackson

at the following address: 278 Union Street, New Bedford, MA 02740

to apply for: Special Permit

on premises located at: 278 Union Street, New Bedford, MA 02740

in current ownership since: October 4, 2005

whose address is: 278 Union Street, New Bedford, MA 02740

for which the record title stands in the name of: Duane Jackson & Deborah C. Jackson

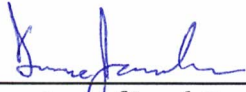
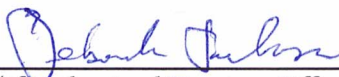
whose address is: 278 Union Street, New Bedford, MA 02740

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 7800 Page: 226

**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.

<u>7-15-2005</u>	<u> </u>
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)

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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 \_\_\_\_\_

## **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 SPECIAL PERMIT APPLICATION**

Duane Jackson and Deborah C. Jackson (hereinafter referred to as "Applicant"), are the owners of property located at 278 Union Street, New Bedford, Massachusetts 02740 (hereinafter referred to as "Premises") and more particularly identified on the City of New Bedford Assessor's Map 46, Lot 18. The premises contains one story and 3,882 square feet. The property is currently vacant and was formerly used by the Commonwealth of Massachusetts Registry of Motor Vehicles.

The Applicant seeking a Special Permit under Chapter 9, Comprehensive Zoning, from the Planning Board (Sections 2200- 2230) to allow for a multi-family six (6) story structure containing fifty-three (53) residential dwelling units in the Downtown Business Overlay District. The Applicant contends that the development is for the construction of a five (5) story with a partially underground parking area. However, the rejection packet issued by the Commissioner of Inspectional Services has determined that the project is a development of a six (6) story structure. The City of New Bedford Zoning By-Laws defines a ground story or first story as:

**A "ground story" or "first story" is the lowest story entirely above the mean grade of the adjoining ground.**

The development only consists of five (5) stories entirely above the mean grade of the of adjoining ground. None the less, the Applicant seeks a Special Permit for the construction of a six (6) story structure.

The Applicant is currently seeking a Special Permit under Chapter 9, Comprehensive Zoning, from the Zoning Board of Appeals (Sections 5300-5390) (i) to allow for fifty-three (53) Sections 4500-4572), (ii) reduction in setbacks, density from the 1 per 1,000 sf to 3.3 per 1,000 sf,



green space and parking requirements for the fifty-three (53) proposed dwelling units and 4,000 sq feet of commercial space from the one hundred thirty (130) required off-street parking spaces to nineteen (19) off-street parking spaces and zero (0) loading spaces (Sections 4500-4572), and (iii) to allow for a conversion of a structure under the pre-existing non-conforming uses and structures zoning bylaw as a change or substantial extension of the grandfathered non-conforming use and structure to allow the dwelling units on the ground level floor (Sections 2400-2432).

The Applicant intends to demolish the existing structure to create 53 residential dwelling units, along with a 4,000 square foot commercial unit on the first-floor abutting Union Street. The dwelling units will consist of 1 studio unit, 22 one-bedroom units, 26 two-bedroom units and 4 three-bedroom units. The Applicant intends to construct a new modern five (5) story building. A new elevator will be constructed in the interior of the proposed structure to service the residential dwelling units.

The premises is currently serviced by a parking lot containing 25 parking spaces with two (2) curb cuts along Spring Street. The Applicant intends to close one (1) curb cut along Spring Street and construct an underground garage to create nineteen (19) parking spaces in the basement level. With the availability of the municipal parking facilities in the downtown area and the availability of on-street parking, the Applicant believes nineteen (19) off-street parking spaces will be sufficient for the proposed project. The parking layout provides a safe and orderly plan.

The project will be serviced by existing utilities presently servicing the premises. No additional on-site or off-site utility work will be required. The interior buildout will not create noise or disruption to the downtown area, nor will it create any adverse environmental impacts. The proposed project is in harmony with other residential conversion projects in the Downtown Business Overlay District.

Pursuant to §4500-4572 and §5300-5390, the Planning Board may issue a Special Permit for this project upon written determination that the benefit to the city and the neighborhood outweigh the adverse effects of the proposed use taking into account the characteristics of the site and of the proposal in relation to that site. The Planning Board can take into consideration the social economic and community needs which are served by the proposal. Additionally, the traffic flow and safety, including parking and loading, should be taken into consideration, as well as the adequacy of utilities and other private services. Other considerations are the neighborhood character and social structures and impacts on the natural environment. Lastly, the potential fiscal impact, including impact on city services, tax base and employment shall be considered.

When considering the proposed project in relation to the criteria as outlined in §5320-5326, the proposed project will provide safe, adequate housing for the citizenry of the City of New Bedford, which promotes social, economic and community needs. The proposed project will create much need quality housing opportunities for the residents of New Bedford. With the anticipate arrival of the commuter rail station located nearby, the project will provide exceptional housing opportunities to individuals utilizing the commuter rail. The project will be using newly installed utilities and no additional public services will be required. This project will fit into the character and social structure of the neighborhood. The proposed project will revitalize and convert a vacant structure into vibrant dwelling units with an accompanying commercial use. There will be no adverse impacts on the natural environment as this project will consist of construction of a five-story building to create 53 residential dwelling units, along with 1 commercial unit. Lastly, there will be minimal impact to city services while at the same time increasing the city's tax base by increasing the property value of the structure and providing gainful employment opportunities for the construction.

The Applicant respectfully requests the Planning Board grant the Special Permit and make the findings that the proposed project complies with the requirements of this section; that the proposed project does not cause a substantial detriment to the neighborhood as there will be no adverse environmental impacts or risks to pedestrians or vehicular traffic during or after the operation of the project; that the Applicant has demonstrated a reasonable effort to comply with the parking requirements; and that the proposed project protects the City's heritage by minimizing removal or disruption of historic, traditional or significant uses, structures or architectural elements on site.



BUS.

52.6

55.01

50.03

17

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18

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19

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91

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91

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21

11546

108.5

108.31

62.47

107.7

11.92

BUS.

SPRING S

BUS.

22 25





## City of New Bedford

# REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	46
LOT(S)#	18
ADDRESS: 278 Union Street, New Bedford, MA 02740	
OWNER INFORMATION	
NAME: Lewis Duane Jackson + Deborah C. Jackson	
MAILING ADDRESS: 278 Union Street, New Bedford, MA 02740	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Christopher T. Saunders	
MAILING ADDRESS (IF DIFFERENT): 700 Pleasant Street, New Bedford, MA 02740	
TELEPHONE #	508-938-1000
EMAIL ADDRESS:	chris@chrissaunderslaw.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

### Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Michael J. Motta

Printed Name

Signature

07/15/2021

Date

Amount Due

\$7.00

Date Paid

07/15/2021

Confirmation Number

2599495

**Schedule of Departmental Payments to Treasurer**  
**Single Charge Code**

<b>Date:</b>	07/15/2021
<b>e Code</b>	ASSFEE

**To the City Treasurer:**

The above is a detailed list of revenue collected by me, amounting in the aggregate of

Dollars

Receipt#  Signature: joyce arango

Title: PRINCIPAL CLERK

**Schedule of Departmental Payments to Treasurer**  
**Single Charge Code**

Date:	
Charge Code	ASSFEE

**To the Departmental Officer making the Payment**

Received in Treasurer's Office \_\_\_\_\_, the sum of \_\_\_\_\_ Dollars

for collections, as per schedule of this date, filed in my office

\_\_\_\_\_  
City Treasurer

Receipt#

By \_\_\_\_\_



July 15, 2021  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 278 Union Street (Map: 46, Lot: 18). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

<u>Parcel</u>	<u>Location</u>	<u>Owner and Mailing Address</u>
52-329		
46-15	430 COUNTY ST	CENTRO CRISTIANO EMANUEL IGLESIA EVANGELICA, APOSTOLES Y PROFETAS 314 BOSTON POST ROAD MARLBOROUGH, MA 01752
46-23	1 SEVENTH ST	ANDRADE PAULO, 638 COUNTY STREET NEW BEDFORD, MA 02740
46-47	102 SPRING ST	SPRING STREET,LLC, 711 S E SAINT BLVD STUART, FL 34996
46-48	98 SPRING ST	SP HOLDINGS LLC 98 MCCABE STREET DARTMOUTH, MA 02748
46-49	96 SPRING ST	JABLONSKI JOHN E "TRUSTEE, 96 SPRING STREET REALTY TRUST 41 MALBONE STREET LAKEVILLE, MA 02347
46-50	17 SEVENTH ST	TARDIF JOSEPH E C JR, TARDIF CYNTHIA S L 18 GAFFNEY RD S. DARTMOUTH, MA 02748
46-14	286 UNION ST	MEDEIROS MICHAEL, 286 UNION ST NEW BEDFORD, MA 02740
46-17	26 EIGHTH ST	PAPPAS VASILIOS N, C/O MINERVA'S PIZZA 280 UNION STREET New Bedford, MA 02740-6113
46-19	272 UNION ST	COOPER HAROLD M III, 272 UNION STREET NEW BEDFORD, MA 02740
46-20	268 UNION ST	TETRAULT REAL ESTATE LLC, 1475 SOUTH MAIN STREET FALL RIVER, MA 02724
52-269	277 UNION ST	JORDAN AGV INC, 279 STATE ROAD NORTH DARTMOUTH, MA 02747
46-16		

July 15, 2021  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 278 Union Street (Map: 46, Lot: 18). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
46-18	278 UNION ST	JACKSON LEWIS DUANE, JACKSON DEBORAH C 278 UNION STREET NEW BEDFORD, MA 02740
46-24	93 SPRING ST	FURTADO CYNTHIA M 93 SPRING STREET NEW BEDFORD, MA 02740
52-273	269 UNION ST	SOUTHCOAST FEDERAL CREDIT UNION, 101 PAGE STREET NEW BEDFORD, MA 02740





*City of New Bedford*  
**REQUEST for a CERTIFIED ABUTTERS LIST**

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	46	LOT(S)#	18
ADDRESS: 278 Union Street, New Bedford, MA 02740			
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NAME: Lewis Duane Jackson + Deborah C. Jackson			
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APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): Christopher Saunders			
MAILING ADDRESS (IF DIFFERENT): 700 Pleasant Street, New Bedford, MA 02740			
TELEPHONE #	508-938-1000		
EMAIL ADDRESS:	chris@chrissanderslaw.com		
REASON FOR THIS REQUEST <i>Check appropriate</i>			
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (Please explain):		

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**Official Use Only:**

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Michael J. Motta

Printed Name

Signature

Date





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

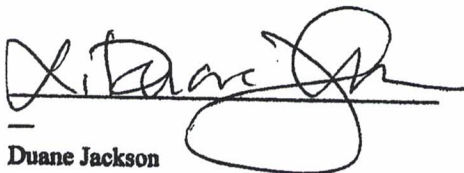
City of New Bedford Planning Board  
133 William Street  
New Bedford, MA 02740

RE: 278 Union Street, New Bedford, MA  
Map 46, Lot 18

To Whom It May Concern:

We, Duane Jackson and Deborah Jackson, 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 278 Union Street, New Bedford, MA (Map 46, Lot 18). I further authorized Christopher T. Saunders, Esq. to represent me and Alinea Capital Partners, LLC at all public hearings.

Signed this 12<sup>th</sup> day of July 2021.

  
Duane Jackson

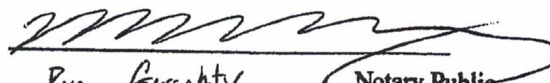
\_\_\_\_\_  
Deborah Jackson

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 12<sup>th</sup> day of July, 2021, before me, the undersigned notary public, personally appeared Duane Jackson, proved to me through satisfactory evidence of identification, which was MA 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.



  
Ryan Geraghty, Notary Public  
My commission expires: 4/17/2023



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

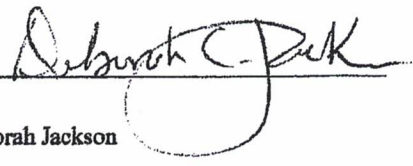
RE: 278 Union Street, New Bedford, MA  
Map 46, Lot 18

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Signed this 10 day of July 2021.

\_\_\_\_\_  
Duane Jackson

  
Deborah Jackson

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 10 day of July, 2021, before me, the undersigned notary public, personally appeared Duane Jackson, proved to me through satisfactory evidence of identification, which was MADL, 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:

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this <sup>4th</sup> 10 day of July, 2021, before me, the undersigned notary public, personally appeared Deborah Jackson, proved to me through satisfactory evidence of identification, which was MAD R 204313033, 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.

Patrice M Parchment

, Notary Public

My commission expires: 08/12/2027





**DEED**

BK 7800 PG 226  
10/04/05 01:33 DOC. 33680  
Bristol Co. S.D.

Property Address: 278 Union Street, New Bedford, MA

Webster Bank, National Association, a federally chartered bank doing business in Massachusetts, successor by merger to First Federal Savings Bank of America, in consideration of Five Hundred Twenty-Five Thousand Dollars, grants the following described premises, with quitclaim covenants, to Lewis Duane Jackson and Deborah C. Jackson, husband and wife, of 475 Brush Hill Road, Milton, Massachusetts, as tenants by the entirety:

**PARCEL 1**

The land in New Bedford, Massachusetts, with the buildings thereon, bounded and described as follows:

Beginning at the northwest corner thereof at a point in the new south line of Union Street distant fifty-five and 1/100 (55.01 feet from the east line of Eighth Street; thence running southerly in line of land now or formerly of Barnard Lumiansky ninety and 50/100 (90.50) feet to land now or formerly of Phebe and Anna Brawley; thence easterly in line of last-named land fifty (50) feet to land now or formerly of Jacob and Nathan Liss; thence northerly in line of last-named land ninety and 50/100 (90.50) feet to the south line of Union Street; and thence westerly in line of Union Street fifty (50) feet to the point of beginning. Containing sixteen and 62/100 (16.62) square rods more or less.

Being the same premises conveyed by deed of Bristol Acceptance Trust, Inc. to First Federal Savings and Loan Association of Attleboro (now Webster Bank, National Association) by deed dated April 17, 1964 recorded at the Bristol County South District Registry of Deeds in Book 1442, Page 276.

**PARCEL 2**

The land in New Bedford, Massachusetts bounded and described as follows:

Beginning at the point of intersection of the east line of Eighth Street with the north line of Spring Street; thence northerly in said easterly line of Eighth Street, One Hundred Eight and 31/100 (108.31) feet to land formerly of Paul Howland; thence easterly in line of last-named land, One Hundred Five and 35/100 (105.35) feet to the northwest corner of land formerly Joseph Bourne; thence southerly in line of last-named land One Hundred Eight and 50/100 (108.50) feet to the northerly line of Spring Street; thence westerly in the northerly line of Spring Street, One Hundred Seven and 70/100 (107.70) feet to the point of beginning. Containing 42.41 square rods, more or less.

Being the same premises conveyed by Rita D. Hennen to the First Federal Savings and Loan Association of Attleboro (now Webster Bank, National Association) by

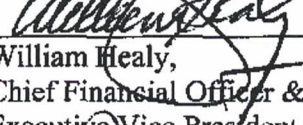
deed dated April 17, 1964 recorded at the Bristol County South District Registry of Deeds in Book 1442, Page 269.

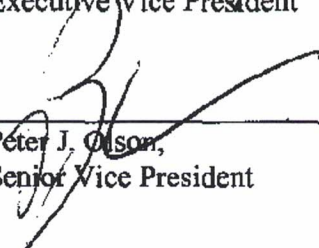
The premises conveyed by this deed are subject to a restriction against use in any manner which competes against the business interests of the grantor, including use as a financial institution, for a period of fifteen years from the date of this deed. The term "financial institution" as used herein shall include every type of generally recognized financial institution including, without limitation, state and federal savings banks, commercial banks, co-operative banks, trust companies, savings and loan associations, credit unions, mortgage brokerage firms, automatic teller machines and insurance agencies. Notwithstanding the foregoing, it shall not be a violation of this restriction for the grantees\* (but not including their successors or assigns) to engage in the business of mortgage brokering on the premises. In addition, it shall not be a violation of this restriction for any insurance agency to conduct an insurance agency on the premises if such agency (but not including its successors or assigns) was operating an insurance agency within three miles of the premises on July 1, 2005.

The property conveyed by this deed does not constitute all or substantially all of the assets of Webster Bank, National Association in the Commonwealth of Massachusetts.

Executed as a sealed instrument this <sup>29<sup>th</sup></sup> day of September, 2005.

Webster Bank, National Association

By   
William Healy,  
Chief Financial Officer &  
Executive Vice President

By   
Peter J. Olson,  
Senior Vice President

\*or an entity wholly owned by both or either of the grantees

REG OF DEEDS  
REG #07  
BRISTOL S

10/04/05 1:37PM 01  
000000 #5094

FEE \$2394.00

CASH \$2394.00



State of Connecticut

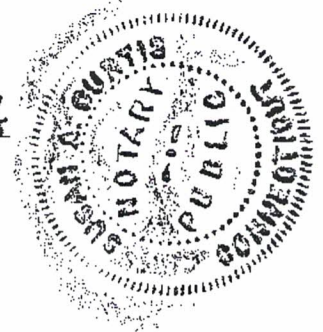
County of New Haven

On this 29<sup>th</sup> day of September, 2005, before me,

Susan A. Curtis, the undersigned officer, personally appeared William Healey who acknowledged himself to be Chief Financial Officer and Executive Vice President of Webster Bank, National Association, and that he, as Chief Financial Officer and Executive Vice President of Webster Bank, National Association, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Webster Bank, National Association by the said William Healy.

In witness whereof I hereunto set my hand and official seal.

Susan A. Curtis  
Notary Public  
My Commission Expires:  
12-31-09



State of Connecticut

County of New Haven

On this 29<sup>th</sup> day of September, 2005, before me,

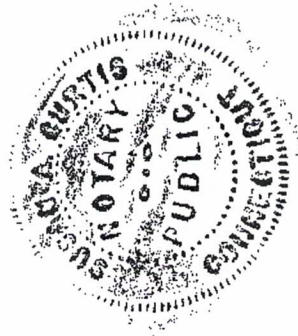
Susan A. Curtis, the undersigned officer, personally appeared Peter J. Olson who acknowledged himself to be Senior Vice President of Webster Bank, National Association, and that he, as Senior Vice President of Webster Bank, National Association, being authorized so to do, executed the foregoing instrument for the

purposes therein contained, by signing the name of Webster Bank, National Association  
by the said Peter J. Olson.

In witness whereof I hereunto set my hand and official seal.

Susan A. Curtis

Notary Public  
My Commission Expires:  
12-31-09



**WEBSTER BANK, NATIONAL ASSOCIATION****ASSISTANT SECRETARY'S CERTIFICATE**

I, Patricia Mellitt, the duly elected, qualified and acting Assistant Secretary of Webster Bank, National Association, (the "Bank") on the date hereof, do hereby certify that at the annual organization meeting of the Board of Directors of the Bank, which meeting was duly held on April 21, 2005, the following resolution was approved:

**WHEREAS** the Bank may from time to time dispose of Bank owned premises by sale, transfer or assignment, and

**WHEREAS** the Board of Directors delegates to certain officers the authority to sell, transfer or assign Bank owned premises and to sign deeds and other documents necessary to consummate the sale, transfer or assignment of such property for the Bank,

**NOW, THEREFORE, BE IT RESOLVED** that the Chairman and Chief Executive Officer, be authorized to sell Bank owned premises with book value of up to \$2 million, and

**FURTHER RESOLVED**, that the President and Chief Operating Officer be authorized to sell Bank owned premises with book value of up to \$1 million, and

**FURTHER RESOLVED** that any Executive Vice President be, and each of them is, authorized to sell Bank owned premises with book value of up to \$500,000, and

**FURTHER RESOLVED** that the Chairman and Chief Executive Officer, the President and Chief Operating Officer, and any Executive Vice President, any two, are authorized to sell Bank owned premises with book value of up to \$5 million, and

**FURTHER RESOLVED** that Peter Olson, Senior Vice President, be, and each of them is, authorized to sell Bank owned premises with book value of up to \$250,000, and

**FURTHER RESOLVED**, that the Executive Vice President and Chief Financial Officer, and Peter Olson, Senior Vice President, together, are authorized to sell Bank owned premises with book value of up to \$1 million, and

**FURTHER RESOLVED** that the Chairman and Chief Executive Officer, the President and Chief Operating Officer, any Executive Vice President, and Peter Olson, Senior Vice President, be, and each of them is, authorized to sign deeds and other documents necessary to consummate the sale, assignment or transfer of Bank owned premises for the Bank.

**FURTHER RESOLVED** that the Chairman and Chief Executive Officer, be authorized to sell Bank owned equipment with book value of up to \$2 million, and to sign bills of sale and other documents necessary to consummate the sale, assignment or transfer of Bank owned equipment for the Bank, and



FURTHER RESOLVED, that the President and Chief Operating Officer be authorized to sell Bank owned equipment with book value of up to \$1 million, and to sign bills of sale and other documents necessary to consummate the sale, assignment or transfer of Bank owned equipment for the Bank, and

FURTHER RESOLVED, that the Chairman and Chief Executive Officer, and the President and Chief Operating Officer, together, are authorized to sell Bank owned equipment with book value of up to \$5 million, and to sign bills of sale and other documents necessary to consummate the sale, assignment or transfer of Bank owned equipment for the Bank, and

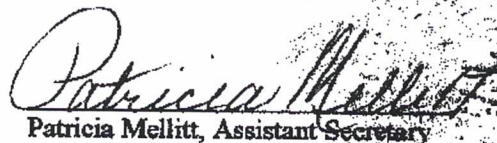
FURTHER RESOLVED that any Executive Vice President be, and each of them is, authorized to sell Bank owned equipment with book value of up to \$500,000, and to sign bills of sale and other documents necessary to consummate the sale, assignment or transfer of Bank owned equipment for the Bank, and

FURTHER RESOLVED that Kenneth A. Koval, Senior Vice President, and Peter Olson, Senior Vice President, be, and each of them is, authorized to sell Bank owned equipment with book value of up to \$25,000, and to sign bills of sale and other documents necessary to consummate the sale, assignment or transfer of Bank owned equipment for the Bank, and

FURTHER RESOLVED that Michael H. Rennhard, Assistant Vice President and Assistant Security Officer, is authorized to sell Bank owned equipment with book value of up to \$10,000, and to sign bills of sale and other documents necessary to consummate the sale, assignment or transfer of Bank owned equipment for the Bank.

I further certify that the actions reflected above have not been altered, modified, or rescinded, and remain in full force and effect on the date hereof.

Dated at Waterbury, Connecticut, this 18th day of May, 2005.

  
Patricia Mellitt, Assistant Secretary

