

IX. HOMEOWNER LICENSE EXEMPTION

Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.3)

DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and /or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner" shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.3)

The undersigned "homeowner" assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE _____

X. CONSTRUCTION DEBRIS DISPOSAL

Supplement #2

In accordance with provisions of Massachusetts General Law C40, 354, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, §150A

The debris will be disposed of in: _____
(Location of Facility)

Signature of Permit Applicant _____

Date _____

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: Change Use to Residential Units Est. Cost _____

Address of Work: 35 KEARSARGE STREET

Owner Name: ROMAN CATHOLIC BISHOP OF Fall River Date of Permit Application: _____

I hereby certify that: Registration is not required for the following reason(s):

_____ Work excluded by law _____ Job under \$1,000 _____ Building not owner-occupied _____ Owner obtaining own permit

Other (specify) _____

Notice is hereby given that:
OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLc. 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date _____ Contractor Signature _____ Registration No. _____

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date _____ Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒ Zoning Board of Appeals - Special Permit
Reason For Rejection: Planning Board - Site Plan Review & Special Permit

Fee

"See Attachments"

B-20-3321

Comments and Conditions:

Signed James L. Romanowicz Date: 7-19 20 21

Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

New Bedford Comprehensive Zoning Code Review

Code of Ordinances – Chapter-9

35 Kearsarge Street – PLOT: 112 – LOT: 3A – ZONED DISTRICT: RA

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

Special Permit is Required from the Zoning Board of Appeals

Zoning Code Review as follows:

Special Permit

Zoning Board of Appeals

❖ SECTIONS

- **2400 – Non Conforming Uses and Structures**
- **2410 – Applicability**
- **2420 – Nonconforming Uses**
 - **2421 – Change or substantial extension of the use;**
 - **2422 – Change from one nonconforming use to another, less detrimental, nonconforming use.**
- **2430 – Nonconforming Structures, Other Than Single- and Two-Family Structures**
 - **2431 - Reconstructed, extended or structurally changed**
 - **2432 - Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent**

Site Plan Review

Planning Board

❖ SECTIONS

- **5400 – Site Plan Review**
- **5410 – Purpose**
- **5420 – Applicability**
 - **5421 – Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces.**
 - **5422 – New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.**
- **5430-5490B**

Special Permit

Planning Board

❖ SECTIONS

- **3100 – Parking and Loading**
- **3110 – Applicability**
- **3120-3125 – Special Permit (Reduction in Parking)**
- **3130 – Table of Parking Loading Requirements – Appendix C**
 - **Multi-Family Dwelling**
- **5300-5390 – Special Permit**



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Parking Spaces Calculations

Residential Apartment Building – 34 Apartment Unit

Number of Parking Spaces Required – Residential Unit

Number of Space required = 2 Parking Spaces/Residential Unit x 34 Residential Unit = 68 Parking Spaces

Number of Parking Spaces Provided = 35 Parking Spaces as per plan submitted

Number of Parking Spaces Required for Relief = 33 Parking Spaces

2400. - NONCONFORMING USES AND STRUCTURES.

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

(Ord. of 12-23-03, § 1)

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

2421. Change or substantial extension of the use;

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

(Ord. of 12-23-03, § 1)

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

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

2431. Reconstructed, extended or structurally changed;

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

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

3100. - PARKING AND LOADING.

3110. Applicability. Every building erected, enlarged, converted, or relocated and each use or change of use of land shall be provided with off-street parking spaces and off-street loading spaces in accordance with Section 3130, Table of Parking Requirements.

3111. In the event of the enlargement of a structure existing on the effective date of the ordinance from which this Section is derived, or the construction or relocation of additional structures on a lot, after such effective date, the regulations of this Section shall apply only to the enlargement, construction or relocation thereof, except that any off-street parking and off-street loading facilities established to serve any buildings and any uses prior to such effective date shall not be reduced below the required number.

3112. For a building or premises used for combined purposes, the number of off-street parking spaces and off-street loading spaces shall be determined as the sum of the required number of spaces in each component of the combined use.

3113. Where the computation of required parking spaces and loading spaces result in a fractional number, the required parking spaces shall be the next whole number.

(Ord. of 12-23-03, § 1)

3120. Special Permit. Any parking or loading requirement set forth herein may be reduced upon the issuance of a special permit by the Planning Board if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit. Such cases might include:

3121. Use of a common parking lot for separate uses having peak demands occurring at different times;

3122. Age or other characteristics of occupants of the facility requiring parking which reduces auto usage;

3123. Peculiarities of the use which make usual measures of demand invalid;

3124. Availability of on-street parking or parking at nearby municipally owned facilities.

3125. Where a special permit is granted, a reserve area, to be maintained indefinitely as landscaped open space, may be required sufficient to accommodate the difference between the spaces otherwise required and the spaces reduced by special permit. The parking/site plan shall show (in dotted outline) how the reserve area would be laid out in to provide the otherwise required number of spaces.

(Ord. of 12-23-03, § 1)

3130. Table of Parking and Loading Requirements. See Appendix C.

(Ord. of 12-23-03, § 1)

3140. Location and Layout of Parking and Loading Facilities. Off-street parking and loading, for facilities other than single- or two-family residences, may be provided in structures or in the open air, and shall be subject to the following regulations pertaining to their layout and location:

3141. Parking spaces shall be located on the same lot as the building or use where they are intended to serve, except that they may be provided on an adjoining lot in the same ownership.

3142. Where the provisions of subsection 3141 cannot be satisfied and the parking lot contains five (5) or more required spaces, the required parking spaces may be located on a lot in the same ownership within two hundred (200) feet of the building or lot they are intended to serve.

3143. Parking space for three (3) or fewer vehicles may be provided in the form of a driveway on a lot; the improved surface may be extended to one foot of the side line.

3144. Where a drive or aisle, other than a street, is required to maneuver a vehicle into or out of a parking space, such drive or aisle shall be at least twenty-two (22) feet wide for parking spaces situated at right angles, or nearly right angles to the aisle. For parking spaces situated at an angle of thirty (30) to sixty (60) degrees to the aisle, the required width of the aisle shall be at least fifteen (15) feet.

3145. Open-air off-street parking facilities may be located in required front, rear and side yards, except that in a residential district, no open-air off-street parking space shall be located in front of the dwelling or principal building. Notwithstanding the previous sentence, in cases where a garage faces the frontage of the dwelling and is located beneath the dwelling, open-air off-street parking may be located in front of the dwelling in a residential district provided that the dwelling is set back a minimum of twenty (20) feet from the front property line and provided that said parking occurs only within the driveway, the width of which shall not exceed the lesser of the width of said garage or eighteen (18) feet. Any driveway in a residential district, requiring more than one curb cut, shall require Site Plan Approval. No driveway in a residential district shall exceed eighteen (18) feet in width.

3146. When five (5) or more parking spaces are required on a lot, the provisions of Section 3300 shall apply. All spaces shall be laid out so that vehicles can enter or leave any parking space directly from a drive or aisle other than a street. Additionally, all spaces shall be laid out so the vehicles entering a street may do so facing the street.

3147. All parking spaces and loading areas or berths in the open-air and the access drives or aisles, shall be provided with a concrete or asphalt surface. Compacted gravel or stone shall be permitted only for single- or two-family residential dwellings.

For any development under Site Plan review, the Planning Board may determine that an alternate surface proposed on plans submitted for site plan review is suitable based on the scope, use, character and nature of the property served by the subject parking or loading area and that the proposed surface is appropriate based upon its' relationship to the character and nature of the area and neighborhood in which the particular property is located. The Planning Board may allow a suitable alternative surface for parking areas provided such areas are graded and surfaced with a suitably stable material to prevent excessive dust, erosion, odor, unsightly conditions or inflow into the City's wastewater system or wetlands, and provided the perimeter of such parking areas shall be defined by bricks, stones, railroad ties or other similar material. Curbing shall be placed at the edges of surfaced areas, except driveways, in order to protect landscaped areas and to prevent the parking of vehicles within required setback areas. Entrance and exit driveways shall be clearly defined by curb cuts, signs, striping.

If an alternative surface is used, a written agreement and maintenance plan of City right-of-way adjacent to property shall be provided to the planning board for approval. Storm Water Management systems within private property need to be constructed and maintained in accordance with the City's Stormwater Management Rules and Regulations.

(Ord. of 4-7-20, § 1)

3148. No off-street loading areas or berths shall be laid out in such a manner as will result in loading or unloading being carried on within a street right-of-way or other public property. Each area or berth shall be sufficient size as to accommodate the largest expected truck or tractor trailer common to the building use.

3149. Special Permit for Commercial Parking in Residential Districts. Commercial parking may be allowed on residentially zoned property, held in common ownership and located immediately adjacent to the commercial business to which it is to serve, upon the issuance of a special permit by the Zoning Board of Appeals, if the Board finds that said parking is not detrimental to public health and safety, and that said parking promotes a public benefit. A Special Permit for vehicular access to a building lot accessed from public way that does not constitute frontage of the lot. Upon the issuance of a special permit by the Zoning Board of Appeals, vehicular access may be allowed from a public way that does not constitute the legal frontage of the subject lot if said lot is residentially zoned, if the proposed vehicular access is for the purpose of accessing parking that is located beside or behind the dwelling or principal building, and if the Board finds that said vehicular access promotes a public benefit and is not detrimental to public health and safety. Notwithstanding Section 5240 of Chapter 9 of the Code of Ordinances or any other provision to the contrary, no fee of any kind shall be charged or imposed by the Special Permit Authority to the applicant of a Special Permit applied for under this Section.

(Ord. of 12-23-03, § 1; Ord. of 8-22-06, § 1)

3150. Size of Parking Space. A parking space shall be a rectangle at least nine (9) feet by twenty (20) feet exclusive of any required drive or aisle.

3151. The area of required off-street loading space is not to be included as off-street parking space in the computation of required off-street parking space.

(Ord. of 12-23-03, § 1)

APPENDIX C - TABLE OF PARKING AND LOADING REQUIREMENTS

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

5300. - SPECIAL PERMITS.

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

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

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

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

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

5323. Adequacy of utilities and other public services;

5324. Neighborhood character and social structures;

5325. Impacts on the natural environment; and

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

5351. Physical Environment.

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

5352. Surface Water and Subsurface Conditions.

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

5353. Circulation Systems.

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

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

5354. Support Systems.

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

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

- (a)

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

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

5400. - SITE PLAN REVIEW.

5410. Purpose. The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

(Ord. of 12-23-03, § 1)

5420. Applicability. The following types of activities and uses require site plan review by the Planning Board:

5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

5423. Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

5424. Any residential subdivision which is submitted under the subdivision control process;

5425. New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

5426. Driveways in residential areas which require more than one new curb cut.

5427. Commercial or industrial ground signs.

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)

5430. Procedures. Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

5431. Application for Building Permit. An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

5432. Application for Special Permit or Variance. An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

5433. Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

5440. Preparation of Plans. Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

5450. Contents of Plan. The contents of the site plan are as follows:

5451. Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

5451.a. Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch

equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

5451.b. Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

5451.c. Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

5451.d. Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

5451.e. Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

5451.f. Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

5452. The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

5453. A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the evidence of compliance with parking and

off-street loading requirements, the forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof, identification of all land that will become common or public land, and any other evidence necessary to indicate compliance with this Ordinance.

5454. The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

5455. The Planning Board may require a DIS as set forth in Section 5300, above.

5456. Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

5460. Waivers. The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

5470. Approval. Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;

5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

5480. Lapse. Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

5490. Regulations. The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

5490A. Fee. The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.

(Ord. of 12-23-03, § 1)

5490B. Appeal. Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)



City of New Bedford, Massachusetts
Building Department
Application for Plan Examination
and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED: _____
 RECEIVED BY: _____
 ISSUED BY: _____

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

Permit No. _____
 Completion Date _____

(A) LOCATION: 35 Leavitt Street / 57 Duncan Street
 BETWEEN Duncan Street AND Ingram Street
 (CROSS STREET) (CROSS STREET)
 PLOT _____ LOT _____ DISTRICT _____ ACCEPTED STREET _____
 PLANS FILED: ☒ YES ☐ NO

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 ☐ New Building
- 2 ☐ Addition (if residential, enter number of new housing units added, if any, in Part D, 14)
- 3 ☒ Alteration (if residential, enter number of new housing units added, if any, in Part D, 14)
- 4 ☐ Repair, replacement
- 5 ☐ Demolition (if multifamily residential, enter number of units in building in Part D, 14; if non-residential, indicate most recent use checking D-18 - D-32)
- 6 ☐ Moving (relocation)
- 7 ☐ Foundation only

D-1 PROPOSED USE — For demolition, most recent use

Residential

- 13 ☐ One family
- 14 ☒ Two or more family — Enter number of units 39
- 15 ☐ Transient hotel, motel, or dormitory — Enter number of units _____
- 16 ☐ Garage
- 17 ☐ Garport
- 18 ☐ Other — Specify _____

Non-residential

- 19 ☐ Amusement, recreational
- 20 ☐ Church, other religious
- 21 ☐ Industrial
- 22 ☐ Parking garage
- 23 ☐ Service station, repair garage
- 24 ☐ Hospital, institutional
- 25 ☐ Office, bank, professional
- 26 ☐ Public utility
- 27 ☐ School, library, other educational
- 28 ☐ Stores, mercantile
- 29 ☐ Tanks, towers
- 30 ☐ Funeral homes
- 31 ☐ Food establishments
- 32 ☐ Other — Specify _____

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
- 9 ☐ Public (Federal, State, or local government)

D-2. Does this building contain asbestos?

☐ YES ☐ NO If yes complete the following:

Name & Address of Asbestos Removal Firm: _____

Submit copy of notification sent to DCEC and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed.

C. COST (Dollars and cents)

- 10 Cost of construction \$ 7,458,750.00
 to be installed but not included in the above cost
- a. Electrical _____
- b. Plumbing _____
- c. Heating, air conditioning _____
- d. Other (elevator, etc.) _____
11. TOTAL VALUE OF CONSTRUCTION \$ 7,458,750.00
12. TOTAL ASSESSED BLDG. VALUE _____

D-3. Non-residential — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

III. SELECTED CHARACTERISTICS OF BUILDING — For new buildings complete part E through L. For demolition, complete only parts G, H & I. For all others, (additions, alterations, repair, moving, foundations), complete E through L.

E. PRINCIPAL TYPE OF FRAME

- 33 ☒ Masonry (wall bearing)
- 34 ☒ Wood frame
- 35 ☐ Structural steel
- 36 ☐ Reinforced concrete
- 37 ☐ Other — Specify _____

G. TYPE OF SEWAGE DISPOSAL

- 43 ☒ Public or private company
- 44 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45 ☒ Public or private company
- 46 ☐ Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 38 ☒ Gas
- 39 ☐ Oil
- 40 ☐ Electricity
- 41 ☐ Coal
- 42 ☐ Other — Specify _____

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
- 47 ☐ YES 48 ☐ NO
- Will there be central air conditioning?
- 49 ☐ YES 50 ☒ NO
- Will there be an elevator?
- 51 ☒ YES 52 ☐ NO

J. DIMENSIONS

- 53 Number of stories 3
- 54 Height 40'
- 55 Total square feet of floor area, all floors based on exterior dimensions 43,479
- 56 Building length 160'
- 57 Building width 115'
- 58 Total sq. ft. of bldg. footprint 15,374
- 59 Front lot line width 160'
- 60 Rear lot line width 177'
- 61 Depth of lot 191'
- 62 Total sq. ft. of lot area 38,340
- 63 % of lot occupied by bldg. (58-62) 48%
- 64 Distance from lot line (front) 0
- 65 Distance from lot line (rear) 72
- 66 Distance from lot line (left) 0
- 67 Distance from lot line (right) 0

OTHER APPLICABLE REVIEWS

K. FLOODPLAIN

Is location within flood hazard area? yes ☒ NO

If yes, zone : _____ and base elevation _____

L. WETLANDS PROTECTION

Is location subject to flooding? _____

Is location part of a known wetland? _____

Has local conservation commission reviewed this site? _____

IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Roman Catholic Bishop of Fall River	450 Highland Ave Fall River MA. 02720		
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
John B. Cury Construction CO., Inc.	one John Eliot Square Roxbury MA. 02119	031573	617-445-6901
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Michael Washington Architects	1208 VFW Parkway Suite 201 West Roxbury MA.		617-390-5515
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
	<i>[Signature]</i>	11/5/20	

Omission of reference to any provision shall not nullify any

requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.

[Signature] one John Eliot Square Roxbury MA. 02119
Applicant's Signature Address City

V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

VI. ZONING REVIEW

DISTRICT: _____ USE: MULTI FAMILY

FRONTAGE: 160' LOT SIZE: 32,340

SETBACKS:

FRONT: 0 LEFT SIDE: 0 RIGHT SIDE: 0 REAR: 72'

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING 48%

VARIANCE HISTORY _____

VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, John B. Craig Construction Co., Inc.
 (licensee/permittee) with a principal place of business/residence at:
one John Eliot Square Roxbury MA. 02119
 (City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:
☒ I am an employer providing worker's compensation coverage for my employees working on this job.

American Zurich Insurance Co. 622UB2E39841120
 Insurance Company Policy Number

☐ I am a sole proprietor and have no one working for me.
☒ I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

_____ Name of contractor	_____ Insurance Company/policy number
_____ Name of contractor	_____ Insurance Company/policy number

☐ I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$1500.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this 5th day of NOVEMBER, 20 20



The Commonwealth of Massachusetts
Department of Industrial Accidents
Office of Investigations
600 Washington Street
Boston, MA 02111
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers
Applicant Information Please Print Legibly

Name (Business/Organization/Individual): John B. Craig Construction Co., Inc.
Address: one John Eliot Square
City/State/Zip: Roxbury MA 02119 Phone #: 617-445-6901

Are you an employer? Check the appropriate box:

- | | |
|---|---|
| <p>1. <input checked="" type="checkbox"/> I am an employer with _____ employees (full and/or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]</p> <p>3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †</p> | <p>4. <input checked="" type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. ‡ These sub-contractors have workers' comp. insurance.</p> <p>5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]</p> |
|---|---|

Type of project (required):

6. ☐ New construction
7. ☐ Remodeling
8. ☐ Demolition
9. ☐ Building addition
10. ☐ Electrical repairs or additions
11. ☐ Plumbing repairs or additions
12. ☐ Roof repairs
13. ☐ Other _____

*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attach an additional sheet showing the name of the sub-contractors and their workers' comp. policy information.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: American Zurich Insurance Co.

Policy # or Self-ins. Lic. #: 622UB2E39841120 Expiration Date: 8/14/21

Job Site Address: 35 Kearsarge Street City/State/Zip: New Bedford MA.

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: [Signature] Date: 11/5/20

Phone #: 617-445-6901

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: _____ Permit/License # _____

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector
6. Other _____

Contact Person: _____ Phone #: _____

Fiscal Year: 2021

N/A

This Parcel contains 0.8059 acres of land mainly classified for assessment purposes as OTHER with a(n) School/Classroom style building, built about 1900, having Brick exterior, Tar&Gravel roof cover and 27304 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 0 total half bath(s).

Total Value:

2099200

**Fiscal Year 2019**

16.47

34.84

962

1726900

11200

321200

2059300

Exempt

Disclaimer: Classification is not an indication of uses allowed under city zoning.

This information is believed to be correct but is subject to change and is not warranted.



Legend

- Water Bodies
- Town Boundary
- Planned Subdivision
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Associated Parcels

Map: 112

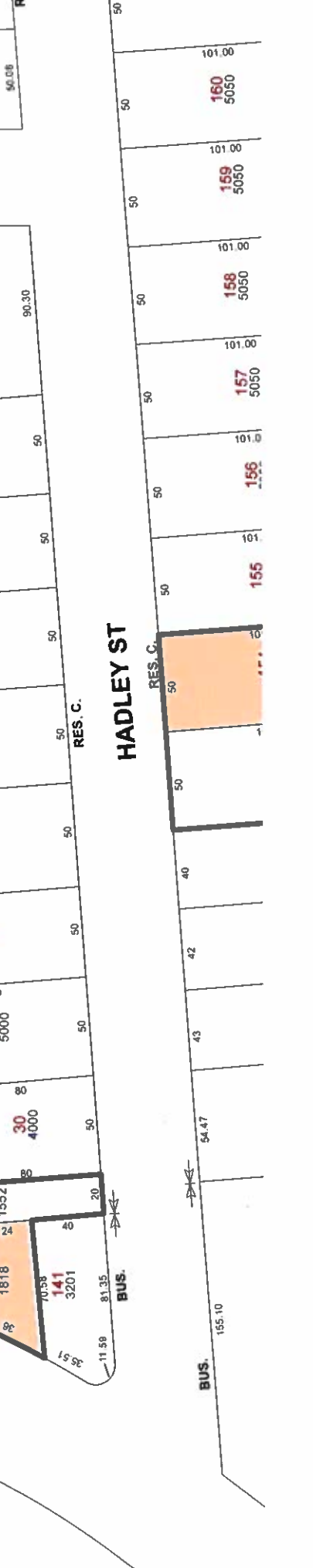
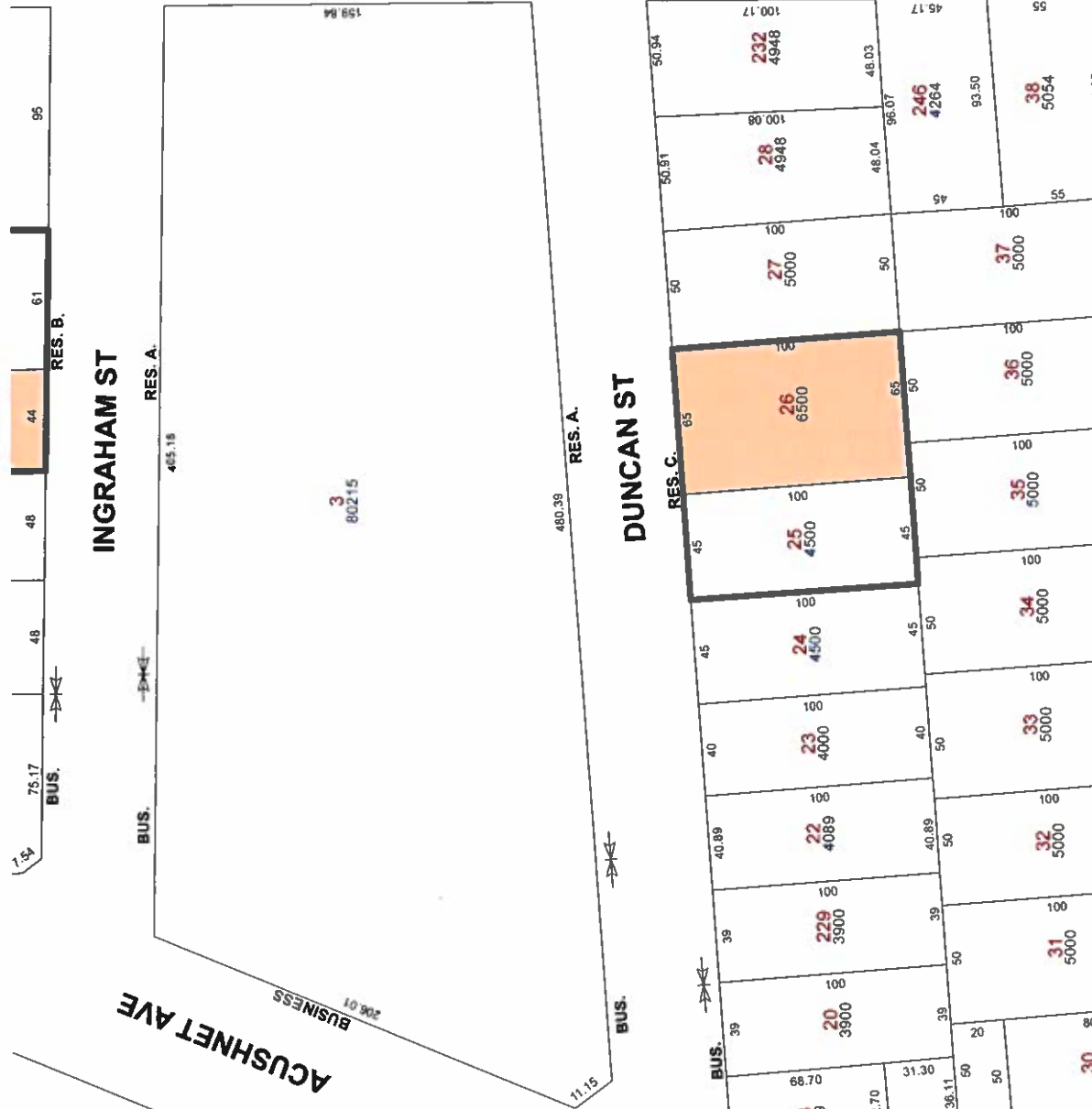
City of New Bedford
Massachusetts

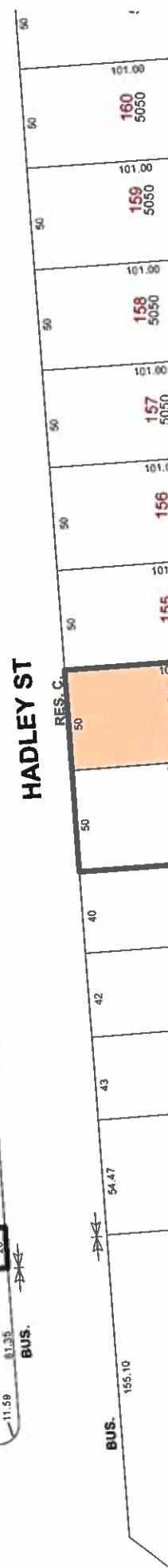
Scale: 1 inch = 60 feet

North Arrow

Map Produced By:
City of New Bedford
Department of Planning
Management Information Systems
January 2020

Fiscal Year 2020
This parcel map should be used for planning
and assessment purposes only.





35 Kearsarge Street

Convert Educational Use to Residential Use

Legend

35 Kearsarge St

Coping With Anxiety/Panic Attacks

35 Kearsarge St

Google Earth

© 2021 Google

35 Kearsarge Street

Convert Educational Use to Residential Use

Legend

35 Kearsarge St

Coping With Anxiety/Panic Attacks



Google Earth

© 2021 Google

100 ft

35 Kearsarge Street

Convert Educational Use to Residential Use

Legend

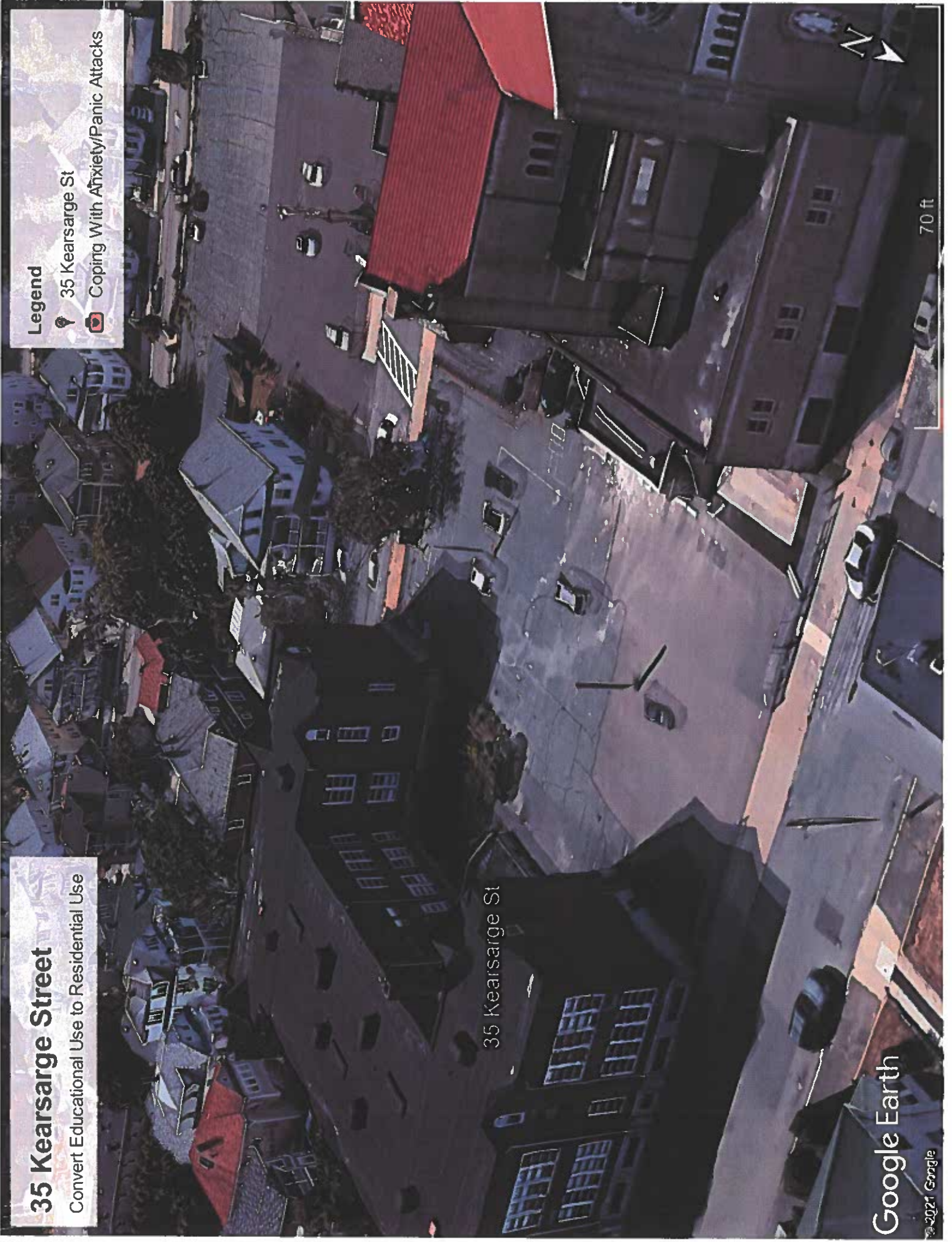
-  35 Kearsarge St
-  Coping With Anxiety/Panic Attacks

35 Kearsarge St

Google Earth

© 2021 Google

70 ft



35 Kearsarge Street

Convert Educational Use to Residential Use

Legend

35 Kearsarge St

Coping With Anxiety/Panic Attacks

Google Earth

©2021 Google

35 Kearsarge St

60 ft

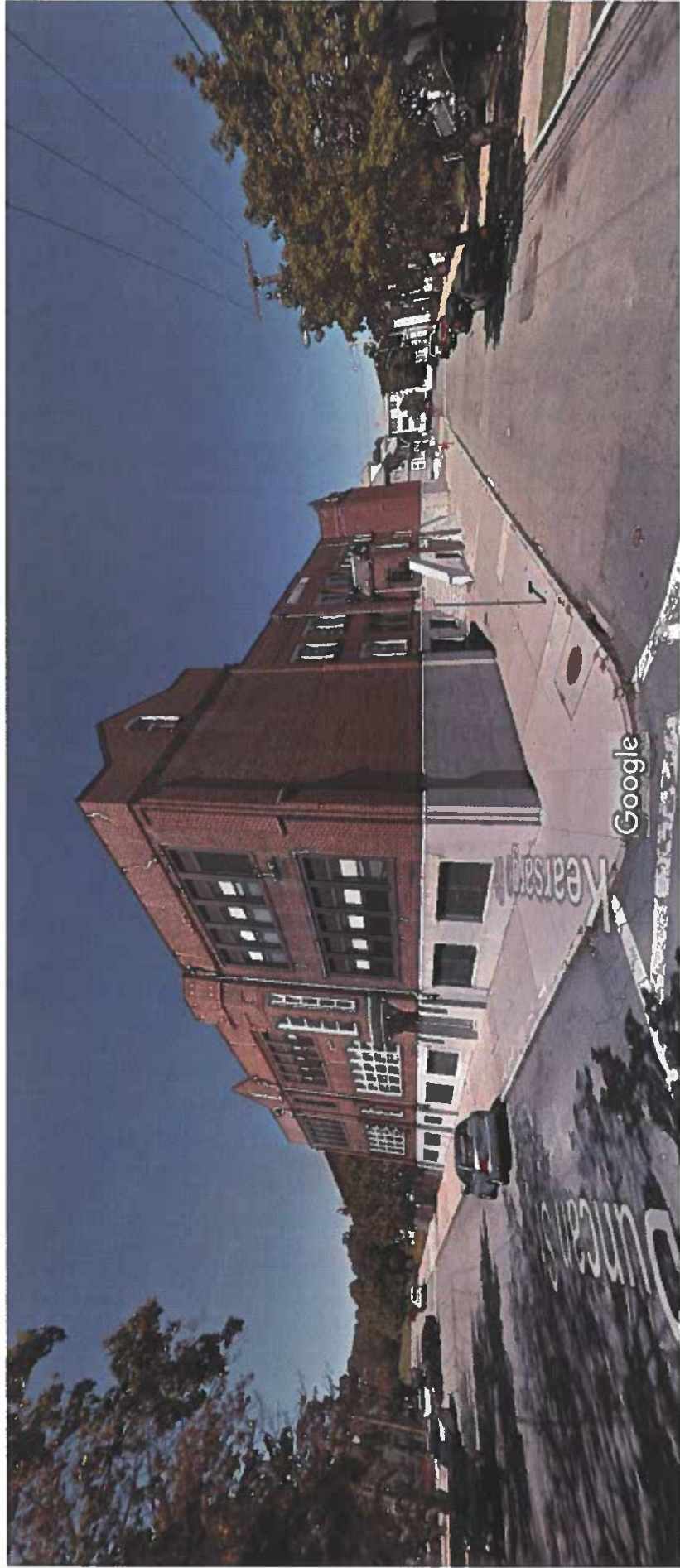


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View



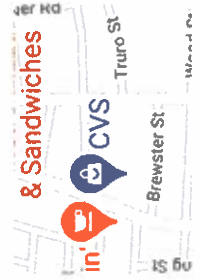


Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View



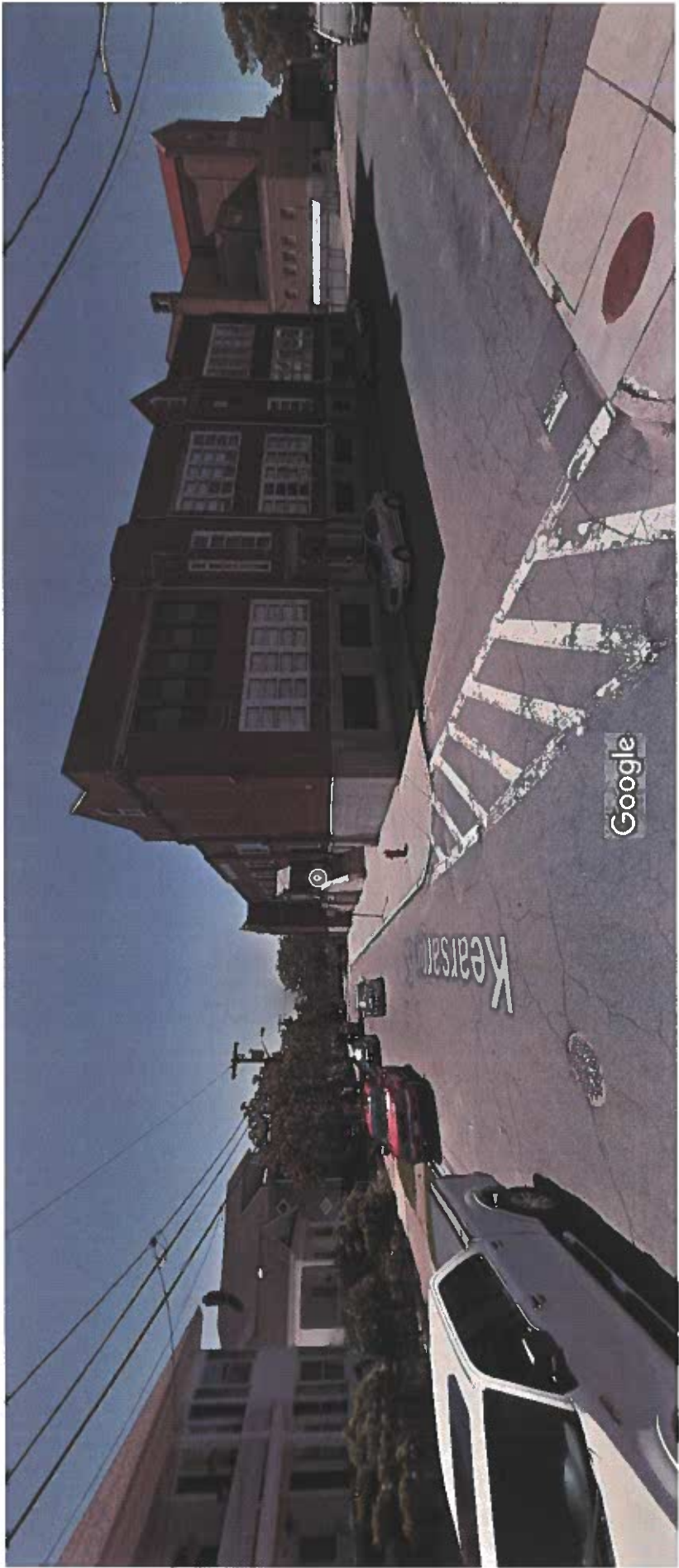


Image capture: Aug 2012 © 2021 Google

New Bedford, Massachusetts



Street View



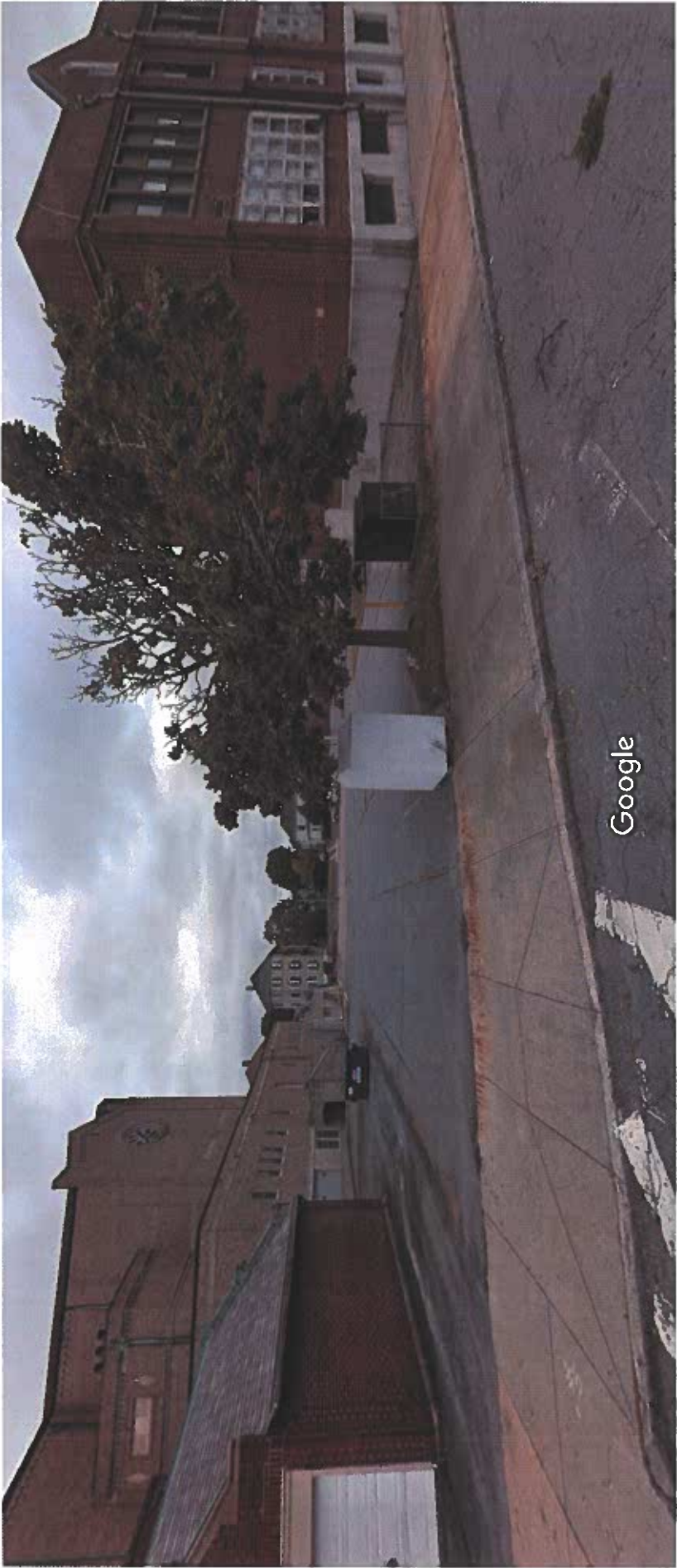


Image capture: Oct 2019 © 2021 Google

Matthew J. Silva

From: Danny Romanowicz
Sent: Monday, July 19, 2021 11:11 AM
To: Matthew J. Silva
Subject: FW: [EXTERNAL] FW: Kearsarge Street - Revised Plans
Attachments: 35 Kearsarge St_Plans&Elevations_Revised_071421.pdf

From: Marc Deshaieslaw <marc@marcdeshaieslaw.com>
Sent: Monday, July 19, 2021 8:50 AM
To: Danny Romanowicz <DRomanowicz@newbedford-ma.gov>
Subject: [EXTERNAL] FW: Kearsarge Street - Revised Plans

Danny:

Here are the revised drawing set for the St. Joe's Elementary School Conversion at 35 Kearsarge Street.

The unit layout count is set forth below:

.

Total unit count is 34.

1 Bedroom - 31

2 Bedrooms - 3

See chart below:

35 Kearsarge - Unit Count			
	1 Bedroom	2 Bedrooms	
Lower	5	3	8
First	13	-	13
Second	13	-	13
	31	3	34

I will have copies reproduced at the Registry and will hand deliver to you.

For you information, this is a "downsize" of 5 units to reduce us to at least a one/one parking ration. However, history indicates that the age cohort will be over 70 and in the 72 -76 range and there is quantifiable data that multiple cars drop off in that cohort.

Best and as always, thanks Danny.

Marc
Marc R. Deshaies, Esquire

Law Office of Marc R. Deshaies, P.C.
The Henry C. Taber House
115 Orchard Street
New Bedford, MA 02740

Phone: 508.993.2300

Email: marc@marcdeshaieslaw.com

Web: www.marcdeshaieslaw.com

35 KEARSARGE STEET, NEW BEDFORD, MA

PREPARED FOR
CRUZ DEVELOPMENT CORP.

1 JOHN ELIOT SQUARE
ROXBURY MA, 02119

ARCHITECT

MICHEAL WASHINGTON ARCHITECTS, INC.
1208 VFW PARKWAY, SUITE 201
WEST ROXBURY, MA 02132
T: 617-390-5515
E-Mail: mwashington@mwaboston.com

SITE PLANNING, CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
DZI - DEVELLIS ZREIN INC.
PO BOX 307
FOXBOROUGH, MA

STRUCTURAL ENGINEERING

R J FARAH ENGINEERING
211 Arlington Street
MEDFORD, MA 02155

MEP & PP ENGINEERING

ZADE ASSOCIATES LLC
140 BEACH STREET
BOSTON, MA 02111

LIST OF DRAWINGS

DRAWING NO.	DRAWING NAME
1-0	PILE SHEET
1-1	PROPOSED SITE & PARKING PLAN
ARCHITECTURAL	
A-1	PROPOSED BUILDING PLAN - LOWER LEVEL
A-2	PROPOSED BUILDING PLAN - SECOND FLOOR
A-3	PROPOSED BUILDING PLAN - SECOND FLOOR
A-4	PROPOSED BUILDING PLAN - ROOF
A-5	PROPOSED ELEVATIONS - EAST & WEST
A-6	PROPOSED ELEVATIONS - NORTH & SOUTH
A-7	PROPOSED BUILDING SECTION

35 KEARSARGE STREET, NEW BEDFORD, MA 02745



LOCUS MAP

35 KEARSARGE STREET

ZONING	REQUIRED	ACTUAL
ZONING (RA) RESIDENTIAL A		
USE	SINGLE FAMILY	SINGLE FAMILY
MIN. LOT SIZE	8000 SF	32,240 SF
MIN. LOT FRONTAGE	75 FT	160 FT
DENSITY OF DWELLING UNIT PER LOT	10,000 SF/UNIT	829 SF/UNIT
MIN. BUILD HEIGHT	45 FT	40 FT
MAX. BLDG STORY	2 1/2	3
MIN. OPEN SPACE	25%	N/A
MIN. FRONT YARD DEPTH	30 FT	0 FT
MIN. SIDE YARD DEPTH	15 FT	0 FT
MIN. REAR YARD DEPTH	30 FT	72.00 FT
NO. OF DWELLINGS	1	36
MIN. PARKING	2/UNIT	35
MIN. LOADING	1	N/A

NOTES:

- ALL WORK SHALL COMPLY WITH ALL PROVISIONS OF THE MASSACHUSETTS STATE BUILDING CODE, CURRENT EDITIONS, AND LOCAL CITY AND TOWN PROVISIONS INCLUDING THE STRETCH CODE, IECC, IRC AND IRC.
- ALL ENERGY RATINGS OF ALL ELEMENTS SHALL MEET OR EXCEED CURRENT IECC AND MASSACHUSETTS STRETCH CODE REQUIREMENTS
- ALL WINDOWS SHALL BE DOUBLE GLAZED, ENERGY STAR AND MEET OR EXCEED THE CURRENT MASSACHUSETTS STRETCH CODE.
- THESE DRAWINGS ARE INTENDED TO DEFINE SCOPE AND CONCEPT FOR ALL BUILDING SYSTEMS INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING. THESE SYSTEMS PLUS FIRE ALARM ARE TO BE DESIGN BUILT BY THE CONTRACTOR AND SUB-CONTRACTORS. EACH DISCIPLINE WILL PROVIDE REQUIRED DRAWINGS AND ALL PERMITS NECESSARY FOR THEIR WORK.

PHASE OF WORK

DATE: 10/21/20

Micheal Washington Architects Inc.
1208 VFW Parkway, Suite 201
West Roxbury, MA 02132
Phone 617-390-5515
E-MAIL: mwa@mcwashington.com

PROJECT

35 KEARSARGE ST

NEW BEDFORD, MA 02445

OWNER

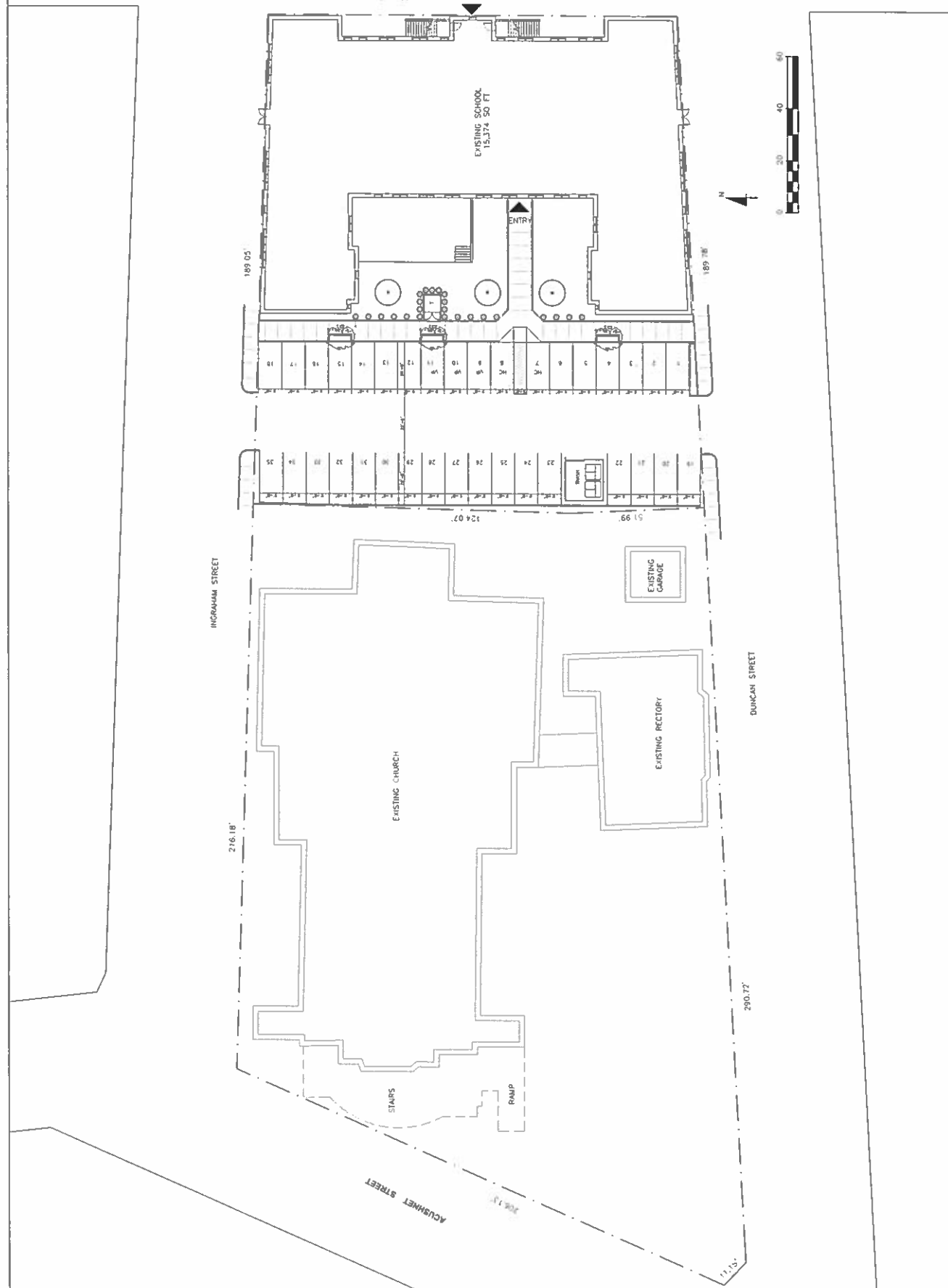
CRUZ DEVELOPMENT CORPORATION

COMPASS 3119 ARCHITECTURE ASSOCIATES, INC.
SHEET TITLE

PROPOSED PARKING PLAN

NAME	DATE	PROJECT NO.
DATE	06/24/2002	
DESIGNED BY	CHKD BY	DATE

C-1



**Micheal
Washington
Architects Inc.**
1208 VFW Parkway, Suite 201
Westbury, MA 02152
Phone 617-390-5515
E-MAIL: mwa@mcwashington.com

PROJECT

35 KEARSARGE ST

DRAWN
HCB BEDFORD, MA 02145

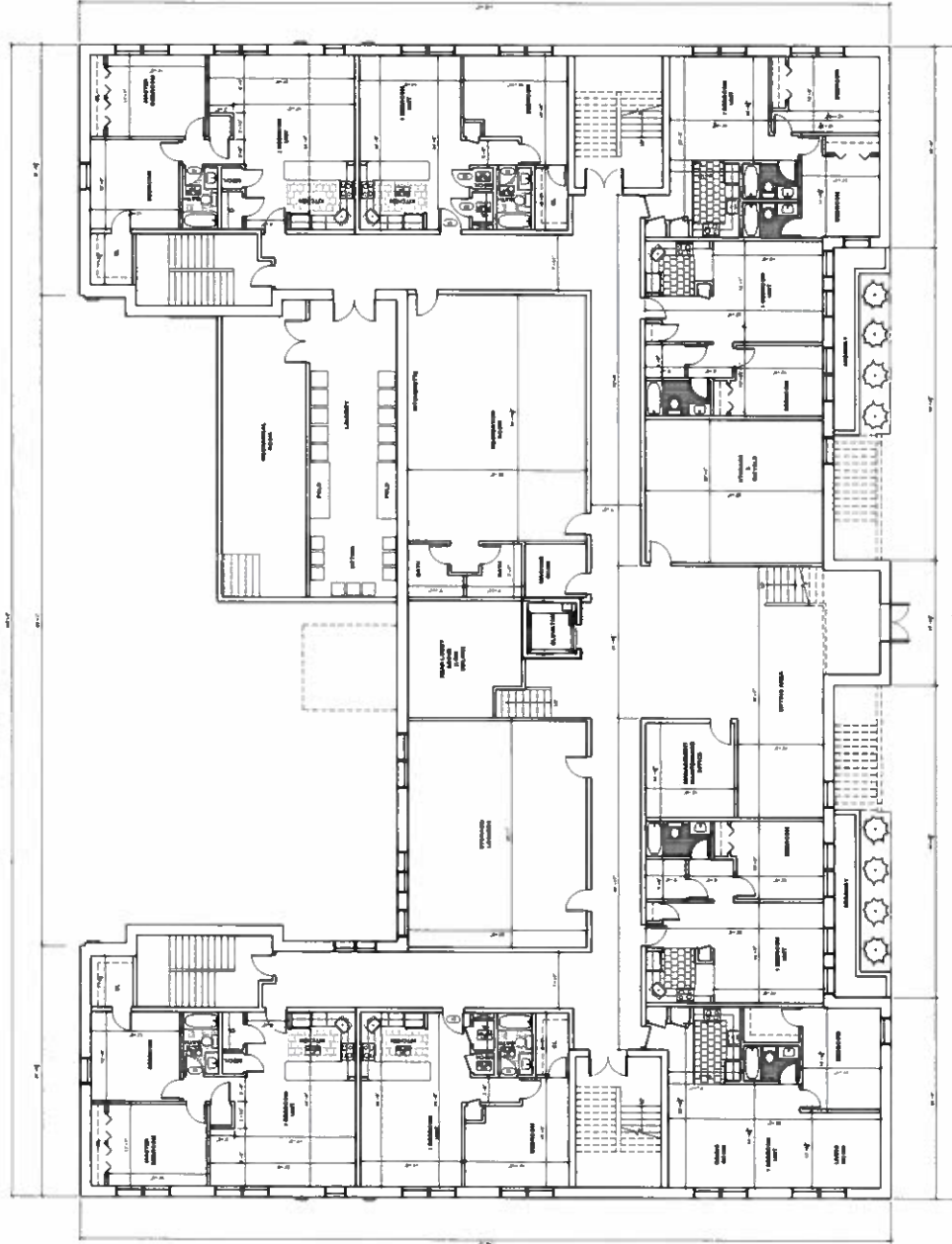
**CRUZ
DEVELOPMENT
CORPORATION**



SHEET TITLE
COMPILED BY: MICHAEL WASHINGTON ARCHITECTS, INC.

**PROPOSED
BUILDING PLAN**

DATE: 1/11/2021
DRAWN BY: JH
CHECKED BY: JH
SCALE: 1/8"=1'-0"
SHEET NO: A.1



PERMANENT ROOMS AND AREAS		FINISHES	
NUMBER	AREA	FINISHES	AREA
1	10	1	10
2	20	2	20
3	30	3	30
4	40	4	40
5	50	5	50
6	60	6	60
7	70	7	70
8	80	8	80
9	90	9	90
10	100	10	100

PROPOSED BUILDING PLAN - LOWER LEVEL
SCALE: 1/8"=1'-0"

**Micheal
Washington
Architects Inc.**
1208 N.W. Parkway, Suite 201
Westbury, MA 02132
Phone 617-390-5515
E-MAIL: mwa@architectsinc.com

PROJECT

35 KEARSARGE ST

NEW BEDFORD, MA 02145

OWNER

**CRUZ
DEVELOPMENT
CORPORATION**



COPYRIGHT © MICHAEL WASHINGTON ARCHITECTS, INC.
SHEET TITLE

**PROPOSED
BUILDING PLAN**

SCALE 1/8"=1'-0"

DATE 07/17/2002

DESIGNED BY

CHECKED BY

DATE

DRAWING NO.

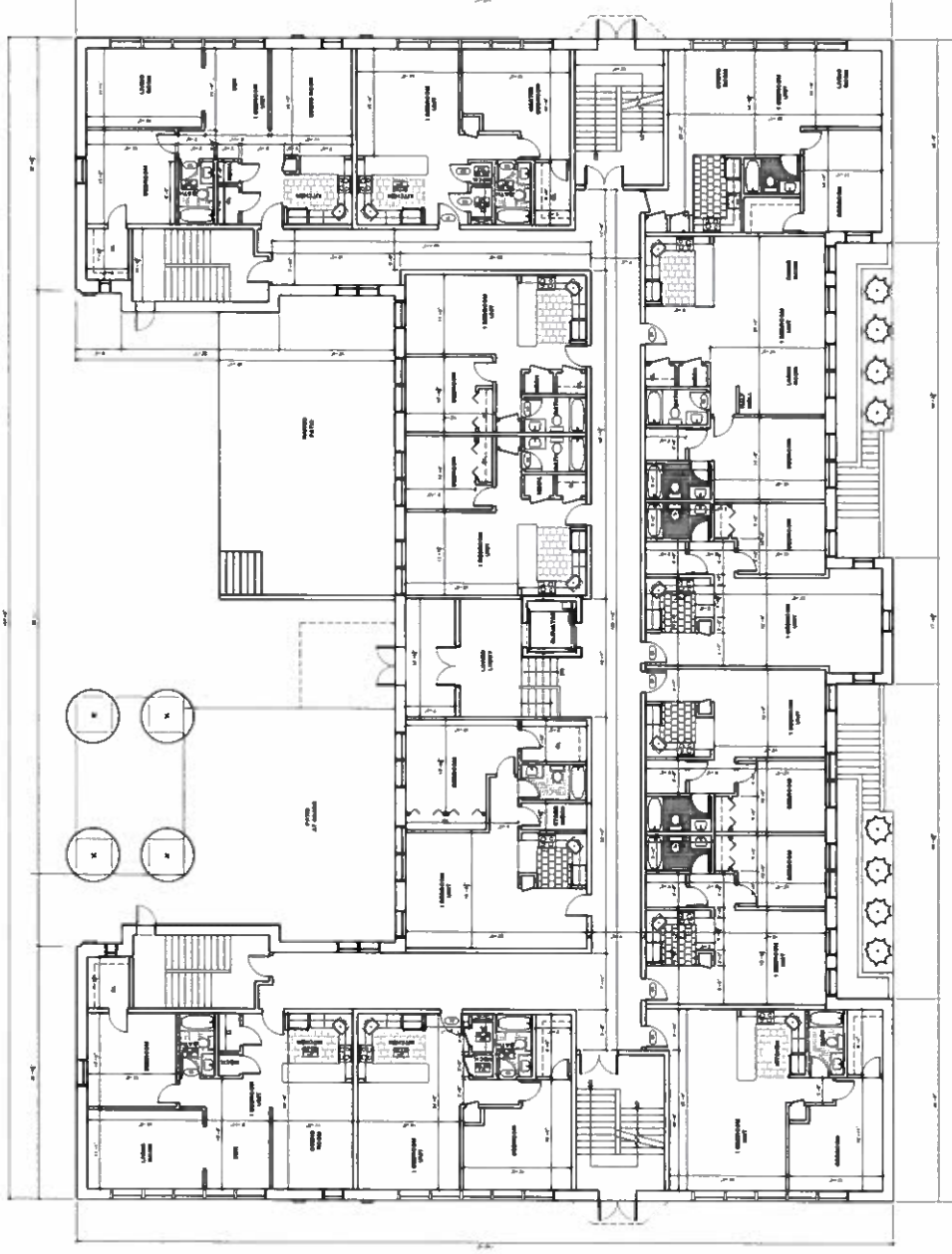
PROJECT NO.

DATE

DATE

DATE

A.2



PROPOSED BUILDING PLAN - 1ST FLOOR
SCALE: 1/8"=1'-0"

**Micheal
Washington
Architects Inc.**
1000 Westford Road, Suite 201
Westford, MA 02132
Phone 617-390-5513
E-Mail: mwa@mwarchitects.com

PROJECT

35 KEARSARGE ST

NEW BEDFORD, MA 02145

OWNER

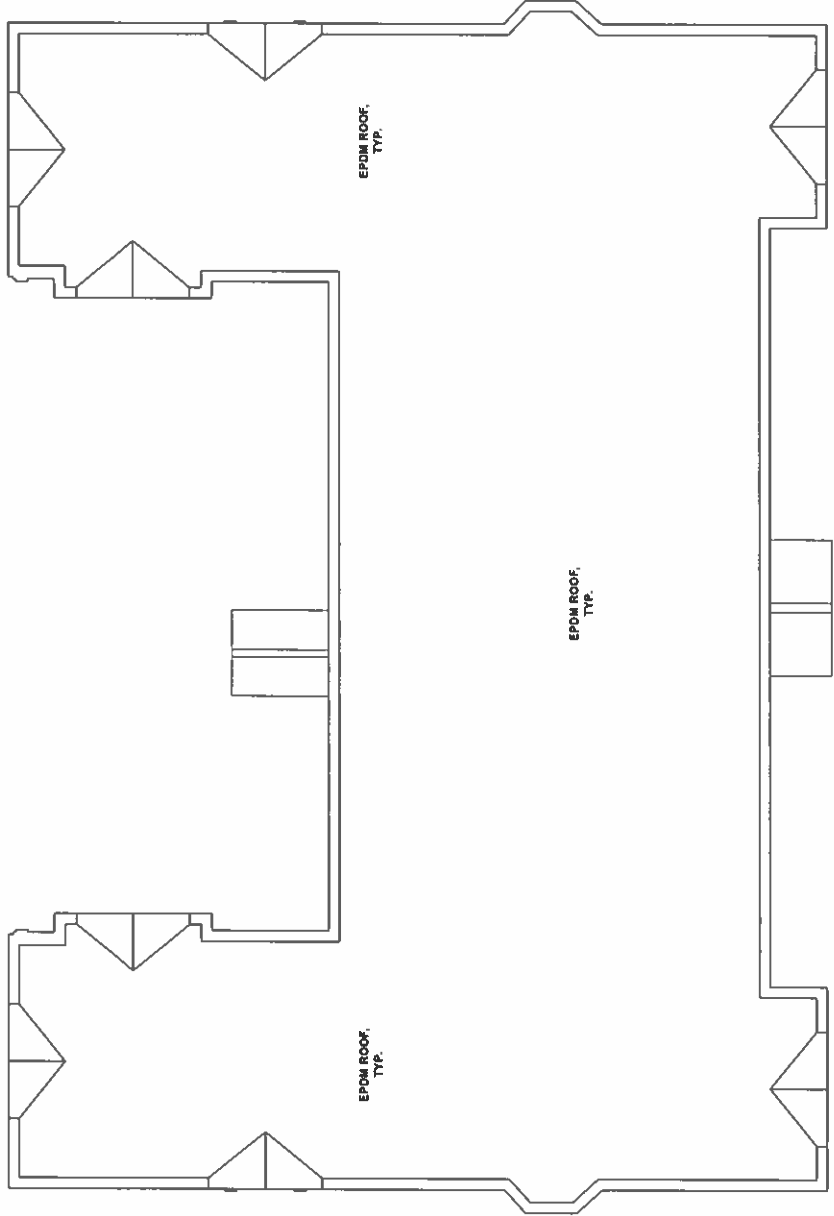
**CRUZ
DEVELOPMENT
CORPORATION**



CONSULT: JAMES M. CRUZ, ARCHITECT, INC.
SHEET TITLE

**PROPOSED
ROOF PLAN**

DATE: 07-11-11	DESIGNED BY
DRAWN BY: J. CRUZ	
CHECKED BY: J. CRUZ	
SHEET NO.	
A.4	



PROPOSED BUILDING PLAN - ROOF
SCALE: 1/8"=1'-0"

**Micheal
Washington
Architects Inc.**
13208 NW Parkside, Suite 201
West Redbury, MA 02132
Phone 617-392-5513
E-MAIL: m.washington@redbury.com

PROJECT

35 KEARSARGE ST

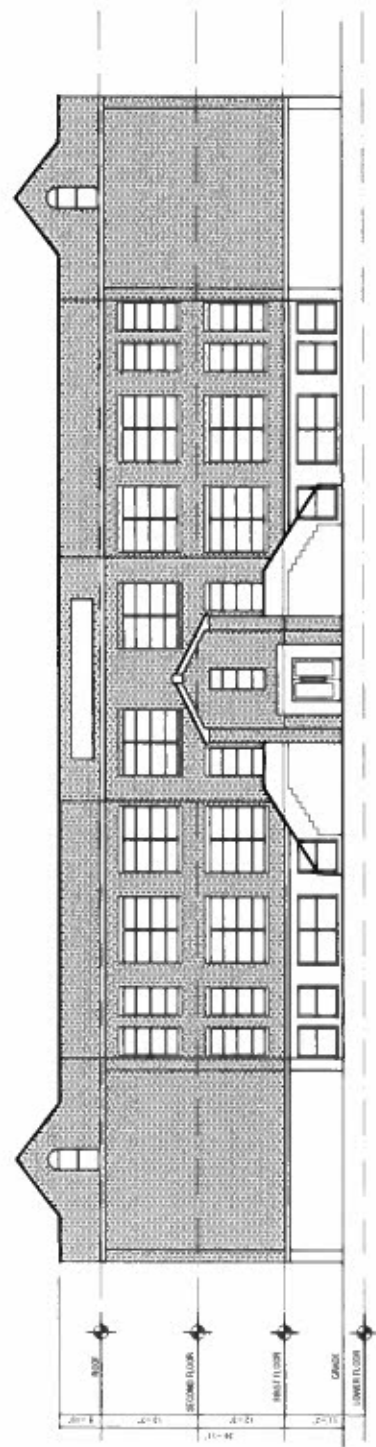
OWNER

**CRUZ
DEVELOPMENT
CORPORATION**

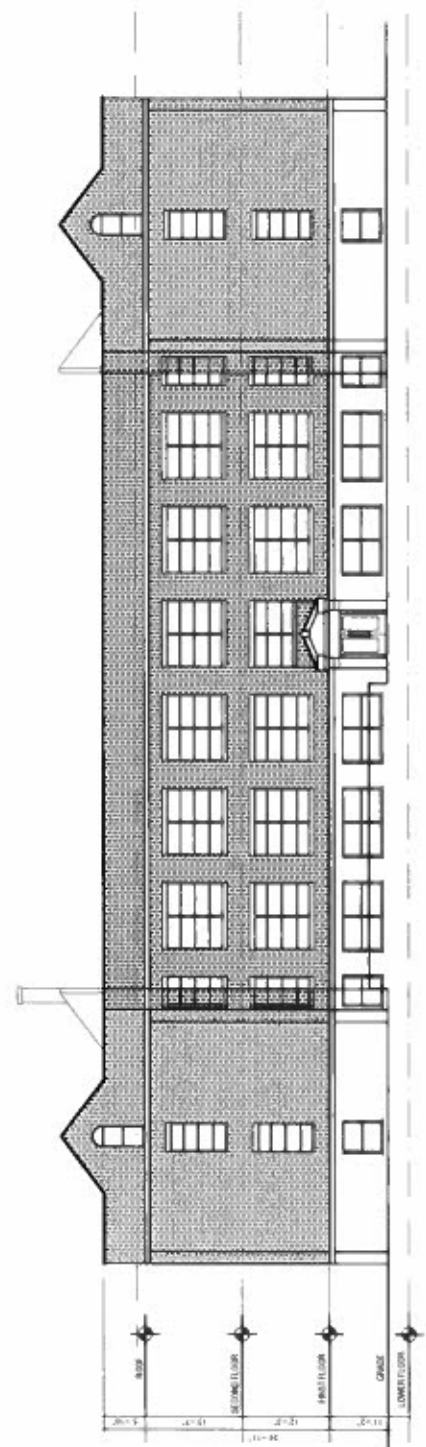
DATE: 01/11/11
DRAWN BY: J. B.
CHECKED BY: J. B.
SHEET TITLE

**PROPOSED
ELEVATIONS**

Scale: 1/8"=1'-0"
A.5



PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"

**Micheal
Washington
Architects Inc.**

105 State Street, Suite 201
West Hartford, CT 06107
Phone: 860-512-5513
E-mail: mwa@mwarchitects.com

PROJECT

35 KEARSARGE ST

ARCHITECT

CRUZ DEVELOPMENT CORPORATION

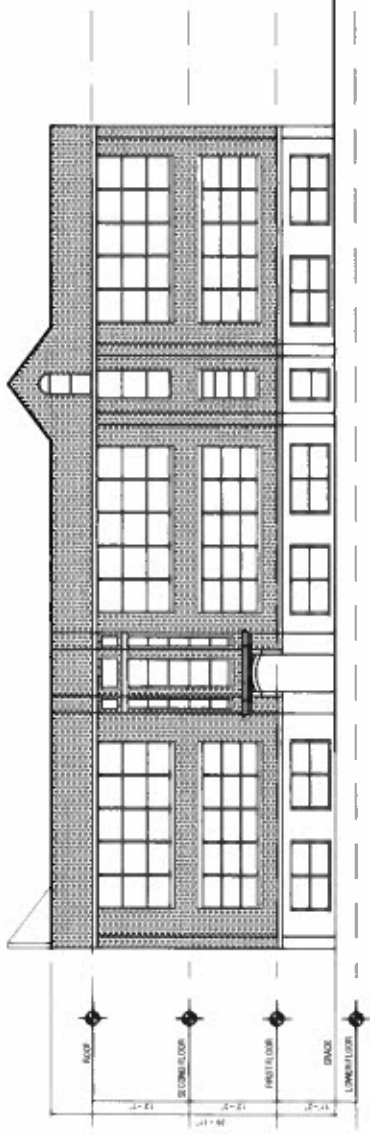
OWNER

CONCEPT ARCHITECTS, WASHINGTON ARCHITECTS INC.
SHEET TITLE

**PROPOSED
ELEVATIONS**

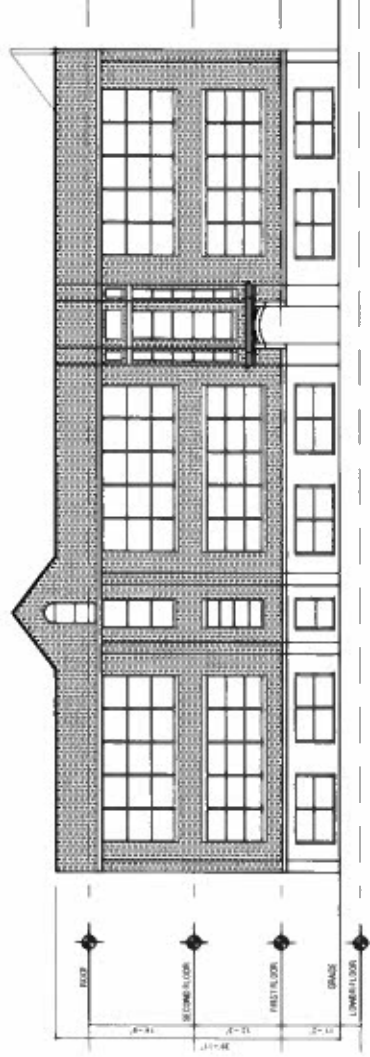
DATE: 10/27/2017
BY: MICHAEL WASHINGTON
CHECKED BY: MWA
SCALE: 1/8"=1'-0"
SHEET NO. 10

A.6



PROPOSED NORTH ELEVATION

SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 1/8"=1'-0"

Micheal Washington Architects Inc.
1208 NW Parkway, Suite 201
West Roxbury, MA 02132
Phone 617-390-5515
E-MAIL: m.washington@macaboston.com

PROJECT

35 KEARSARGE ST

NEW BEDFORD, MA 02745

OWNER

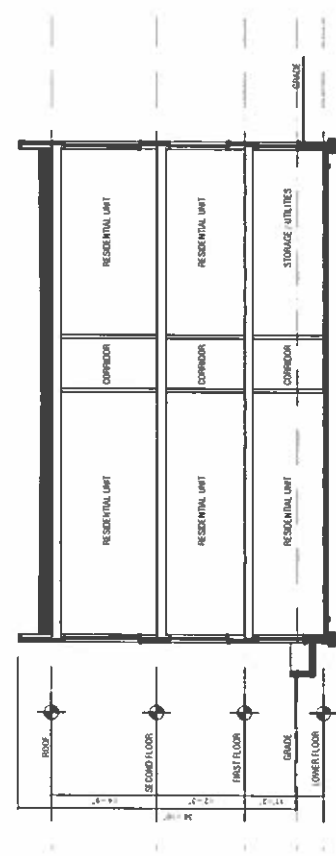
CRUZ DEVELOPMENT CORPORATION

COMPILED AND CHECKED BY MICHAEL WASHINGTON ARCHITECTS, INC.
SHEET TITLE

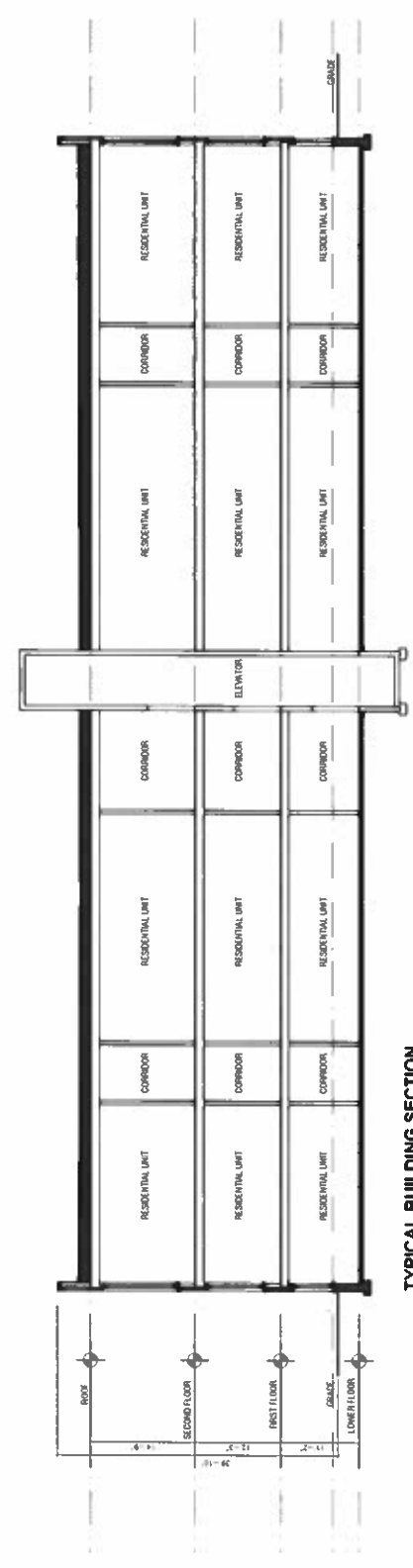
PROPOSED BUILDING SECTION

SCALE: 1/8"=1'-0"
DATE: 10/21/2009
DRAWN BY: RL
CHECKED BY: RL
PLT

A.7



TYPICAL BUILDING SECTION
SCALE: 1/8"=1'-0"



TYPICAL BUILDING SECTION
SCALE: 1/8"=1'-0"