

NEW BEDFORD PLANNING BOARD SITE PLAN REVIEW – PROPOSED SOLAR ARRAYS

Project Location: 376 Nash Road Assessor's Map 102, Lots 85, 95, 163 & 185 New Bedford, Massachusetts

> Prepared for: NextGrid Inc. PO Box 7775, #73069 San Francisco, CA 94120

11D Industrial Drive P.O. Box 1178 Mattapoisett, MA 02739 Tel. (508) 758-2749 Fax (508) 758-2749 Project No. 2399

July 14, 2021

Revised August 10, 2021

TABLE OF CONTENTS

Site Plan Review Application	Section 1
Site Plan Review Application Checklist and Waiver Request	Section 2
Certified Abutters List	Section 3
Attachment A and Copies of Deeds and Easements	Section 4
Project Narrative	Section 5
Aerial Plan of Project Site	Section 6
Preliminary Electrical Drawings and Solar Equipment Data	Section 7
Building Permit Rejection Package	Section 8
Proposed Solar Array Plans	(Separate Cover)



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the entitled: Proposed Solar Array Plan		an Approval for d Engineering Co., Inc		ed on a plan ated: 8/10/2021
 Application Informat Street Address: 	ion 376 Nash Road			
Assessor's Map(s):	102	Lot(s)	85, 95, 163 &	185
Registry of Deeds Book:	See Attachment A	Page:		
Zoning District:	IB			
Applicant's Name (printed):	NextGrid Inc.			
Mailing Address:	PO Box 73069, #7775	San Francisc	o CA	94120
Contact Information:	(Street) Daniel Serber-NextGrid (559) 731-4645-dar	(City)	(State) iccio-Field Engineering (508)7	(Zip) 58-2749-rriccio@fieldengrg.con
Applicant's Relationship to	Telephone Number Property: ☐ Owner	☐Contract Ve	Email Address ndee 🛛 Other	Solar Develope
List all submitted materials	(include document titles	s & volume nun	nbers where app	licable) below:
Proposed Solar Arrays S (including SPR Checklis Rejection Package and I Proposed Solar Array Si	t, Certified Abutters Li Preliminary Electrical	st, Project Na Design Inform	rrative, Building ation)	g Permit
By signing below, I/we acknow knowledge. I/we further unde grounds for the revocation of Board Members the right to a upon reasonable notice for th	erstand that any false infor the approval (s). I/we also ccess the premises (both i	rmation intention o give Planning D interior and exte	nally provided or epartment staff a rior) at reasonab	omitted is and Planning le times and
08/09/2021	Daniel N Serber	Digitally s Date: 202	signed by Daniel N Serber 21.08.09 15:26:05 -04'00'	
Date	Signati	ure of Applican	t	

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

2. Review Applicability (Check All	l That Apply to Your Propo	osal)	
Category	Construction	Scale	
Residential	New Construction	< 2,000	gross sq feet
Commercial	Expansion of Existing		o gross sq feet
Industrial _	Conversion	3 or m	ore new ntial units
— Mixed (Check all categories that apply)	Rehabilitation	1 or mo existing Drive ' Groun Reside	ore new units in g res. multi-unit Thru Proposed d Sign Proposed ential Driveway
3. Zoning Classifications			
Present Use of Premises:			
Proposed Use of Premises:			
Zoning Relief Previously Granted (V	Variances, Special Permits,	with Dates Granted)):
5. Please complete the following	;:		
	Existing	Allowed/Required	<u>Proposed</u>
Lot Area (sq ft)			
Lot Width (ft)			
Number of Dwelling Units			
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (s	sq ft)		
Building Height (ft)			
Front Setback (ft)			
Side Setback (ft)			
Side Sethack (ft)			

Rear Setback (ft)		
Lot Coverage by Buildings (% of Lot Area)		
Permeable Open Space (% of Lot Area)		
Green Space (% of Lot Area)		
Off-Street Parking Spaces		
Long-Term Bicycle Parking Spaces		
Short-Term Bicycle Parking Spaces		
Loading Bays		
6. Please complete the following:	Existing	Proposed
a) Number of customers per day:		
b) Number of employees:		
c) Hours of operation:		
d) Days of operation:		
e) Hours of deliveries:		
f) Frequency of deliveries: \Box Daily \Box V	Weekly □ Monthly □	Other:
7. Planning Board Special Permits:		
The applicant is also requesting a Special Pe	ermit from the Planning Roa	ard
Specify the requested Special Permit(s) bel	<u> </u>	
Impact Statement how the request meets a		
-		
8. ZBA Variances and Special Permits:		
NOTICE: Checking below does not constitute applic applicant must also file the proper application form		
The applicant is also requesting a special per	rmit from the ZBA:	
Specify zoning code section & title		
The applicant is also requesting a variance fi		
	rom the ZBA:	
Specify zoning code section & title	rom the ZBA:	

9. OWNERSHIP VERIFICATION

	pe completed & signed by the prop	•	
I hereby au	ıthorize the following Applicant:	NextGrid Inc.	
	at the following address: 376		
	to apply for: Site	e Plan Approval	
	on premises located at:		
	in current ownership since:		
for which the recor	d title stands in the name of:		
	whose address is:		
by a deed duly reco	rded in the: Registry of Deeds of Coun	See Attachment A ty:Book:	Page:
OR Registry I	District of the Land Court, Certific	ate 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.			
08/09/2021	Daniel N Serber	Digitally signed by Daniel N Date: 2021.08.09 15:28:16	
Date	Signature of Land Owner (If auth	orized Trustee, Officer or Age	nt, so identify)





Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

		_
Initials		
Item Su		
<u>Staff</u>	X = Shown on Plans W = Waiver Requested NA = Not Applicable Applicant	
Stair	<u>Appreant</u>	
	1. Completed Application Form (with all required signatures; 16 Copies)	
	2. Completed Site Plan Review Application Checklist (1 original & 15 copies))
	3. <u>Plans</u>	
	☐ Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduce plans (11" x 17") are required for all applications. Staff reserves the right to require addition copies.	
	 One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements) 	
	\square All plans oriented so that north arrow points to top of sheet	
	\Box 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 the City Planner 	Эy
	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).	

<u>Staff</u>	<u>Applicant</u>	
	3a. <u>Cover Sheet</u> , to include the following	lowing information:
	☐ Title Block	
	☐ Project name/title☐ Assessor's map and parcel	 Name and address of Engineer / Architect / Landscape Architect
	number(s)	☐ Name and address of developer
	☐ Registry Book and Page	☐ Revision Date Block
	Name and address of property owner	\square Street Number and/or Lot Number
	☐ Zoning Requirements Table (Ind	licate Required vs. Provided)
	\square Zoning District	☐ Compact Parking Spaces
	\square Lot Area	☐ Accessible Parking Spaces
	\square Lot Frontage	 Van Accessible Parking Spaces
	\square Front, Side & Rear Setbacks of	☐ Screening Buffers
	Buildings and Parking Areas	\square Percentage of Lot that is Upland
	\square Building Height	\square Total Square Footage of Upland
	\square Lot Coverage	
	☐ Green Space	
	\square Off-Street Parking Spaces	
	existing areas, buildings and roads with	feet, showing the entire project and its relation to hin a distance of 1,000 feet from the project may be approved or required by the Planning Board.)
	☐ Plan Index with latest revision date of	
		•
	3b. <u>Existing Conditions Plan</u>	
	\square Name of Surveyor or Surveyor Firm	
	\square Date of survey	
	\square Property lines with bearings and distan	nces
	\square Monuments set/found at all lot corners	S
	\square Easements with bearings and distances	s suitable for registry filing
	\square Names of all abutters	
	☐ Street names	
	\square Benchmark locations (Based on USGS I	NGVD – show year)
	$\ \square$ NHESP mapped areas (Areas of Estima	ited and Priority Habitats)
	 Existing 21E Contaminated Site Information 	ation
	\square Existing Buildings and Structures	
	\square Area of building	☐ Setbacks from property lines
	\square Number of stories	\Box Floor elevations
	\square Principal use	☐ Door locations with sill elevations

<u>Staff</u>	<u>Applicant</u>	
		Existing Topography:
		☐ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
		Overhead and underground utilities including but not limited to water, sewer, drainage electric, telephone, cable TV, gas, septic systems, detention structures, wells
		☐ Existing parking/paved areas including pavement type (parking, walkways, etc.)
		☐ All Existing Curbcuts
		☐ Listing of all existing utility owners and contact info located within the project limits
		☐ Adequate utility information outside the site to verify proposed utility connections
		☐ All utility pipe types, sizes, lengths, and slopes
		☐ All utility structure information including rim and invert elevations
		☐ All existing easements within 50 feet of property line-Identify any utility within the easement
		☐ All existing utility easements with bearings and distances
		☐ Existing pavement markings within site and on connecting roads
		Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc
		☐ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
		☐ Streams, water courses, swales and all flood hazard areas
		☐ Rock Outcroppings
		☐ Test pit locations including groundwater depths when encountered
		☐ Historic buildings within 250 feet of the subject property
	3c.	Demolition Plan
		Existing Conditions Plan plus:
		Existing Buildings and Structures to be removed/demolished
		Existing parking/paved areas to be removed/demolished
		Existing utilities to be removed/demolished
		Existing hydrants to be removed
		Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
		Dust Control Measures
		Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.
	3d.	Construction/Layout Plan
		Proposed Buildings and Structures

Applicant ☐ Area of building or additions Setback dimensions from property lines ☐ Number of stories Out-buildings, detached garages, temp. ☐ Principal use construction trailers, etc. ☐ Floor elevations Door locations with sill elevations Proposed Topography, including but not limited to: ☐ Proposed contours at 2'intervals \Box Curb type(s) and limits ☐ Parking lot setbacks to property ☐ Lighting / Poles / Guys line ☐ Signs (include sign schedule) Parking lot grades (not to ☐ Pavement markings exceed 5% or be less than 0.5%) Loading areas / Loading Docks / Walls **Platforms** ☐ Parking spaces (delineated and Fences dimensioned) Landscape areas ☐ Accessible parking spaces & ☐ Dumpster(s), Compactor(s) & Pads aisles Spot Grades at 4 Building Corners ☐ Wheelchair ramps ☐ Overall Plan Showing Areas of Cut & ☐ Sidewalks Fill \square Pavement type(s) ☐ Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc. ☐ Grading at entrance-show spot grades if required ☐ Emergency Vehicle Access ☐ Truck Access (WB-50 unless otherwise approved by City Engineer) Snow Storage Areas, with limits of any fence protection (if applicable) Construction notes, including the following notes: Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed. Any work and material within the City right-of-way shall conform to the City of New Bedford_requirements All handicap parking, ramps, and access shall conform to AAB & MAAB requirements All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission) All pavement markings and signs shall conform to MUTCD requirements 2e. Grading and Drainage Plan X Existing Conditions Plan and Construction/ Layout Plan plus: ☐ Existing and proposed site grading/ topography-Contours at 2' intervals (1'contours or additional spot grades if site is flat)

П	Applicant	
		Proposed parking lots, sidewalks, islands, etc. • Parking lot grades shall not exceed 5% or be less than 0.5 %
		Floor elevations & door locations
		Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
		Adequate information off site to verify proposed drain connections
		Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
		Utility easements with bearings and distances suitable for registry filing
		Delineation of all stockpile areas
		Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
		For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
		A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed predevelopment rates, as required under Massachusetts Stormwater Management Standards.
_		Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)
		Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
		 Adequate utility information outside the site to verify proposed utility connections All utility pipe types, sizes, lengths, and slopes
		All utility structure information including rim and invert elevations
		Any utility access vaults
		All utility access handholesAll water services, hydrants, gates, shutoffs, tees
		 Utilities shall be underground if possible
		All transformer locations
		 Required utility easements with dimensional bearings and distances
		Force main, if required, conforming to City of New Bedford requirements
		Water main loop
		Sewer profile showing all utility crossings
		Sections through detention basin(s)
		Include the following notes:
		 The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
		 All water and sewer material and construction shall conform to the City of New Bedford requirements

<u>Staff</u>	<u>Applicant</u>	
		 All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled The City shall be notified at least at hours prior to the required inspections
		• The City shall be notified at least 24 hours prior to the required inspections Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.
	3g·	Landscape Plan
		Location, species & size of all proposed plantings
		All existing landscaping to be removed or retained
		Plant and tree legend Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
		Snow storage areas
		Proposed irrigation methods (on-site wells to be used unless otherwise approved)
		Verify sight distances at entrances
	3h.	Erosion Control Plan (show appropriate information from Existing Conditions and Construction/Layout Plans)
		Straw bales or straw bale/silt fence combination and compost filter tubes
		Anti-tracking BMP area at all construction entrances
		Dust Control (Methods of)
		Protection of existing and proposed drainage structures with straw bales and/or silt sacks
		Delineation of all temporary stockpile areas
		Safety fencing around stockpiles over 10' in height or otherwise restricted site access
		Straw bales or straw bale/silt fence combination around all stockpiles
		 Include the following notes: All BMP erosion control measures shall be in place prior to demolition or any site work. Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas. Maintenance specifications for all proposed erosion and sedimentation controls.
	3i. <u>I</u>	Floor Plan
		Include complete floor plan of all floors (entire building), including existing & proposed work
		Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
		Show the location of all existing and proposed doors, windows, and walls
		For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

<u>Staii</u>	Applicant		
		Identify waste storage and disposal area(s), includumpster pick-up and trash & garbage compact	2
	3j. <u>I</u>	Building Elevations	
		Show all structural building elevations (front, si the proposed project	des and rear façades) that will be affected by
		For additions/alterations: label existing and new removed	v construction, as well as items to be
		Identify all existing and proposed exterior mate roofing, roof eaves, eave brackets, siding, doors, Show details of proposed new exterior elements	trim, sills, windows, fences, and railings.
		Show any exterior mechanical, duct work, and/o	or utility boxes
		Include dimensions for building height, wall ler elevations	ngth and identify existing and proposed floor
	3k.	<u>Sign Plan</u>	
		Fully-dimensioned color elevations for all propo	osed signs
		Total square footage of existing signs and total s	square footage of proposed signs
		Existing and proposed sign locations on site pla	n
		Existing and proposed materials and methods o	f lighting for all signs
	3l. l	Lighting Plan	
		Location and orientation of all existing and propand ground lighting and emergency spot lighting	
		Height and initial foot-candle readings on the g	round and the types of fixtures to be used
		Plan Must Show Illumination Patterns On-Site	
		New Bedford Washingtonian Type Fixtures Sho	uld Be Used, Where Applicable
		Provide Cut Sheet for All Lighting Fixtures	
	3m.	Detail Sheets (Typical Details)	
		Pavement Section Detail	☐ Sewer Manhole Detail (26" cover)
		Sidewalk Detail	\square Detention / Retention Basin Sections
		Curb Detail	(from plan)
		Driveway Detail	☐ Detention Basin Outlet Structure Detail
		Wheel Chair Ramp Detail	☐ Miscellaneous Detention / Retention
		Concrete Pad Detail	Basin Details
		Catch Basin Detail	☐ Infiltration Device Details
		Drainage Manhole Detail	Stormwater BMPs (Water Quality Structure Details, etc.)
		Water/Sewer Trench Details (12"	Bollards
		envelope)	

<u>Staff</u>	<u>Applicant</u>		
	☐ Water and Sewer Trench Sections		☐ Sign Detail
	☐ Anti-Seepage Collar Detail		☐ Fence Detail
	☐ Flared End Detail		Flowable Fill Trench
	☐ Rip Rap Detail		Pavement Marking Details
	☐ Straw bales/Silt Fence Detail		Handicap Parking/Compact Parking
	☐ Silt Sac Detail		Signs
	☐ Compost Filter Tube Detail		Hydrant Detail (American –Darling B-
	☐ Light Pole Foundation Detail		62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right)
	☐ Retaining Wall Details		Thrust Block Detail
	☐ Tree/Shrub Planting Detail		Tilrust block Detail
	4. <u>Project Narrative</u> (16 Copies), to include adequ	iate :	summary & description of the
	proposed project and indicating, where appropriate:		
	• The number of dwelling units to be built and the		
	Evidence of compliance with parking and off-stree		0 1
	 The forms of ownership contemplated for the pro- any ownership or maintenance thereof 	pert	y and a summary of the provisions of
	 Identification of all land that will become common or public land 		
	Any other evidence necessary to indicate compliance with the zoning ordinance		
	 A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof 		
	 A written estimate showing, in detail, the projecte improvement) planned 	ed co	osts of all site improvements (and off-site
	 Drainage calculations by a registered professional conforming to City of New Bedford subdivision re determined by a certified wetland scientist if apple 	gula	ations, as well as wetland delineations
	5. Certified Abutters List (16 copies)		
	6. Proof of Ownership (Copy of Deed(s) for All I	nvol	lved Parcels; 16 Copies)
	7. <u>Development Impact Statement (DIS),</u>	con	npleted per §5350 of Zoning Code, (16
	Copies), if required by Board		1 1 3999 U
	8. Traffic Impact & Access Study (TIAS) (16	6 Co	pies), if required by Board
	9. Stormwater Management Report (9 Cop	oies)	, if required, comprised of the following:
	☐ MADEP Stormwater Standards Compliance Check	klist	(signed & stamped)
	Overall Project Description		
	☐ Existing Conditions		
	** See project Narrative for Stormwater information	on	

<u>Staff</u>	aff Applicant	
	☐ Proposed Improvements	
	☐ Proposed Conditions	
	☐ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Sto	orm Event Intensities
	☐ Stormwater Management Regulations	
	☐ Appendix - Existing/Proposed Conditions Plans showing the following:	
	 Overall Existing Subcatchment Area Table Subcatchment Labeled, Design Point, Area, Curve number, Tc (m.) 	uin.)
	 Soil Classifications Table (Existing Soils) Map Unit Symbol, Map Unit Name, Hydrologic Soil Code 	
	☐ Overall Proposed Subcatchment Area Table	
	Subcatchment Labeled, Design Point, Area, Curve number, Tc (m.)	
	 Soil Classifications Table (Including Proposed Boron Soils, Etc., if app Map Unit Symbol, Map Unit Name, Hydrologic Soil Code 	olicable)
	☐ Appendix - Hydrologic Analyses	
	☐ HydroCAD Software Analyses (or equivalent software) Analyses (Exi Conditions)	sting & Proposed
	☐ Appendix - Illicit Discharge Certification (signed & dated)	
	10. 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 is shall be provided in all 2 supported formats, listed below. 	elated Drawing Files
	AutoCAD Drawing format (.dwg)	
	Adobe Portable Document Format (.pdf)	
	 PDF files shall be created from within the AutoCAD environment and co information. 	ntain Layer
	☐ It is a requirement that each project drawing/sheet created for a project spublished/plotted to DWG and PDF, and placed in the appropriate folde submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSII are used in support of the creation of these project sheets shall be stored folder only (Subfolder of DWG) on the CD. Also the AutoCAD support feetc.) should be supplied on the CD.	r in the CD D, JPG, etc.) which within the XREF
	☐ <u>File Naming</u> :	
	The following file naming standard for all CAD related files created, used Planning Department shall be followed. This applies to all CAD drawing in support of, or used in conjunction with this CAD Standard.	

Staff | **Applicant** 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 **11. Application Fee** (All fees are due at time of application submission) Official Use Only: For the Planning Board, this application has been received by the Planning Division of the Department of

Planning, Housing & Community Development on the date specified below:

Signature: _____ Fee: _____

Review date: _____ All materials submitted: Yes No



City of New Bedford REQUEST FOR WAIVER

CASE #:

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY					
ASSESSOR'S MAP PLOT#		LOT(S)#			
REGISTRY OF DEEDS BOOK:		PAGE #			
PROPERTY ADDRESS:		·			
ZONING DISTRICT:					
OWNER INFORMATION					
NAME:					
MAILING ADDRESS:					
APPLICANT/CONTACT PERSON INFORMATION					
NAME (IF DIFFERENT):					
APPLICANT'S RELATIONSHIP	TO THE PROPERTY:	OWNER	CONTRACT	OTHER	
Check one:			VENDEE	Describe	
MAILING ADDRESS (IF DIFFE	RENT):	·			
TELEPHONE #					
EMAIL ADDRESS:					

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Daniel N Serber Digitally signed by Daniel N Serber Date: 2021.08.09 15:28:16 -04'00'	08/09/2021
Signature of Applicant/s	Date

If the applicant differs from the owner,	this section must be com	pleted/signed by	the property	owner/s:

I hereby authorize the applicant represented above and throughout this applinterests on my/our behalf for the relief requested herein for the premises I/w and presented throughout this application. Furthermore, by signing this application and the accompanying instructions and information approvals are specific to the plans submitted, unless the Board states otherwise be noted on the approved Site Plan and acted upon within one year.	re own noted as "property address" above cation I/we acknowledge having read and If petition is granted, I/we understand the
Signature of Owner/s	 Date

3

		Ordinance Section	CLEARLY Describe why this request is being made.		
		Example	***Example***		
	1	5451. b. Topography and Drainage Plan	There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.		
PTION	2				
DESCRIPTION	3				
	4				
Additional pages describing the waiver request may be attached to this form following the same chart format if necessary					

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration:



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 PR	OPERI	ГҮ		
MAP#			LOT(S)#	
ADDRESS:				
OWNER INF	ORM/	ATION		
NAME:				
MAILING AD	DRESS	S:		
APPLICANT	/CONT	ACT PERSON INFORMA	ATION	
NAME (IF DI	IFFERE	NT):		
MAILING AD	DDRESS	S (IF DIFFERENT):		
TELEPHONE	#			
EMAIL ADDI	RESS:			
REASON FO	R THIS	REQUEST: Check appr	opriate	
ZONIN	G BOA	RD OF APPEALS APPLIC	ATION	
PLANNING BOARD APPLICATION				
CONSE	RVATI	ON COMMISSION APPL	ICATION	
LICENS	ING B	OARD APPLICATION		
OTHER	(Pleas	se explain):		
ce ohtained	the C	ertified List of Abutters	must he a	ttached to this Certification Lette

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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 li	•	· · · · · ·
Official Use Only:		
As Administrative Assistant to the City of New Bed addresses as identified on the attached "abutto"	•	•
Michael J. Motta		
Printed Name	Signature	Date

Account Information

Payment Type: Licenses

Reference Number: ABUTTERS **Phone Number:** 5087582749

Payment Information

Payment Date: 2/25/2021 Payment Amount: \$9.00 Convenience Fee: \$1.95 Total Payment: \$10.95

Payment Method:



Card Number: XXXXXXXXXXXXX9007

Expiration Date: 0126 KIMBERLY C FIELD Billing Zip Code: 02739

Your confirmation numer is: 1669415

Your payment will post to the account listed below. It takes approximately two business days to post your payment to the account. Your payment date and time are equal to the time you completed this transaction as indicated by the Digital Time Stamp below.

Digital Time Stamp: 02/25/2021 10:10:10 [EST]

If an email address was provided, your confirmation email will be sent from marketingcloud@valuepaymentsystems.com. Please have payer sign below and retain merchant copy for your records

Signature X

February 24, 2021 Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 376 Nash Road (Map: 102, Lot: 85,95,163,185). 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.

107-89 355 NASH RD MARTINS TONY, 2A BROOKVIEW STREET FAIRHAVEN, MA 02719 102-97 81 CHURCH ST AMARAL ANTONIO F, AMARAL ANA M 81 CHURCH STREET NEW BEDFORD, MA 02746 102-98 EARLE ST PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910) 500 WATER STREET JACKSONVILLE, FL 32202 102-173 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM 14 MCGRATH HIGHWAY SOMERVILLE, MA 02143 97-3 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP 500 WATER STREET DEPT J910 JACKSONVILLE, FL 32202 97-5 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP P O BOX 8499 PHILADELPHIA, PA 19101 102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM SOMERVILLE 14 MCGRATH HIGHWAY
FAIRHAVEN, MA 02719 102-97 81 CHURCH ST AMARAL ANTONIO F, AMARAL ANA M 81 CHURCH STREET NEW BEDFORD, MA 02746 102-98 EARLE ST PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910) 500 WATER STREET JACKSONVILLE, FL 32202 102-173 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM 14 MCGRATH HIGHWAY SOMERVILLE, MA 02143 97-3 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP 500 WATER STREET DEPT J910 JACKSONVILLE, FL 32202 97-5 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP P O BOX 8499 PHILADELPHIA, PA 19101 102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM SOMERVILLE
102-97 81 CHURCH ST AMARAL ANTONIO F, AMARAL ANA M 81 CHURCH STREET NEW BEDFORD, MA 02746 102-98 EARLE ST PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910) 500 WATER STREET JACKSONVILLE, FL 32202 102-173 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM 14 MCGRATH HIGHWAY SOMERVILLE, MA 02143 97-3 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP 500 WATER STREET DEPT J910 JACKSONVILLE, FL 32202 97-5 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP P O BOX 8499 PHILADELPHIA, PA 19101 102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM SOMERVILLE
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97-5 RIGHT OF WAY PENN CENTRAL CO, CONSOLIDATED RAIL CORP P O BOX 8499 PHILADELPHIA, PA 19101 102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM SOMERVILLE
P O BOX 8499 PHILADELPHIA, PA 19101 102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD`S GYM SOMERVILLE
PHILADELPHIA, PA 19101 102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM SOMERVILLE
102-111 53 CHURCH ST ICAFM REALTY LLC, C/O GOLD'S GYM SOMERVILLE
14 MCGRATH HIGHWAY
SOMERVILLE, MA 02143
102-104 DAVIS ST PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910)
500 WATER STREET
JACKSONVILLE, FL 32202
102-95 EARLE ST RIBEIRO REAL ESTATE LLC,
80 OLDE KNOLL RD
MARION, MA 02738
102-91 EARLE ST PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910)
500 WATER STREET
JACKSONVILLE, FL 32202
102-101 398 EARLE ST BRITTON AMOS JR, BRITTON LESLIE ANN
398 EARLE ST
NEW BEDFORD, MA 02746
102-102 394 EARLE ST AMARAL ISAC P,
394 EARLE ST
NEW BEDFORD, MA 02746
102-103 75 CHURCH ST PANEK ALAN E, PANEK SHERRI A
9 MARINA DRIVE
MATTAPOISETT, MA 01701

February 24, 2021 Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 376 Nash Road (Map: 102, Lot: 85,95,163,185). 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.

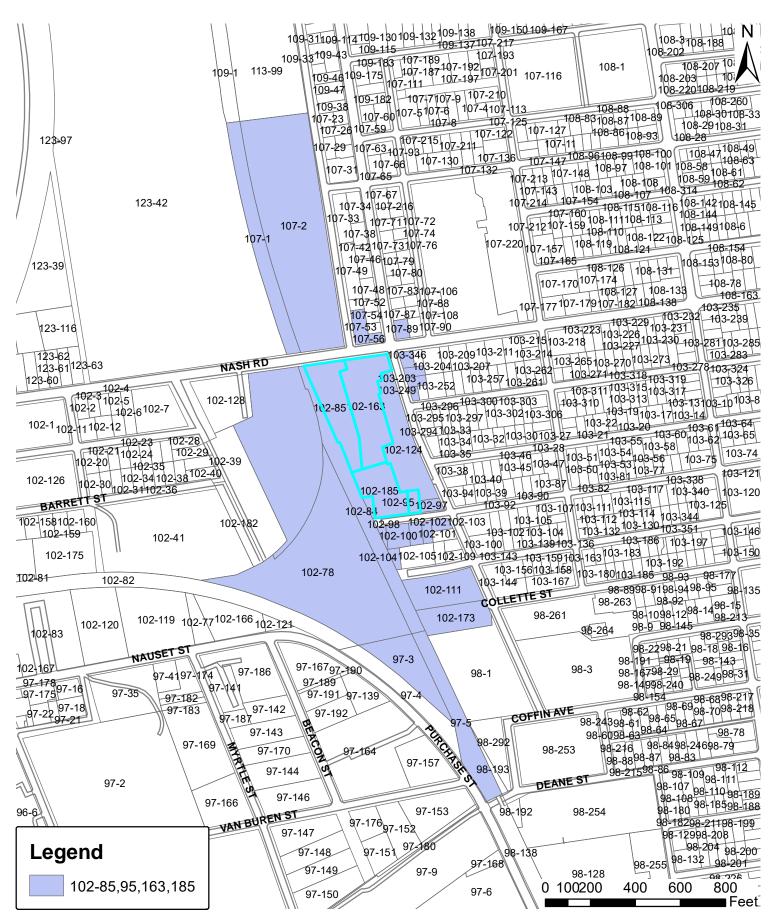
Parcel	Location	Owner and Mailing Address
102-78	RIGHT OF WAY	PENN CENTRAL CO., C/O CSX TRANSPORTATION (J910)
		500 WATER STREET
		JACKSONVILLE, FL 32202
103-354	341 TINKHAM ST	COELHO NELSON "TRUSTEE", TEIXEIRA CARLOS "TRUSTEE"
		243 PERRY HILL ROAD
		ACUSHNET, MA 02743
102-185	NASH RD	RIBEIRO REAL ESTATE LLC,
		80 OLDE KNOLL ROAD
		MARION, MA 02738
102-163	376 NASH RD	RIBEIRO REAL ESTATE LLC,
		80 OLDE KNOLL RD
		MARION, MA 02738
107-219	141 CHURCH ST	ALMEIDA DENNIS A,
		141 CHURCH STREET
		NEW BEDFORD, MA 02745
103-249	128 CHURCH ST	ARDOIN DONNA M,
		128 CHURCH STREET
		NEW BEDFORD, MA 02745
102-124	123 CHURCH ST	CENTRO CRISTIANO EMANUEL IGLESIA EVANGELICA, APOSTOLES Y
		PROFETAS
		814 BOSTON POST ROAD
		EAST MARLBOROUGH, MA 01752
102-84	RIGHT OF WAY	PENN CENTRAL CO, CONSOLIDATED RAIL CORP
		500 WATER STREET DEPT J910
		JACKSONVILLE, FL 32202
103-203	130 CHURCH ST	ALMEIDA JOSE L, ALMEIDA MARIA T
		29 POND VIEW ROAD
		ACUSHNET, MA 02743
102-85	NASH RD	RIBEIRO REAL ESTATE, LLC,
		80 OLD KNOLL ROAD
		MARION, MA 02738
107-2	25 KING ST	PROACTIVE PHILANTHROPY INC,
		P O BOX 675
10= :		MARSHFIELD, MA 02050
107-1	RIGHT OF WAY	PENN CENTRAL CO, CONSOLIDATED RAIL CORP
		500 WATER STREET DEPT J910
102 106	400 E + B + E G =	JACKSONVILLE, FL 32202
102-100	400 EARLE ST	CARREIRO CARLOS A, CARREIRO GINA GARCIA
		400 EARLE ST
		NEW BEDFORD, MA 02746

February 24, 2021 Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as <u>376 Nash Road (Map: 102, Lot: 85,95,163,185)</u>. 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.

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<u>Parcel</u>	Location	Owner and Mailing Address
103-346	358 NASH RD	GRUNDY ANDREW D,
		340 NASH RD
		NEW BEDFORD, MA 02746
107-53	369 NASH RD	JOSEPH E DUPRE INC,
		369 NASH RD
		NEW BEDFORD, MA 02746
102-122	404 NASH RD	NASH POND BUSINESS PARK LLC
		404 NASH ROAD
		NEW BEDFORD, MA 02746



City of New Bedford, Massachusetts Department of City Planning



Attachment A

<u>Map</u>	<u>Lot</u>	Owner Name & Address	Deed Reference
102	85	NG 376 NASH LLC PO Box 7775, #73069 San Francisco, CA 94120	13933-22
102	95	NG 376 NASH LLC PO Box 7775, #73069 San Francisco, CA 94120	Cert. 25645
102	163	NG 376 NASH LLC PO Box 7775, #73069 San Francisco, CA 94120	13933-22
102	185	NG 376 NASH LLC PO Box 7775, #73069 San Francisco, CA 94120	13933-22

<u>Appendix</u>

(1) Owner's/Landlord's Name: NG Nash 376 LLC

(2) Title Reference to Property: Deed Book 13933 Page 22 / Cert. No. 25645

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

(3) If the Applicant is Not the Owner:

Provide:

- 1. Notarized authorization letter from owner to tenant or buyer for application for this permit (on letterhead);
- 2. Copy of Purchase & Sale agreement or lease, where applicable;

(In addition, for ZBA only)

3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

Bk: 13933 Pg: 22

2021 00131042

Cert: 25645 Doc: DEED BS Registered: 07/30/2021 01:18 PM



Bk: 13933 Pg: 22 Pg: 1 of 10 BS Doc: DEED 07/30/2021 01:31 PM

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REGISTERED & UNREGISTERED LAND QUITCLAIM DEED

RIBEIRO REAL ESTATE, LLC, a Massachusetts limited liability company having its usual place of business at 80 Olde Knoll Road, Marion, Plymouth County, Massachusetts, for consideration paid, and in full consideration of Two Million Five Hundred Thousand and 00/100 (\$2,500,000.00) Dollars grants to NG 376 NASH LLC, a Massachusetts limited liability company, having a mailing address of P.O. Box 777, #73069, San Francisco, CA 94120 with QUITCLAIM COVENANTS

PARCEL ONE - REGISTERED LAND

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

Southerly	by	the northerly line of Earle Street, forty-five (45) feet;
Westerly	by	land now or formerly of Flory Milling Co., ninety-seven (97) feet;
Northerly	by	land now or formerly of Pacific Realty, Inc., forty-five (45) feet; and
Easterly	by	lands now or formerly of Eileen Hartley and Benjamin Harrold et al., ninety-seven (97) feet.

All of said boundaries are determined by the Court to be located as shown on plan 35773A, drawn by Gerald M. Fitzgerald, Surveyor, dated July 1, 1968, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 53, Page 257, with Certificate of Title No. 10090.

MASSACHUSETTS EXCISE TAX
Bristol ROD South 901
Date: 07/30/2021 01:18 PM
Ctrl# 034255 09969 Doc# 90131042
Fee: \$11,400.00 Cons: \$2,500,000.00

Vacant lot of land north side of Earle Street, New Bedford, Massachusetts 376 Nash Road, New Bedford, Massachusetts

Vacant lot of land south side Nash Road, New Bedford, Massachusetts Vacant lot of land south side Nash Road, New Bedford, Massachusetts

Property addresses: Parcel One:

Parcel Three: Parcel Four:

Parcel Two:

- 2 -

For Grantor's title to Parcel One see deed dated January 27, 2001 and registered as Document No. 78910 and noted on Certificate of Title No. 19261 as filed in the Bristol County South Registry District of the Land Court.

PARCEL TWO - UNREGISTERED LAND

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

Beginning at a point in the northeasterly corner of the premises to be conveyed at the intersection of the south line of Nash Road with the west line of Church Street, all as shown on a Plan of Land hereinafter mentioned; thence

South 23° 12' 30"	East, by said west line of Church Street, eightynine and 84/100 (89.84) feet to the northeast corner of Parcel 1 as shown on said Plan of Land; thence
South 66° 48' 42"	West, by last named land, sixty-one and 65/100 (61.65) feet to a point for corner; thence
South 23° 18' 00"	East, by last named land, twenty-nine and 00/100 (29.00) feet to a point for a corner; thence
South 66° 48' 17"	West, last named land, twenty-four and 22/100 (24.22) feet to a point for corner; thence
South 23° 14' 08"	East, by last named land, fifty-six and 80/100 (56.80) feet to a point for a corner at an access easement for the benefit of this Parcel 2B; thence
South 66° 46' 02"	West, by last named land, ten and 50/100 (10.50) feet to a corner; thence
South 23° 14' 08"	East, still by last named land and in the center line of the west wall of a certain Existing Brick Building, as shown on said Plan of Land, two hundred twenty-six and 30/100 (226.30) feet by said centerline of said wall to a point for a corner in said center line of said west wall; thence
South 66° 50' 11"	West, by the centerline of a wall shown on said Plan of Land as a future party wall still by said Parcel 1, thirty-five and 47/100 (35.47) feet to a

Bk: 13933 Pg: 24

- 3 -

point for a corner; thence

South 23° 13' 54"	East, still by last named land, fifty-nine and 93/100 (59.93) feet to point for a corner at Parcel 2A as shown on said Plan of Land; thence
South 66° 47' 15"	West, by last named land, one hundred fourteen and 20/100 (114.20) feet to point for a corner at Parcel 3A as shown on said Plan of Land; thence
North 15° 12' 51"	West, by last named land, one hundred forty-four and 21/100 (144.21) feet to a point; thence
North 23° 10' 30"	West, by last named land, three hundred four and 88/100 (304.88) feet to a point for a corner; thence
North 66° 49' 30"	East, by last named land, twenty-nine and 66/100 (29.66) feet to a point for a corner; thence
North 23° 10' 30"	West, by last named land, forty-six and 15/100 (46.15) feet to a point for a corner at said south line of Nash Road; thence
North 76° 03' 00"	East, by said south line of Nash Road, one hundred ninety-eight and $50/100$ (198.50) feet to the place of beginning.

Containing 72,053 square feet or 1.65 acres, more or less, and being shown as Parcel 2B on Plan of Land entitled "Corrective Plan in New Bedford, Massachusetts", prepared for Ribeiro Real Estate LLC, Scale: 1" = 30' Date: February 5, 2007 Earl O. Phillips, Jr. Registered Professional Land Surveyor, 203 Belleville Road, New Bedford, MA 02745 and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 160, Page 47.

SUBJECT TO the easement to Commonwealth Electric Company by document dated September 13, 2002 and recorded in said Registry of Deeds in Book 5701, Page 319.

SUBJECT TO, an easement over and under that area of Parcel 2B shown on the above referenced Plan of Land as "Utility Easement to Parcel 1" as described in a deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

TOGETHER WITH, an easement over and under that area of Parcel 1 shown

Bk: 13933 Pg: 25

- 4 -

on the above referenced Plan of Land as "Access Easement to Parcel 2B" as described in said deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

SUBJECT TO, an easement to pass and re-pass by vehicular and pedestrian traffic over that area of Parcel 2B shown on the above referenced Plan of Land entitled "Cross Access & Loading Easement = 0.46 Acres", (hereinafter "Cross Access & Loading Easement Area") as described in said deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

TOGETHER WITH, an easement to pass and re-pass by vehicular and pedestrian traffic over that portion of the Cross Access & Loading Easement Area that is located on Parcel 1 as described in said deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

TOGETHER WITH, the non-exclusive right, license and easement to access, enter upon, over, above and into, from time to time the roof of the building conveyed in said deed to Café Funchal Real Estate, LLC, specifically including but not limited to a certain cricket roof area that is located above the structural roof of said building and to attach, locate, relocate, erect, construct, reconstruct, add to, extend, repair, replace, maintain, operate, inspect or remove any and all conduits, fixtures, plumbing and other piping, wires and meters, together with all equipment and other fixtures and appurtenances necessary or useful in connection therewith, for the supply of utilities, drainage and other services in and through, over, upon and above such structural roof area of said building as described in said deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

SUBJECT TO AND WITH THE BENEFIT OF a certain Party Wall and Roof Access License Agreement between the Ribeiro Real Estate, LLC and Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 195.

For Grantor's title to Parcel Two see deed of Carlos Ribeiro dated February 10, 2000 and recorded in Bristol County (S.D.) Registry of Deeds in Book 4622, Page 98, said Premises being a portion of the premises described in said deed.

PARCEL THREE - UNREGISTERED LAND

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

BEGINNING at a point in the southerly line of Nash Road, said point being westerly one hundred ninety-eight and 50/100 (198.50) feet from the southwesterly corner of Nash Road and Church Street, said point being the northeast corner of the premises to be conveyed and the northwest corner of Parcel 2B as shown on a Plan of Land hereinafter mentioned; thence

South 23° 10' 30"	East, forty-six and 15/100 (46.15) feet by last named land to a point for a corner; thence
South 66° 49' 30"	West, twenty-nine and 66/100 (29.66) feet by last named land to a point for a corner; thence
South 23° 10' 30"	East, three hundred four and 88/100 (304.88) feet by last named land to a point; thence
South 15° 12' 51"	East, one hundred forty-four and 21/100 (144.21) feet by last named land to a point for a corner at Parcel 3B as shown on a Plan of Land hereinafter mentioned; thence
South 66° 47' 15"	West, forty-seven and 85/100 (47.85) feet by last named land to a point for a corner at land now or formerly of Penn Central Co.; Consolidated Rail Corp.; thence
North 31° 07' 08"	West, one hundred fifty-three and 83/100 (153.83) feet by last named land to a point for a corner; thence
South 65° 45' 17"	West, sixteen and 50/10 (16.50) feet by last named land to a point for a corner; thence
North 27° 36' 59"	West, three hundred sixty-nine and 50/100 (369.50) feet by last named land to a point for a corner at the southerly sideline of Nash Road; thence
North 76° 03' 00"	East, one hundred sixty-six and 00/10 (166.00) feet by the southerly sideline of Nash Road to the point of beginning.

Containing 54,638 square feet or 1.25 acres, more or less, and being shown as Parcel 3A on Plan of Land entitled "Corrective Plan in New Bedford, Massachusetts", prepared for Ribeiro Real Estate LLC, Scale: 1" = 30' Date:

Bk: 13933 Pg: 27

February 5, 2007 Earl O. Phillips, Jr. Registered Professional Land Surveyor, 203 Belleville Road, New Bedford, MA 02745 and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 160, Page 47.

SUBJECT TO, a taking by the Massachusetts Bay Transportation Authority dated March 12, 2020 and recorded in said Registry of Deeds in Book 13144, Page 116.

For Grantor's title to Parcel Three, see deed of J. Henry Soares to Ribeiro Properties, LLC dated July 11, 2005 and recorded in Bristol County (S. D.) Registry of Deeds in Book 7650, Page 189, said Premises being a portion of the parcel as described in said deed. See also the Certificate of Merger of Ribeiro Properties, LLC into Ribeiro Real Estate, LLC dated July 29, 2009 and recorded in said Registry of Deeds in Book 9472. Page 241.

PARCEL FOUR - UNREGISTERED LAND

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

Beginning at a point in the southwest corner of the parcel to be conveyed at a point in the north line of Earle Street and at southeast corner of land now or formerly of Penn Central Co., all as shown on a Plan of Land hereinafter mentioned; thence

North 13° 45' 00"	West, by last named land, ninety-seven and 00/100 (97.00) feet to a point for a corner; thence
South 76° 15' 00"	West, fifty and 32/100 (50.32) feet to a point for a corner at land now or formerly of Penn Central Co.; Consolidated Rail Corp.; thence
North 31° 07' 08"	West, by last named land, one hundred twenty-one and 17/100 (121.17) feet to a point for a corner at Parcel 3A as shown on said Plan of Land; thence
North 66° 47' 15"	East, by last named land and by Parcel 2B as shown on said Plan of Land, one hundred sixty-two and 05/100 (162.05) feet to a point for a corner at Parcel 1 as shown on said Plan of Land; thence
South 23° 13′ 54″	East, by last named land, nine and 06/100 (9.06) feet to a point for a corner; thence
North 69° 54' 22"	East, still by last named land, thirteen and 02/100

Bk: 13933 Pg: 28

- 7 -

(13.02) feet to a point for a corner; thence

South 21° 38' 22" East, still by last named land, one hundred thirtysix and 08/100 (136.08) feet to a point for a corner;

thence

North 76° 15' 00" East, by last named land, twenty-eight and 54/100

(28.54) feet to a point for a corner at a lot of land described on said Plan of Land as "Map 102 Lot 95

Area = 4,365 SF (Land Court Lot)"; thence

South 13° 45' 00" East, ninety-seven and 00/100 (97.00) feet, by last

named land to a point for a corner in said north line

of Earle Street; thence

South 76° 15' 00" West, by said north line of Earle Street, one

hundred thirty-five and 00/100 (135.00) feet to the

place of beginning.

Being shown as Parcel 2A, containing 31,070 square feet or .71 acres, more or less, and Parcel 3B, containing 3,747 square feet or .09 acres, more or less, on Plan of Land entitled "Corrective Plan in New Bedford, Massachusetts", prepared for Ribeiro Real Estate LLC, Scale: 1" = 30' Date: February 5, 2007 Earl O. Phillips, Jr. Registered Professional Land Surveyor, 203 Belleville Road, New Bedford, MA 02745 and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 160, Page 47.

For Grantor's title to Parcel Four: (i) for Parcel 2A as shown on the above referenced Plan of Land, see deed of Carlos Ribeiro dated February 10, 2000 and recorded in Bristol County (SD) Registry of Deeds in Book 4622, Page 98, being a portion of the premises described in said deed; and (ii) for Parcel 3B as shown on the above referenced Plan of Land, see deed of Ribeiro Properties, LLC dated November 10, 2006 and recorded in said Registry of Deeds in Book 8402, Page 193.

SUBJECT TO the easement to Commonwealth Electric Company by document dated September 13, 2002 and recorded in said Registry of Deeds in Book 5701, Page 319.

SUBJECT TO a certain Activity and Use Limitation dated December 21, 2005 and recorded in said Registry of Deeds in Book 7977, Page 47, as the same was amended by a Confirmatory Amendment dated June 21, 2007 and recorded in said Registry of Deeds in Book 8697, Page 121, as the same was amended by a Termination dated February 8, 2008 and recorded in said

Bk: 13933 Pg: 29

-8-

Registry of Deeds in Book 8939, Page 257 and by a Confirmatory Activity and Use Limitation dated February 8, 2008 and recorded in said Registry of Deeds in Book 8939, Page 262.

SUBJECT TO, an easement to pass and re-pass by vehicular and pedestrian traffic over that area of Parcel 2A shown on the above referenced Plan of Land entitled "Cross Access & Loading Easement = 0.46 Acres", (hereinafter "Cross Access & Loading Easement Area") as described in a deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

TOGETHER WITH, an easement to pass and re-pass by vehicular and pedestrian traffic over that portion of the Cross Access & Loading Easement Area that is located on Parcel 1 as described in said deed to Café Funchal Real Estate, LLC dated November 10, 2006 and recorded in said Registry of deeds in Book 8402, Page 188.

The Grantor is not classified for the current taxable year as a corporation for federal income tax purposes.

Said premises are conveyed subject to real estate taxes for the current fiscal year, which the Grantee by the acceptance of this deed, hereby assumes and agrees to pay.

IN WITNESS WHEREOF, the said RIBEIRO REAL ESTATE, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by CARLOS RIBEIRO, its Manager hereunto duly authorized, this 347 day of July, 2021.

Ribeiro Real Estate, LLC

By:

Carlos Ribeiro, Manager

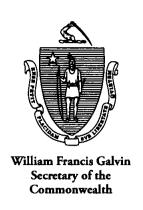
COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this A day of July, 2021, before me, the undersigned notary public, personally appeared CARLOS RIBEIRO, as Manager whose identity was proved to me through [X] personal knowledge [] oath or affirmation of ______ who personally knows the signatory [] viewing of the signatory's valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.



Matthew J. Downey, Notary Public My Commission Expires: 03-11-2022 Bk: 13933 Pg: 31



The Commonwealth of Massachusetts Secretary of the Commonwealth State House, Boston, Massachusetts 02133

July 12, 2021

TO WHOM IT MAY CONCERN:

I hereby certify that a certificate of organization of a Limited Liability Company was filed in this office by

RIBEIRO REAL ESTATE, LLC

in accordance with the provisions of Massachusetts General Laws Chapter 156C on January 14, 2000.

I further certify that said Limited Liability Company has filed all annual reports due and paid all fees with respect to such reports; that said Limited Liability Company has not filed a certificate of cancellation; that there are no proceedings presently pending under the Massachusetts General Laws Chapter 156C, § 70 for said Limited Liability Company's dissolution; and that said Limited Liability Company is in good standing with this office.

I also certify that the names of all managers listed in the most recent filing are: CARLOS RIBEIRO, MARK C. RIBEIRO

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: CARLOS RIBEIRO, MARK C. RIBEIRO

The names of all persons authorized to act with respect to real property listed in the most recent filing are: CARLOS RIBEIRO, MARK C. RIBEIRO



In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

Secretary of the Commonwealth

Villian Travino Galicin

Processed By:IL

North 13° 45' 0

North 21: 38: 22"

Figurous County, Manashmusta, for noniteration paid, and in full inscidention of Egyle Monder Fight Plansmand and 90101 Edge, 000 000 Dollars greate is CAFF FUNCHAL IERAL ESTATE, LLC. a Manashmusta Limited Labellity, Ongoney, having a mining address of 1000 Academic Avenue, New Bedderd, Manaschusette 02166 with QUITCLAIM COUNTNAMED.

The Lund in New Bedderd, Manaschusette 02166 with QUITCLAIM countries of the C

South 23° 12" 30"	East, by said west line of Church Street, two hundred ninety-eight and 76/100 (298.70) feet to a point; thence
South 30° 01' 25"	East, by east west line of Church Street, two

l	hundred ninety-eight and 15/100 (298.15) feet to a
l	point for corner at land now or formerly of
l	Antonio F. & Ana M. Amaral: thence
l	

(94.70) feet to a point for a corner at other land of
this Granter shows on said Plan of Land as "Man
102 Let 95 Area = 4,355 SF (Land Court Let);
thence

0-	West, by last named land, fifty and 00/100 (50.00)
	feet to a onener; thence

South 76" 15" 00"	West, still by last named land and by Parcel 2A as
H	shown on said Plan of Land, seventy-three and
ll	54/100 (73.54) feet to a corner; thence

	and 08/100 (136.08) feet to a corner; thence
	We come to the terminal

	(13.52) feet to a corner, thence
North 23° 13′ 54°	West, still by last named land and by Percel 2B su-

shown on said Plan of Land, sixty-eight and 99/100 (68,89) feet to a corner; thence

West, by last named land, one hundred thirty-six

North 66° 50° 11° East, by lisst named land, thirty-five and 47/100 (35, 47) feet to a point for a corner in the center line of the west wall of a certain Existing Brick Building, as shown on said Plan of Land; thence

North 23° 14' 08" West, still by hast named land and in the conter line of said west wall, two handred twenty-six and 302'100 (225' 30) feet to a point for a corner in said center line of said west well, thence

(10.59) feet to a corner; thence

Rast, still by last named land, ten and 50/100.

North 68" 46" 00"

North 23" 14" 06" West, still by last named land, fifty-six and 80/100 (56.80) feet to a point for a corner, thence

North 65° 48° 17° East, still by last named land, twenty-four and 22′ 100 (24.23) first to a corner; thence

North 23° 18° 00° West, still by last named land, twenty-nine and 00'100 (28.00) feet to a point for a corner in the center line of the north wall of a said Existing Brick Building, as shown on said plut of land; thence

North 66° 46' 42" East, still by last named land and in the center line of said north wall, sixty-one and 65/190 (61.65) feet to the place of beamning.

Containing 63,110 equies feet or 1.45 areas, more or less, and being above as Parcel 1 or Enno C and entitled "Agapters" AN England Plan" in New Loctford, Massachusetts prepared for Ribeiro Real Easte LLC, Scale: 1° = 30' Date: -Up 14, 2005 Earl O. Philipse. Jr. Registered Puriosiscal. LLC, Scale: 1° = 30' Date: -Up 14, 2005 Earl O. Philipse. Jr. Registered Puriosiscal. End Control Surveyor, 303 Reldwellis Read, New Redford, MA 80245 and recorded in the Rividal County & Date In Plant Surveyor.

For Granter's title see deed of Carles Ribaire dated Pelmany 10, 2009 and recorded in Pintal County (S.D.). Registry of Penels in Rock 4802, Page 88, mid Premises being a pertian of Parcel IV as described in said deed. Son also deed of Elisen Harriey dated April 10, 2002 and recorded in said Registry of Deeds in Book 6471, Page 182.

SUBJECT TO AND WITH THE BENEFIT OF a certain Party Wall and Roof Access License Agreement between the Granter and Grantee dated of even date between and to be recorded herewith.

TOGSTHERWITH, as appersuant to Granter's concerning of the land concept the only a supposal view consents over the care marked on the above referenced Plaz of Land entitled. Wher Exament 587:15 587: the shower ferenced Plaz of Land entitled. Wher Exament 587:15 587: and conditions. Granter its secreaser and assigns agree that no building or other structure in encount of four 670 feet in highly will be recorded upon any portion of the View Exement Area, without Granter's or its assurances and assigns of the View Exement Area, without Granter's or its assurances are suggested.

the building hersin conveyed to Granze, across the View Essencest Area southerly from Nush Read; provided however, that Granter on die successors and assigns shall have the right and hersby reserves the right to locate, relocate, erest, construct, reconstruct, add is, estiend, repair, replace, maintain, operate, inapect or remove its existing pole sign in such View Essentent Area.

TOOCHUER WITE, as apportunate to Genetical wavenship of the land conveyed hereby, the perpetual right and escentent to locate a gin with the name of Genetical business on Genetical transcript and the proposal properties of the specific provides that any condition than department of exception demands, thall be in conforming with and shall not observed to blook Genetical wavening with and shall not observed to blook Genetical wavening with an observed that of the period and the provided that Oranice shall not place; release or regime or regime or Genetical wavening of the provided that of the

TOGETTER WITH. as appurtment to Granteel ownership of the of the had morecode breely, he perpetual near-calcular right and essential in common with Grantee its monomers and assigns over nod under that area marked in the above relaterable Plant & Land are Visitly Examents to Parad 11, to Jonate, related, required, recountreed, sald for, selected repair, replace maintains, special, appared or recover set ories, merical and series produced to the product of the production of the production to concertain therewish, for the transmission of electrical services to the pared of salad lateria, concerpt of Grantees.

NOGETHER WITH, sa appurtament to Grantee's ownership of the land surveyed havely, the prepretatal non-reclusive right and essencent in crossnon with Grantee its accessors and assigns to pass and re-pass by vehicular and production termition over that persion of the arca market don the above referenced Plan of Land entitled "Grass Across & Landing Essencent o 0.45 and Canadors required land."

RESERVING to the Grantor, its screeners and assigns, as a popurisonal to the wavenishing of Transitive adjacent lead and beldings point golven on and Plan If Land an Parcela 28 & 24, the propertial nine-endusive right not consensed, in cummon with Greater the succession and assigns to pose and or peach which are not golvestrate traffic ower that potton of the Tran Access & Charles Zianesen-Arac that is located on the land converged hereity to contract the Charles of the Charles and Charl

RESERVING is the Granter, it is occasion and usings, a apparences to (inmortance) of Granter adjusted into all couldings from prices on the Planter and the prices of RESERVANCE to the Genation, he accessions and unsigns, as apportments to he convenight of Genation and quarter instant to habitings plering shows on the Plein as Devel 2BL, (i) the non-esselvance rigids, i tenses and occasion it is common and the same shows the plein of the common should be a support to the common should be a support of the com

-4-

SUBJECT TO the easement to Commonwealth Electric Company by document dated September 13, 2002 and recorded in said Registry of Deeds in Book 5701, Page 319.

This conveyance does not represent all or substantially all of the Gruntor's assets located in the Commonwealth of Massachusetts.

Said premises are conveyed subject to real extete taxes for the current fiscal year, which the Grantee by the acceptance of this deed, hereby assumes and agrees to pay.

IN WITHERS WHEREOF, the said RIBERTO IRSAL ESTATE, LLC has curved its exporate seal to be bereto affixed and those presents to be signed, acknowledged and delivered in its name and behalf by CARLOS RIBERIO, its Manager harewate duly authorized, this 10th day of November, 2006.

By: Corjon Ebeiro, Manager

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c₩ \$3674.00

- 5 -COMMONWEALTH OF MASSACHUSETTS

Bristel, ss. November 10, 2006

On this 10th day of November, 2006, before me, the undersigned notary public, personally appeared CARLOS RIBEIRO, whose identity was proved to me through [X] personal knowledge ill eath or affirmation of

who personally knows the signatury [] vicwing of the signatory's valid driver's license to be the person whose name is signed on the preceding or attached document, and acknowledged to me that the signatory signed it voluntarily for its stated purpose.

> Matchew J. Downey, Notary Public My Commission Expires: 4/4/08

Bk: 13144 Pg: 116

Bk: 13144 Pg: 116 Pg: 1 of 2 BS Doc: OT 03/12/2020 10:08 AM

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MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

ORDER OF TAKING No. 751
CITY OF NEW BEDFORD
NEW BEDFORD BRISTOL COUNTY

WHEREAS, The Massachusetts Bay Transportation Authority (the "MBTA"), a body politic and corporate and a political subdivision of the Commonwealth of Massachusetts established by General Laws, Chapter 161A, deems it necessary for the purpose of providing and extending mass transportation in said Commonwealth and for the purpose of performing such other work as may be necessary in connection therewith, under the power granted to the MBTA by General Laws, Chapter 161A, Section 3 (o), and in accordance with the provisions of General Laws, Chapter 79, to take for and on behalf of the MBTA certain interests in land located in the City of New Bedford, Bristol County, Massachusetts, described as follows:

A. Parcel Taken for Permanent Easement

For Title Reference

<u>Parcel</u>	Square Feet ±	<u>Book</u>	<u>Page</u>	Registry
NBML-77-PE	11,076	7650	189	New Bedford Bristol County

The aforementioned parcel is shown on the following plan recorded herewith entitled:

"Massachusetts Bay Transportation Authority, South Coast Rail – Phase 1 Parcel NBML-77-PE Land Acquisition Plan – City of New Bedford Bristol County", dated 4/1/2019, as prepared by VHB HNTB.

MBTA Real ESTATE 10 Park Plaza Boston, MA 02116 Bk: 13144 Pg: 117

NOW, THEREFORE:

- 1. A permanent non-exclusive easement is hereby taken in the parcel of land more particularly identified in Section A of this Order of Taking for the purpose of access and egress to and from Nash Road and the railroad right-of-way, the installation, operation, maintenance, repair, and replacement of underground gas and electric utilities, for railroad operations purposes, and for any and all other transportation purposes as may be determined to be necessary and appropriate by the MBTA. The permanent easement hereby taken shall permit the MBTA to remove the trees, vegetation, and all other improvements on said parcel. Such taking is made under the power granted to the MBTA by General Laws, Chapter 161A, Section 3(o), and by virtue of every other power thereto enabling, and is made in accordance with the requirements of General Laws, Chapter 79.
- 2. The parcel identified in Section A of this Order of Taking is a portion of property that is subject to a Notice of Activity and Use Limitations dated December 21, 2005 recorded with the New Bedford Bristol County Registry of Deeds in Book 7977, Page 47 dated 2/8/08. A Confirmatory Notice is recorded in Book 8939 Page 262 dated 2/8/2008.
- 3. For damages sustained by persons in the parcels taken herein, and in accordance with the provisions of General Laws, Chapter 79, Section 6, as amended, awards will be made.

<u>Parcel</u>

NBML-77-PE

Supposed Owner

Ribeiro Real Estate, LLC

IN WITNESS WHEREOF, in the name and on behalf of the MBTA, I hereto set my hand this day of Macu. 2020

Executed as a sealed instrument.

MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

Richard Henderson

Chief Real Estate Officer MBTA

PROJECT NARRATIVE PROPOSED SOLAR ARRAY NEXTGRID, INC. 376 NASH ROAD NEW BEDFORD, MASSACHUSETTS

1.0 PROJECT OVERVIEW

On behalf of our clients, NextGrid, Inc., Field Engineering Co. Inc. has prepared this Project Narrative to accompany Permit Applications for the construction of proposed solar array to be located at 376 Nash Road in the City of New Bedford Massachusetts. The proposed array will consist of five carport canopy structures and a rooftop array capable of producing approximately 1.2 MW DC (0.5 MW AC) or energy. The proposed array will also be equipped with an energy storage container which will allow the project to provide a more consistent flow of energy into the existing power grid. Permit applications being filed for the array include a Site Plan Review filing with the City of New Bedford Planning Board in accordance with Section 5400 of the City of New Bedford Comprehensive Zoning By-Law and a Variance Petition with the City of New Bedford Zoning Board of Appeals in accordance with Sections 2700, 2720, and 2730. The applicant is also filing a Request for Determination of Applicability with the New Bedford Conservation Commission due to the close proximity of the project to existing bordering vegetated wetlands across the existing railroad right of way to the west of the project site.

A summary of the proposed array is provided below:

Location	Number of Modules	System Size (MW DC)
Carport 1	500	0.225
Carport 2	545	0.245
Carport 3	408	0.184
Carport 4	138	0.062
Carport 5	112	0.050
Roof Top	857	0.386
TOTAL	2,576	1.152 MW DC (0.50 MW AC)

The existing uses within the site will remain unchanged as a result of the project and the existing site will continue to be accessed via a driveway curb cut off of Nash Road. Additional access to the site is provided through an access and utility easement over the adjacent

property along Church St. The proposed array will tie into the existing electric infrastructure along Church St via an underground conduit connection.

2.0 EXISTING CONDITIONS

The proposed array will be located on a number of parcels of land that comprise the 376 Nash Road property. These parcels are shown as City of New Bedford Assessors Map 102, Lots 85, 95, 163, and 185. The property is bounded to the North by Nash Road, to the South by Earle Street, to the West by an existing railroad right of way owned by the MBTA and to the East by an existing private property which is owned by a religious organization.

The existing site is approximately 3.80 Acres and is now owned by NG 376 Nash LLC. There is an existing 63,000 gross square foot two story industrial building on the site that will remain following installation of the array. The site is also comprised of two paved parking areas and an extensive gravel parking and loading area. There is also an existing grassed/vegetated area between the gravel parking and loading area and the existing rail right of way. There are no existing wetlands and the property. According to the last Federal Emergency Management Agency (FEMA) Flood Insurance mapping of the area, Community Panel No. 255216-0391-H dated 7/6/2021, no portions of these properties fall within a Special Flood Hazard area. Additionally, no portion of the project site is located within any mapped habitat according to the latest Natural Heritage and Endangered Species Program (NHESP) mapping.

3.0 PROPOSED CONDITIONS

3.1 PROPOSED SOLAR PANEL ARRAYS

The overall project consists of the construction of an approximate 1.2 megawatt-DC (0.5 megawatt-AC) assemblage of PV power generating facilities on the subject parcels of land as described above. The assemblage will consist of almost 2,00 individual solar panels mounted on a carport canopy structure over existing parking and loading areas or on the roof of the existing building. Three of the proposed carport canopies will be raised a minimum of 14.5' off the ground to allow for most vehicular access to pass under the panels as necessary to traverse the site. The remaining two canopies will be raised a minimum of 10' off the ground to allow typical passenger vehicles to pass under and park as necessary. The proposed foundation posts for the carport structures have been strategically placed to minimize obstructions to existing loading facilities within the existing building. The power produced will also feed an energy storage system located on site which will distribute power to the grid at times of low energy production due to darkness or cloud cover.

The individual solar panels currently proposed will produce approximately 450 watts of power (panel selection and wattage will depend on availability at time of construction) and measure approximately 3.5 feet by 6.4 feet. The anticipated noise from the solar facility is minimal

and only occurs during the day, directly adjacent to the power inverters, switchgear, and transformer equipment. The inverters, switchgear, transformers, and metering equipment will be placed on concrete pads and will not require any running water or sewage facilities. The proposed assemblage will be tied into the existing Eversource infrastructure located along Church Street. The proposed carport canopy facility will take approximately 2-3 months to construct and the roof top facility will take approximately 1-2 months to construct. The estimated construction cost is to be determined pending construction costs associated with the interconnection of the project which can fluctuate significantly depending on utility design.

A summary of the array, including size of project and number of panels is provided in the following table below:

Location	Number of Modules	System Size (MW DC)	Canopy Footprint (SF)
Carport 1	500	0.225	12,000 SF+/-
Carport 2	545	0.245	13,000 SF +/-
Carport 3	408	0.184	9,800 SF +/-
Carport 4	138	0.062	3,900 SF +/-
Carport 5	112	0.050	2,700 SF +/-
Roof Top	857	0.386	N/A
TOTAL	2,576	1.152 MW DC (0.50 MW AC)	

3.2 STORMWATER MANAGEMENT SYSTEM NARRATIVE

The proposed stormwater management system has been designed to comply with DEP's stormwater management standards that were incorporated into the regulations on January 2, 2008 (see 310 CMR 10.05(6)(k)) and incorporates a number of Best Management Practices (BMPs), as prescribed in the Department of Environmental Protection Stormwater Management Handbook. These practices include structural and non-structural measures providing stormwater quantity and quality management. These BMPs will function to minimize potential adverse water quality impacts to the surrounding wetland ecosystem. The following narrative describes the temporary and permanent stormwater BMPs proposed for the site development. A DEP Stormwater Management Form Checklist prepared by a Registered Professional Engineer, available recharge volume calculations for the permanent stormwater BMPs and a Post Construction Operation and Maintenance Plan with Long Term Pollution Prevention Plan are included as attachments to this Narrative.

The proposed stormwater management plan has been developed based on the projected site conditions and the present condition of the water resource areas and adjacent properties that receive stormwater runoff from the site. The proposed BMPs have been designed to comply with the Massachusetts Stormwater Management Handbook.

There is minimal impervious area being proposed for this project as the project simply consists of the installation of carport canopy structures over the existing ground cover on the property. Minimal additional impervious surface is proposed and consists only of the small concrete equipment pads proposed to support the inverters, transformer, and energy storage system associated with the project. The proposed stormwater management plan focuses on the temporary impacts of stormwater runoff on adjacent properties during construction and includes the installation and maintaining of erosion control BMP's around the construction zone to until such time as the site is fully stabilized with vegetation. The site will be inspected on a regular basis to ensure that full stabilization of the site is maintained and there are no erosion or sedimentation issues on adjacent properties. As the plans show, the applicant is proposing to install crushed stone edge drain infiltration trenches along the westerly edge of the gravel/paved parking areas to intercept water that may run off the existing paved and gravel parking and loading areas and promote infiltration of the water into the soils. Additionally, the applicant is also proposing to construct two planted depression areas which shall provide additional recharge and treatment of the runoff coming from the existing paved and gravel surfaces. These BMPs will serve to improve the overall characteristics of the runoff that leaves the site. While the areas beneath the canopies will still be available for infiltration (where not paved), we have included the entire canopy footprint in the calculations for the required recharge volume on the project site (below).

In addition, the materials used to construct the solar array are not considered hazardous and have no liquid components that could potentially contaminate the groundwater. The only fluids on-site would be contained within the transformers and inverters and are stored in self-contained vessels at the equipment location. As mentioned previously, the site is monitored remotely and any issues that may arise will be addressed immediately.

The site contractor will use appropriate erosion control and best management practices during construction. This includes appropriately sized sediment basins for dewatering, the installation of straw wattles and silt fence along the limits of work of the project, the use of erosion control blankets or mats or straw mulch on exposed slopes for stabilization, and the use of designated construction entrances enhanced with crushed stone to prevent off-site vehicle tracking of sediment.

Recharge Volume Calculations

Carport Canopy Footprint: 41,400 SF

Building Footprint: 40,000 SF

Recharge Volume: 1 Inch over Impervious = 6,783 CF

Recharge Volume Provided:

Vegetated Depression Area #1: 4,061 CF Vegetated Depression Area #2: 548 CF

Crushed Stone Edge Drain (Assuming 40% Voids): 2,504 CF

Total Recharge Volume Provided: 7,113 CF

4.0 COMPLIANCE WITH NEW BEDFORD COMPREHENSIVE ZONING BYLAWS

4.1 ZONING BYLAW – DECISION CRITERIA SITE PLAN REVIEW (NEW BEDFORD ZONING SEC. 5400)

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;

There will be no cuts and fills, trees over six-inch caliper or large removed, stone walls removed or wetland vegetation displaced as a result of this project. While there is no change in the existing ground cover for the site, stormwater management features have been proposed to promote infiltration of the runoff into the underlying soils, thereby reducing the extent of stormwater flow from the site. Additionally, erosion control measures will be in place on-site for the duration of construction to minimize the potential for soil erosion from the property.

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

There will be no change in the pedestrian or vehicular access to and from the site as a result of this project.

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

There are no scenic views from the publicly accessible locations on the site.

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;

There are no proposed changes to the layout and visibility of the parking and storage areas on the site which can be viewed from public ways or premises which are residentially used or zoned. The applicant is proposing to install additional screening plantings around the proposed equipment pads along the Church Street frontage to minimize the visual impacts

of the project. Additionally, the applicant is also proposing to install a row of Leyland Cypress plantings along Nash Road within an existing grassed strict to enhance the visual impacts of the property in this location.

5475. Minimize glare from vehicle headlights and lighting fixtures;

There is no additional site lighting proposed as a result of this project.

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

Not applicable-No new buildings proposed.

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;

Not applicable-There are no solid and/or liquid wastes or hazardous substances that will result from the proposed solar array.

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

The proposed project will require a Variance from the City of New Bedford Zoning Board of Appeals for the various carport structures on the property as they will encroach into the required building setbacks.

In accordance with Section 3147 of the Comprehensive Zoning By-Law, the applicant respectfully requests that the Planning Board allow the continued use of the gravel parking and loading areas on the site. Vehicles traversing to and from the facility will be traveling over paved surfaces (as in existing conditions) before reaching the public ways and this condition has not resulted in adverse conditions on the existing adjacent public ways.

5479. Minimize damage to existing adjacent public ways.

There will be no damage to existing adjacent public ways as a result of construction of this project. Any trench excavations within the public ways associated with the interconnection will be restored in accordance with City of New Bedford Department of Public Infrastructure Standards and Specifications.

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.

There will be no substantial change to the internal circulation within the site. The carport canopy structures have been designed to provide a minimum vertical clearance of between 10' and 14.5' feet to allow vehicular traffic to continue to flow beneath the panels. Additionally, the carport canopy foundations have been strategically placed to allow for unhindered truck turning movements into and out of the loading areas on-site. Adequate space has been provided between the existing building and proposed carport array to provide adequate access for emergency vehicles.

4.2 ZONING BYLAW – REQUIRED FINDINGS FOR GRANTING A VARIANCE (MASS GENERAL LAWS CH. 40A SEC. 10)

A. Describe any circumstances relating to soil conditions, shape or topography which especially affect the land or structure in question but that doesn't generally affect the zoning district in which your premises is located:

The proposed carport canopy solar array is located within 1.2 feet of the side yard setback to the railroad "right of way" to the west and 1.2 feet of the side yard setback to an existing property line to the east which bisects a shared parking lot between the two properties. The array is also proposed to be 11.4' from the layout line of Earle Street to the south, 12.0' from the layout line of Nash Road to the north and 21.3' from a rear property line also associated with the rail. The required setbacks from all property lines are 25 feet in the Industrial Zoning District.

Given the unique shape and size of the subject parcels including the location of the existing building, there is only limited area on site which could sufficiently support the proposed carport canopy structures as shown on the plans. The only portion of the site available to locate these structures is to the south and west of the existing building. Additionally, the location of loading docks on the existing building limits the amount of available land area to situate the proposed structures due to the required truck turning movements into and out of the site. These conditions impact the subject parcels in such a way that is unique to this location and doesn't generally affect the zoning district in which the parcels are located.

With regards to the variance for required green space on the subject parcel, there is no substantial change in the overall ground cover for the project with the exception of the minor concrete pads associated with the equipment. The existing gravel and paved parking and loading areas are used to support the operations within the building and are not being revised as a result of this project. The project will lead to an overall improvement to the area given the installation of stormwater BMP's as described in this parrative.

B. Describe how circumstances unique to your land or structure would mean a substantial hardship to you if the city were to literally enforce the zoning ordinance:

Literal enforcement of the Zoning Ordinance with regards to setbacks would significantly reduce the amount of available area for the proposed carport arrays, therefore making the project financially unfeasible to construct. The applicant is required to provide sufficient size in the array to produce enough power to justify the interconnection costs associated with the project. Additionally, literal enforcement of the Zoning Ordinance with respect to green space would require the applicant to remove significant portions of the existing gravel and/or paved parking areas which currently support operations within the building. These operations will remain unchanged as a result of the project and reducing these areas would create a hardship for these operations.

C. Describe how granting you relief would not take away from the purpose of the city's zoning ordinance:

The applicant is request relief from the front yard setbacks along Earle Street and Nash Road to 11.4' and 11.8' respectively. We feel that granting this relief will not take away from the purpose of the city's zoning ordinance as these structures will have minimal impact on the neighboring properties. For the carport structure along Nash Road, it will be set at a location and height that will not impact sight distances for vehicles entering and leaving the location. These structures are being proposed over existing paved parking areas and will not require the removal of any vegetated buffers. The carport situated along Earle Street is located north of the street and adjacent residential uses, therefore it will not create any shading impacts on these properties.

The applicant is also requesting relief from the side yard and rear yard setbacks associated with the adjacent railroad "right of way" and church property. We respectfully submit that these structures will have no impact to these properties especially the church property which shares the parking and loading areas to the south of the building with the subject parcel owner. As described above, there are no significant changes to the existing conditions related to green space on the subject parcels.

D. Describe why nobody else would be hurt if the city granted your requested zoning relief:

For the reasons described above, we submit to the Board that these carport arrays would not negatively impact the surrounding structures or the City in general if the requested zoning relief were to be granted. The proposed project would be an improvement to conditions locally as improved stormwater management would result, reducing the impacts of runoff from this property on City infrastructure and adjacent properties. The proposed project would also be an improvement to conditions globally as it will be a continued source of renewable green energy therefore reducing the carbon footprint of the facility on the environment.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals. This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8²
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

¹ The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

² For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



Massachusetts Department of Environmental Protection Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

RICHARD A. RICGO III GIVIL No. 45006	Signature and Parte
	Checklist
Project Type: Is the application redevelopment?	on for new development, redevelopment, or a mix of new and
New development	
⊠ Redevelopment	
Mix of New Development	and Redevelopment



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project: No disturbance to any Wetland Resource Areas ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks) Reduced Impervious Area (Redevelopment Only) Minimizing disturbance to existing trees and shrubs □ LID Site Design Credit Requested: Credit 1 Credit 2 Credit 3 Use of "country drainage" versus curb and gutter conveyance and pipe ⊠ Bioretention Cells (includes Rain Gardens) ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs) Treebox Filter ☐ Water Quality Swale ☐ Grass Channel ☐ Green Roof Other (describe): Standard 1: No New Untreated Discharges No new untreated discharges Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued) Standard 2: Peak Rate Attenuation (N/A as there is minimal change to ground cover being proposed) Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding. Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm. Calculations provided to show that post-development peak discharge rates do not exceed predevelopment rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24hour storm. Standard 3: Recharge (N/A as there is minimal new impervious areas being proposed) Soil Analysis provided. Required Recharge Volume calculation provided. Required Recharge volume reduced through use of the LID site Design Credits. Sizing the infiltration, BMPs is based on the following method: Check the method used. Static Simple Dynamic Dynamic Field¹ Runoff from all impervious areas at the site discharging to the infiltration BMP. Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume. Recharge BMPs have been sized to infiltrate the Required Recharge Volume. Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason: Site is comprised solely of C and D soils and/or bedrock at the land surface Solid Waste Landfill pursuant to 310 CMR 19.000 Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable. Calculations showing that the infiltration BMPs will drain in 72 hours are provided. Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

¹ 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



Massachusetts Department of Environmental ProtectionBureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Cł	necklist (continued)
Sta	andard 3: Recharge (continued)
	The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
	Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.
Sta	ndard 4: Water Quality (TSS REMOVAL NOT APPLICABLE)
The	E Long-Term Pollution Prevention Plan typically includes the following: Good housekeeping practices; Provisions for storing materials and waste products inside or under cover; Vehicle washing controls; Requirements for routine inspections and maintenance of stormwater BMPs; Spill prevention and response plans; Provisions for maintenance of lawns, gardens, and other landscaped areas; Requirements for storage and use of fertilizers, herbicides, and pesticides; Pet waste management provisions; Provisions for operation and management of septic systems; Provisions for solid waste management; Snow disposal and plowing plans relative to Wetland Resource Areas; Winter Road Salt and/or Sand Use and Storage restrictions; Street sweeping schedules; Provisions for prevention of illicit discharges to the stormwater management system; Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
•	Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan; List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
	A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent. Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
	is within the Zone II or Interim Wellhead Protection Area
	is near or to other critical areas
	is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
	involves runoff from land uses with higher potential pollutant loads.
	The Required Water Quality Volume is reduced through use of the LID site Design Credits.

applicable, the 44% TSS removal pretreatment requirement, are provided.



Massachusetts Department of Environmental ProtectionBureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)
Standard 4: Water Quality (continued)
☐ The BMP is sized (and calculations provided) based on:
☐ The ½" or 1" Water Quality Volume or
The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.
Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs) NOT APPLICABLE
 The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report. The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted <i>prio</i> to the discharge of stormwater to the post-construction stormwater BMPs.
☐ The NPDES Multi-Sector General Permit does <i>not</i> cover the land use.
LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
☐ All exposure has been eliminated.
☐ All exposure has <i>not</i> been eliminated and all BMPs selected are on MassDEP LUHPPL list.
☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.
Standard 6: Critical Areas NOT APPLICABLE
☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
☐ Critical areas and BMPs are identified in the Stormwater Report.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a: ☐ Limited Project Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area. Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff Bike Path and/or Foot Path Redevelopment Project Redevelopment portion of mix of new and redevelopment. Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report. The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b)

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;

improves existing conditions.

- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.
- A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report. (SEE PLANS)



Massachusetts Department of Environmental ProtectionBureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

Checklist (continued)

	andard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control intinued)
	The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has <i>not</i> been included in the Stormwater Report but will be submitted <i>before</i> land disturbance begins.
\boxtimes	The project is <i>not</i> covered by a NPDES Construction General Permit.
	The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the
	Stormwater Report. The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.
Sta	andard 9: Operation and Maintenance Plan (SEE PLANS
\boxtimes	The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
	Name of the stormwater management system owners;
	□ Party responsible for operation and maintenance;
	Schedule for implementation of routine and non-routine maintenance tasks;
	☐ Plan showing the location of all stormwater BMPs maintenance access areas;
	□ Description and delineation of public safety features;
	☐ Estimated operation and maintenance budget; and
	☐ Operation and Maintenance Log Form.
	The responsible party is not the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
	A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
	A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.
Sta	andard 10: Prohibition of Illicit Discharges
\boxtimes	The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
	An Illicit Discharge Compliance Statement is attached;
\boxtimes	NO Illicit Discharge Compliance Statement is attached but will be submitted <i>prior to</i> the discharge of any stormwater to post-construction BMPs.

Long Term Pollution Prevention Plan Proposed Solar Panel Array Installation NextGrid, Inc. 376 Nash Road New Bedford, Massachusetts

1.0 Introduction

This Long Term Pollution Prevention Plan has been prepared in accordance with the Massachusetts Stormwater Handbook for Compliance with Stormwater Standards 4-6.

2.0 Good Housekeeping Practices/Storage Provisions

Good housekeeping practices including periodic inspections of stormwater management system components will be performed in accordance with the Stormwater Management System Operation and Maintenance Plan. It is not anticipated that any high pollutant materials would be stored on site in areas that would discharge directly to the wetland systems. Additionally, this will not be a manned facility. It would be anticipated that maintenance personnel would make routine visits to the property to perform periodic inspections to the facility and stormwater management system components.

3.0 Vehicle Washing Controls

It is not anticipated that any vehicle washing would be taking place on site. The proposed use is a solar power generating facility and there will only be routine visits by maintenance personnel to the facility.

4.0 Routine Maintenance of Stormwater BMP's

The Stormwater BMP's including the rain garden area and crushed stone edge drains will all be operated and maintained in accordance with the Stormwater Management System Operation and Maintenance Plan which is discussed on the Site Development Plans.

5.0 Spill Prevention and Response Plans

The solar facility will be an unmanned facility which will simply be visited on a routine basis for maintenance purposes, therefore it is not anticipated that there would be any potential for spills of hazardous materials. Emergency contact numbers will be posted through the facility that may occupy the building with a 24-hour contact number in the event of any spills on-site.

6.0 Landscaping Provisions

Landscaping on-site will consist strictly of loam and seeded areas. It is anticipated that the grassed areas will be mowed once or twice annually. Disposal of lawn and garden waste will be prohibited from any areas being used for stormwater management as well as in any wetland resource areas. Additionally, provisions shall be made to minimize the amount of fertilizers and other materials that will be allowed to be discharged within the landscaped areas on the site.

7.0 Pet Waste Management Provisions

It is not anticipated that there would be any pets on site at the industrial or solar power generating facility.

8.0 Provisions for Solid Waste Management

Since the solar facility will be an unmanned location, there is not anticipated to be any solid waste generated from this use. Solid Waste Management associated with the existing industrial use will remain unchanged from current conditions.

9.0 Snow Disposal Guidelines

At all site access points, snow removal will occur after snow events of 4" or more or when snow accumulation in these areas is greater than 4". Complete plowing within 24 hours of such snow event or accumulation trigger. No sodium chloride, rock salt or chemicals of any kind may be used onsite. Inside the array area, snow will be removed at the conclusion of each snow event once the amount has reached an amount of 12" depth."

10.0 Illicit Discharge Prevention

Illicit connections to the stormwater management system will be strictly prohibited. Any contractors performing work at the site will be notified of the prohibition of any illicit connections to the stormwater management system. All work done on site shall be per the approved design plans.

11.0 Training for Staff

It is expected that a Property Management Company would be contracted to manage the site property as a whole. Included in this contract would be the operation and maintenance of the Stormwater Management System. Any Site Management Staff would be properly trained in the operation and maintenance of the Stormwater Management System.

12.0 Emergency Contacts

The applicants for the project NextGrid, Inc. will be the emergency contacts for any implementation measures that may be required on this Long-Term Pollution Prevention Plan. It would be anticipated that emergency contact numbers would be posted throughout the site and facilities should any emergency situations arise.





AERIAL EXHIBIT PLAN
NEXTGRID INC.
376 NASH ROAD, NEW BEDFORD, MA
7/13/2021 1"=300'

376 NASH ROAD NEW BEDFORD, MA 02746

NEXTGRID P.O. BOX 7775 #73069 SAN FRANCISCO, CA 94120

PROJECT DATA

INTEGRATOR:

CODES

SITE:

BALLASTED @ 5 DEGREES (2,646) MODULES RACKING:

(CURTAILED TO 249.5 kW) (2) EPC PD250/AC-480 INVERTER:

DC STORAGE: 2.0 MWH BATTERY STORAGE

1,098,090 W DC - STC 499,000 W AC DC OUTPUT: AC OUTPUT:

JAMES A. CLANCY

GRAPHIC SCALE IN FEET 1" = 60'-0"

120

NEC-2020 IBC-2015 9TH EDITION CMR 780

SOLAR ARRAY:

ASTRONERGY CHSM72M(DG)F-BH 415W

CARPORT @ 5 DEGREES

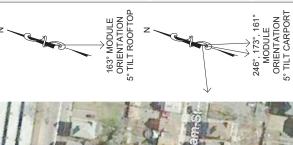
PROPOSED PHOTOVOLTAIC ARRAY

SAN FRANCISCO, CA 94120 PO BOX 7775 #73069

NEW BEDFORD, MA 02746 376 NASH ROAD

376 NASH ROAD

C



NextGrid

PREPARED FOR:

409 NORTH MAIN STREET (856) 712-2166 FAX: (856) 358-1511

VEC DESIGN



SITE PLAN:

CARPORT #6

216 MODULES | 105,685-kWh / YR

72 MODULES

249.5-kW AC

89.64-kW DC 156.9-kW DC 29.88-kW DC 239.0-kW DC

> CARPORT #2 CARPORT #3 CARPORT #4 CARPORT #5

CARPORT #1 ROOFTOP

44.82-kW DC 179.3-kW DC

CARPORT #6

108 MODULES 52,842-kWh / YR

864 MODULES | 422,216-kWh / YR 576 MODULES 276,444-kWh / YR 378 MODULES 181,481-kWh / YR 35,228-kWh / YR

358.6-kW DC 249.5-kW AC

ARRAY SIZE

PY WATTS CALCULATION
LATL.OW 4168.-70.94 WEATHER DATA
REAMIUM MODULE
8.68% SYSTEM LOSSES ASSUMED
FIXED TILT
98% INV EFFICIENCY

LOCATION MAP:

211,393-kWh / YR

432 MODULES

PHOTOVOLTAIC POWER SYSTEM 376 NASH ROAD 1,098.1 - KW DC 499.0 - KW AC

					_	
ASHRAE TEMPERATURE:	D RGNL	LOW TEMPERATURE	EXTREME MINIMUM	-17°C		
E TEMP	NEW BEDFOR	NEW BEDFORD RGNL	HIGH TEMPERATURE	2% AVG.	31°C	
SHRA		HIGH TEN	0.4%	34°C		
Ą.		LEV.		.5m		

W / 2,000 kWH DC-COUPLED STORAGE

LOADS:	
GROUND SNOW	50 PSF
WIND LOAD	125 MPH

	DRGNL	LOW TEMPERATURE	EXTREME MINIMUM	-17°C	
	NEW BEDFORD RGNL	HIGH TEMPERATURE	2% AVG.	31°C	
			0.4%	34°C	
•		ELEV.		25m	

FIRE RAPTOR TO BE UTILIZED MEET MODULE LEVEL RAPID SHUTDOWN REQUIREMENT

NEW BEDFORD, MA 02746

376 NASH ROAD 376 NASH ROAD

DAS BASE STATION GATEWAY

SEL 547 Protective Relay

(MEAN)

22 22

~ ~ **~**

SYN EKYNCISCO' CY 04170 bo box 1112 #13060 NextGrid

409 NORTH MAIN STREET (856) 712-2166 FAX: (856) 358-1511 **VEC DESIGN**

SYSTEM SIZE = 1,098.1 kW DC 493.0 kW AC NOMINAL 499.0 kW AC MAXIMUM 2,000kWH DC-COUPLED BESS

(2,646) ASTRONERGY CHSM72M(DG)/F-BH 415W MODULES

(2) EPC PD250/AC-480 INVERTERS

D MOUNTED. LONDBREAK SWITCH

PREPARED FOR:

PROPOSED PHOTOVOLTAIC ARRAY

20 22 \bigoplus 9 CB 23 SOBPVI SALENCE CB 22

E SANCE SANC

INVERTER 1
PV Modules = 415 Watts STC
1,322 Modules per Inverter = 552,780 watts DC STC
74 Strings of 18 PV Modules
W/ 1,247.5 kWH DC-Coupled Storage

INVERTER 2
PV Modules = 415 Watts STC
P1.313 Modules per inverter = 45,310 watts DC STC
P3.87ings of 18 PV Modules
W/1,247.5 KWH DC-Coupled Storage

- Confirm line side voltage at electric utility service entrance BEFORE connecting inverter and ensure proper operational range required by system inverter. - All DC conductors within the Building Envelope must be in metallic conduit.
 - All DC conductors must be 90° Rated.
 - All DC conductors must be 1000V Rated.

- Electrical contractor to verify interconnection requirements with Electrical Utility for connection location and standards.
- Electrical Contractor to provide expansion joints and anchoring of all conduit runs as per NEC requirements.
- Provide label/placard at existing utility connection with "WARNING - CUSTOMER OWNED ELECTRICAL GENERATION

MIN. #8 GND. PROVIDE MIN. #6 BARE COPPER WHERE EXPOSED TO IMPACT, ABUSE, OR DAMAGE. ALL CONDUCTORS EXPOSED SHALL BE SUNLIGHT RESISTANT IN ADDITION TO THE ABOVE WIRE TYPES.

ALL DC CONDUCTORS SHALL BE MINIMUM 1000VDC RATED.

ALL CONDUCTORS IN CONDUIT SHALL BE XHHW-2 OR APPROVED EQUIVALENT. ALL AC CONDUCTORS SHALL BE 600VAC RATED

ALL CONDUCTORS Cu UNLESS OTHERWISE NOTED

EQUIPMENT CONNECTED" with appropriate hazard and output ratings of PV System.

- All exterior mounted combiners, junction boxes, troughs, disconnects, etc. shall be minimum NEMA 3R Rated.

- Interconnection to Utility and System Grounding per NEC-2020 Article 690.

Provide signage as required by NEC-2020 Article 690.
 All outdoor equipment shall be a minimum of NEMA-3R Rated.

ELECTRICAL - LINE DIAGRAM

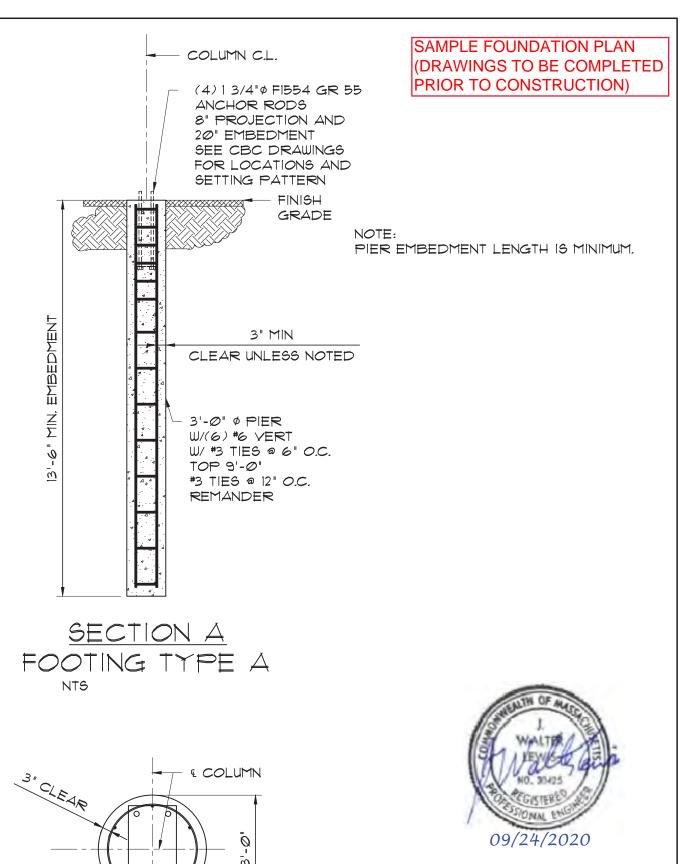
GENERAL FOUNDATION NOTES

- 1. DRILLED PIERS ARE DESIGNED TO BE PLACED IN MATERIAL WITH A MINIMUM BEARING CAPACITY OF 4000 PSF. MINIMUM LATERAL BEARING CAPACITY OF 200 PSF/FT. UNSUITABLE SOIL SHALL BE UNDERCUT AND REPLACED WITH STRUCTURAL ENGINEERED FILL COMPACTED AS REQUIRED BY THE SOILS ENGINEER TO LIMIT SETTLEMENT TO A MAXIMUM OF 1 INCH. THE BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE PLACED A MINIMUM OF 2'-6" BELOW THE LOWEST ADJACENT FINISHED GRADE.
- EXPOSED CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. ALL OTHER
 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. CONCRETE MIX SHALL BE DESIGNED
 USING EITHER TYPE II CEMENT. MAXIMUM WATER CEMENT RATIO SHALL BE 0.51 FOR NONAIR-ENTRAINED AND 0.40
 FOR AIR-ENTRAINED 3000 PSI CONCRETE.
- 3. REINFORCING SHALL CONFORM TO ASTM A615 GRADE 60.
 - ALL REINFORCING SIZE #3 REBAR AND SMALLER SHALL HAVE 60 KSI MIN. YIELD. ALL REINFORCING SIZE #4 REBAR AND LARGER SHALL HAVE 60 KSI MIN. YIELD. WELDED WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A1064.
- 4. PROVIDE (1) INCH CHAMFER OF ALL EXPOSED CONCRETE EDGES.
 - CONCRETE WHICH IS EXPOSED TO WEATHER SHALL BE AIR ENTRAINED TO PROVIDE AN AIR CONTENT BETWEEN 5% AND 6%
- 5. REINFORCEMENT LAP SPLICES SHALL BE 36" UNLESS OTHERWISE INDICATED.
- 6. PROVIDE THREE (3) INCHES OF CONCRETE COVER OVER REINFORCEMENT WHERE CONCRETE IS PLACED ON GROUND. PROVIDE 2" OF COVER ELSEWHERE UNLESS OTHERWISE SHOWN.
- 7. CONCRETE WORK SHALL CONFORM TO APPLICABLE PROVISIONS OF ACI 318 AND ACI 301.
- PLASTIC USED AS A VAPOR RETARDER/BARRIER SHALL COMPLY WITH ASTM E1745. PLASTIC INSTALLATION SHALL COMPLY WITH ASTM E1643.
- 9. THE TOP OF THE FOUNDATION SHALL BE SQUARE, LEVEL, AND SMOOTH WITH ANCHOR RODS ACCURATELY SET.
- 10. ANY BACKFILL AS REQUIRED SHALL BE FREE DRAINING GRANULAR MATERIALS.
- 11. CONTRACTOR SHALL "PROOF ROLL" NATURAL SOIL AND/OR COMPACTED FILL BASE FOR SLAB, PRIOR TO POURING, WITH A LOADED DUMP TRUCK MAKING SUFFICIENT PASSES TO ASCERTAIN THAT THE ENTIRE SLAB AREA DOES NOT "PUMP". IF "PUMP" OCCURS, CUT OUT EXISTING SOIL/FILL AS REQUIRED AND FILL WITH APPROVED FILL MATERIAL, THEN "PROOF ROLL" AREA AGAIN.
- 12. ANCHOR ROD DESIGN IS BASED UPON THE USE OF 3000 PSI CONCRETE, F1554 GRADE 36 STEEL, AND ANCHOR ROD (BOLT) QUANTITIES AND REACTIONS PROVIDED BY THE METAL BUILDING MANUFACTURER.

 ANCHOR RODS ARE TO BE GALVANIZED.
- 13. ALL FOOTINGS SHALL EXTEND BELOW LOCAL FROST ZONE AND A MINIMUM OF 12" INTO NATURAL SOIL OR PROPERLY COMPACTED FILL.
- 14. ALL FOOTINGS AND SLAB ARE TO BE TREATED WITH A TERMITE CONTROL PESTICIDE.
- 15. SEE CBC STEEL BUILDINGS DRAWINGS FOR THEIR JOB C20F0181 DRAWINGS DATED 08/25/2020 FOR BUILDING REACTIONS AND COLUMN ANCHORAGE.
- 16. SOILS ALLOWABLES ARE TAKEN FROM TABLE 1806.2 AND 1806.2a OF THE MASSACHUSETTS BUILDING CODE.

BUILDING CODE:

9TH EDITION MASSACHUSETTS BUILDING CODE (2015 INTERNATIONAL BUILDING CODE)



3/8" = 1'-0"

REV	DESCRIPTION			BY	DATE	
0	PERM	IIT/APP	ROVAL	WL	09/24/20	
DRN.	BY:	WL			/24/20	
CKD.	BY:	JWL	DA [*]	TE: 09	/24/20	
JOB	NO.:	2019	5			
DRA	WINC	3 TITL	E:			
FOL	INDAT	NOI	NOTES	& D	ETAILS	

MEDFORD STREET

525

PROJECT:

ENGINEER'S SEAL

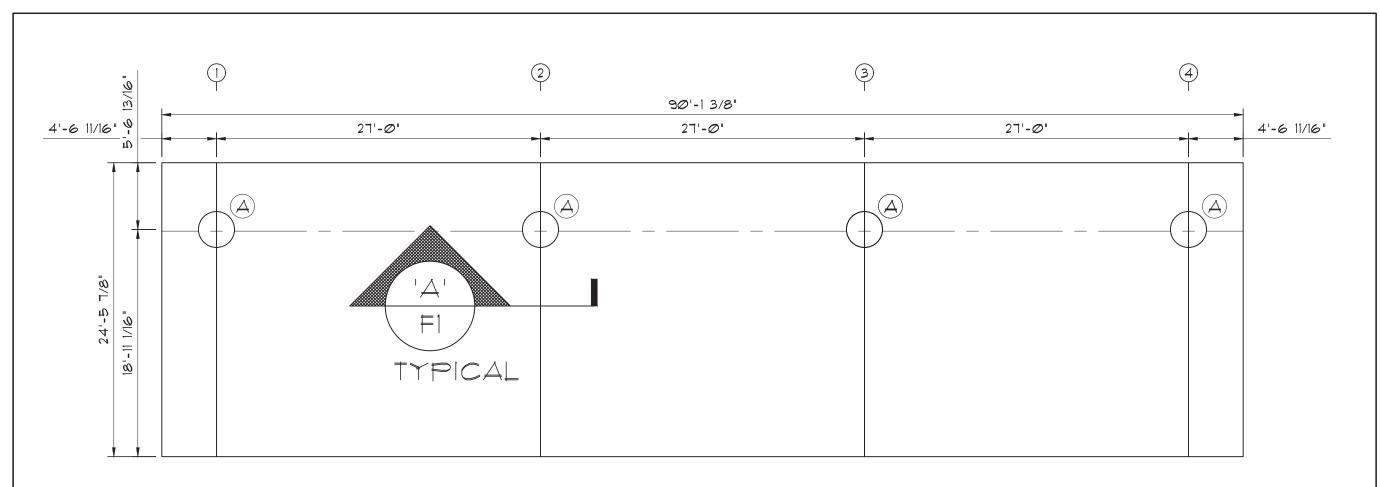
SOLAR

NS

CUSTOMER:

525 MEDFORD STREET CHARLESTON, MA 02129

DRAWING NUMBER: F1 of 2



CARPORT CANOPY CP1 & CP2



NOTE: FIELD VERIFY ALL DIMENSIONS AND COORDINATE ALL DIMENSIONS WITH CBC'S DRAWINGS.

US SOLAR	525 MEDFORD STREET	525 MEDFORD STREET CHARLESTON, MA 02129
CUSTOMER:	PROJECT:	LOCATION:
J. Waltier Lewis, p.e. Gonsulting enginer	113 STONECREST AVE WAYNESBORO, VA 22980–9646	PH: (239) 565-7849 FAX: (239) 481-6124 WALTLEWISPE®GMAIL.COM
J. Walter Lewis, P.E. Gonsulting engineer	113 STONECREST AVE WAYNESBORO, VA 22980–9646	

ENGINEER'S SEAL

	REV	DES	CRIPTI	NC	BY	DATE
П	0	PERMI	T/APPR	OVAL	WL	09/24/
П						
П						
П						
П						
П						
П	DRN.	BY:	WL	DA [*]	TE: 09	/24/20
П	CKD.	3Y:	JWL	DA [*]	TE: 09	/24/20
П	JOB	NO.:	20195	5		
П	DRA	WING	TITL	E:		
П		FO	UNDAT	ION	PLAN	I
ı		CAN	OPY (P1	& CF	2
П	DRA	WING	NUM	1BER	:	

F2 OF 2

ZXM6-NHDB144 Series

Znshinesolar 9BB HALF-CELL Bifacial Mono PERC PV Module





Mono

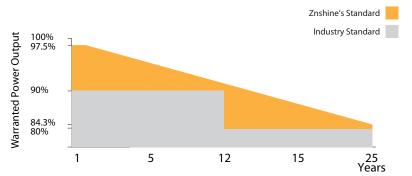
420W | 425W | 430W | 435W | 440W | 445W

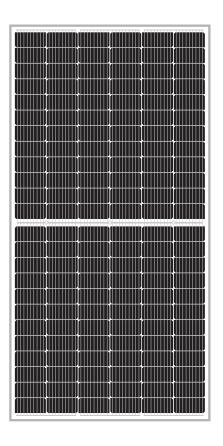
Made with selected materials and components to grant quality, duration, efficiency and through outputs, the ZXM6-NHDB144 double glass modules by ZNSHINE SOLAR feature have both decorative and shading functions. They represent the perfect choice for BIPV and BAPV construction applications. This allows you to produce clean energy whilst reducing your energy bill.

ZNSHINE SOLAR' S ZXM6-NHDB144 double glass solar modules are tested and approved by international acknowledged laboratories, so that we can offer our customers a reliable and price-quality optimized product.

12 years product warranty/25 years output warranty

0.55% Annual Degradation over 25 years







More power output

Module RS decreases, FF (fill factor) increases, power gain is stable above 1.5%, and can be increased by 5~10W



High Efficiency

Graphene coating can increase about 2W of the module efficiency by rising around 0.5% of the light transmission



Anti PID

Limited power degradation of ZXM6-NHDB144 module caused by PID effect is guaranteed under strict testing condition for mass production



Better Weak Illumination Response

Lower temperature coefficient and wide spectral response, higher power output, even under low-light settings



Bifacial technology

Enables additional energy harvesting from rear side(up to 25%)



Grahpene Coating(Optional*)

Graphene coating modules can increase power generation and self-cleaning, also can save maintainance cost * Can be customized





























ZXM6-NHDB144 Series

Znshinesolar 9BB HALF-CELL Bifacial Mono PERC PV Module



ELECTRICAL PROPERTIES | STC*

Module Type	ZXM6-NHDB144 -420/M	ZXM6-NHDB144 -425/M	ZXM6-NHDB144 -430/M	ZXM6-NHDB144 -435/M	ZXM6-NHDB144 -440/M	ZXM6-NHDB144 -445/M
Nominal Power Watt Pmax(W)	420	425	430	435	440	445
Power Output Tolerance Pmax(%)	0~+3	0~+3	0~+3	0~+3	0~+3	0~+3
Maximum Power Voltage Vmp(V)	40.9	41.1	41.3	41.5	41.7	41.9
Maximum Power Current Imp(A)	10.27	10.35	10.42	10.49	10.56	10.63
Open Circuit Voltage Voc(V)	49.3	49.5	49.7	49.9	50.1	50.3
Short Circuit Current Isc(A)	10.93	11.00	11.07	11.14	11.21	11.28
Module Efficiency (%)	19.32	19.55	19.78	20.01	20.24	20.47

^{*}STC (Standard Test Condition): Irradiance 1000W/m², Module Temperature 25°C, AM 1.5
*The data above is for reference only and the actual data is in accordance with the pratical testing
FLFCTRICAL PROPETIES 1 NMOT*

ELECTRICAL PROPETIES INIVIOT						
Maximum Power Pmax(Wp)	312.9	316.7	320.3	323.9	327.6	330.6
Maximum Power Voltage Vmpp(V)	37.8	38.0	38.2	38.4	38.5	38.7
Maximum Power Current Impp(A)	8.28	8.34	8.39	8.44	8.50	8.53
Open Circuit Voltage Voc(V)	45.9	46.1	46.3	46.5	46.6	46.8
Short Circuit Current Isc(A)	8.83	8.88	8.94	8.99	9.05	9.11

^{*}NMOT(Nominal module operating temperature):Irradiance 800W/m²,Ambient Temperature 20°C,AM 1.5,Wind Speed 1m/s
*The data above is for reference only and the actual data is in accordance with the pratical testing

Electrical characteristics with 25% rear side power gain

Electrical characteristics with 2570	car side power gairi					
Front power Pmax/W	420	425	430	435	440	445
Total power Pmax/W	525	531	538	544	550	556
Vmp/V(Total)	41.0	41.2	41.4	41.6	41.8	42.0
Imp/A(Total)	12.81	12.89	13.00	13.08	13.16	13.24
Voc/V(Total)	49.4	49.6	49.8	50.0	50.2	50.4
Isc/A(Total)	13.47	13.54	13.65	13.73	13.81	13.89

TEMPERATURE RATINGS

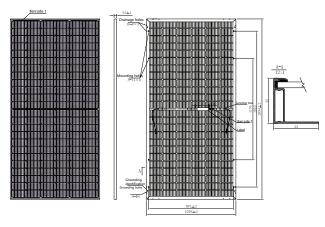
NMOT	44°C ±3°C
Temperature coefficient of Pmax	-0.36%/℃
Temperature coefficient of Voc	-0.29%/℃
Temperature coefficient of Isc	0.05%/℃
Refer.Bifacial Factor	70±5%

^{*}Do not connect Fuse in Combiner Box with two or more strings in parallel connection

WORKING CONDITIONS

Maximum system voltage	1500 V DC
Operating temperature	-40°C~+85°C
Maximum series fuse	20 A
Maximum load(snow/wind)	5400 Pa / 2400 Pa

DIMENSION OF THE PV MODULE (mm)



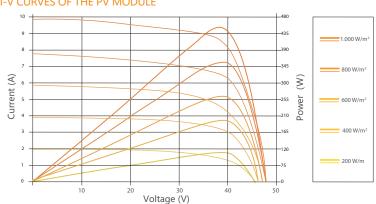
MECHANICAL DATA

Solar cells	Mono PERC 166*83mm
Cells orientation	144 (6×24)
Module dimension	2094×1038×35 mm(With Frame)
Weight	24 kg
Glass	High transparency,low iron,tempered
	Glass 3.2 mm (AR-coating)
Junction box	IP 68, 3 diodes
Cables	4 mm² ,350 mm
Connectors	MC4-compatible

PACKAGING INFORMATION

Packing Type	40' HQ
Piece/Box	30
Piece/Container	660

I-V CURVES OF THE PV MODULE



K. HOMEOWNER LICENS	EEXEMPTION	-
upplement #1 he current exemption for "homeon ngage an individual for him who do	wner" was extended to include owner-occupied dwellings of two units or le- ses not possess a license, provided that the owner acts as supervisor. (State	ss and to allow such homeowners to e Building Code Section 110.5)
teched or detached structures accompositioned a homeowner. Such	t on which he/she resides or intends to reside, on which there is, or is intended essory to such use and /or farm structures. A person who constructs more than or "homeowner shall submit to the Building Official, on a form acceptable to the Burformed under the building permit. (Section 110.5)	ne home in a two-year period shall not
he undersigned "homeowner assum nd will comply with the City of New B	nes responsibility for compliance with the State Building Code and other applicable of leaford Building Department minimum inspection procedures and requirements.	odes, ordinance, rules and regulations
HOMEOWNERS SIGNATURE	N/A	
C. CONSTRUCTION DEBR	RIS DISPOSAL	
Supplement #2 n accordance with provisions of Ma lisposal facility as defined by Mass The debris will be disposed of in	assachusetts General Law C40, S54, debris resulting form this work shall be dispose achusetts General Law C111, S150A TBD (Location of Facility)	ed of in a properly licensed solid wast
lignature of Permit Applicant	Dat	
(I. HOME IMPROVEMEN	T CONTRACTOR LAW AFFIDAVIT	
construction of an addition to a	onstruction, alteration, renovation, repair, modernization, conversion, imp any pre-existing owner-occupied building containing at least one but not nt to such residence of building [®] be conducted by registered contractors, wit	more than four dwelling units o
Time of Mark	V/A Est	Cost
Address of Work 376 A	Vash Road BEAL ESTATE LLC Date of Permit Appli	ication:
	is not required for the following reason(s):	
	Job under \$1,000 Building not owner-occupied	Owner obtaining own permi
Other (specify)		
Notice is hereby given that: OWNERS OBTAINING THEIR OV DO NOT HAVE ACCESS TO THE	WN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICA E ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC. 142A.	ABLE HOME IMPROVEMENT WOR
signed under penalties of perjury; I hereby apply for a permit as the		
Date OR: Notwithstanding the above notice.	Contractor Signature I hereby apply for a permit as the owner of the above property:	Registration No.
Date	Owner Signature	
XII. BUILDING COMMIS	SIONERS REVIEW COMMENTS AND CONDITIONS	
C Building Permit Rejected	Planning Board - Site Plan Review	Fee
Reason For Rejection:	Zoning Board of Appeals - Variance	1
Comments and Conditions:	"See Arradoments	"
Signed & Danner	Q. Komanowicz Date:	5-4- 2021
Tide Buldenty /	Januar Subrei	
/(Not valid unless signed (not stamped) by Building Commissioner	



DEPARTMENT OF INSPECTIONAL SERVICES

133 WILLIAM STREET - ROOM 308 NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9

376 Nash Road - PLOT: 102 - LOT: 163 - ZONED DISTRICT: IB
SS Nash Road - PLOT: 102 - LOT: 85 - ZONED DISTRICT: IB
RRS Nash Road - PLOT: 102 - LOT: 185 - ZONED DISTRICT: IB
NS Earle Street - PLOT: 102 - LOT: 95 - ZONED DISTRICT: IB
Site Plan Review is Required from the Planning Board
Variance is Required from the Zoning Board of Appeals

Zoning Code Review as follows:

Site Plan Review

Planning Board

❖ SECTIONS

- 5400 Site Plan Review
- 5410 Purpose
- 5420 Applicability
 - 5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces
- 5430-5490B

Variance

Zoning Board of Appeals

♦ SECTION

- 2700 Dimension Regulations
- 2710 General
- 2720 Table of Dimensional Requirements Appendix-A
 - Front Yard-Ft
 - Side Yard-Ft
 - Rear Yard-Ft
 - Green Space (None Shown on the Site Plan Submitted)

2700. - DIMENSIONAL REGULATIONS.)

2710. **General.** No structure shall be erected or used, premises used, or lot changed in size or shape except in conformity with the requirements of this Section, unless exempted by this Ordinance or by statute.

2711. Lot change. No existing conforming or nonconforming lot shall be changed in size or shape except through a public land taking or donation for road widening, drainage, utility improvements or except where otherwise permitted herein, so as to violate the provisions of this Ordinance with respect to the size of lots or yards or to create a nonconformity or increase the degree of nonconformity that presently exists.

2712. Merger of lots. Adjacent lots held in common ownership on or after the effective date of this Section shall be treated as a single lot for zoning purposes so as to minimize nonconformities with the dimensional requirements of this Ordinance. Notwithstanding the previous sentence, adjacent lots in common ownership may be treated as separate lots for zoning purposes upon a finding by the zoning enforcement officer that the owner of said lots has expressly exhibited the intent to maintain the lots as separate. In making said finding the zoning enforcement officer shall rely on the following factors:

2712.a. The existence and maintenance of walls or fences along the original lot lines;

2712.b. The fact that the lots are separately assessed for tax purposes;

2712.c. The placement of structures on the various lots.

The manner in which said lots were acquired or the fact that said lots were separately described on a deed shall not be considered by the zoning enforcement officer in making said finding.

2713. Recorded Lots. A lot or parcel of land having an area or frontage of lesser amounts than required in the following schedule of dimensional requirements may be considered as satisfying the area and frontage requirements of this Section provided such lot or parcel of land was shown on a plan or described in a duly

recorded deed or registered at the time of adoption of this Ordinance and did not at the time of adoptions of adjoin other land of the same owner available for use in connection with such lot or parcel.

(Ord. of 12-23-03, § 1)

2720. Table of Dimensional Requirements. See Appendix B.

(Ord. of 12-23-03. § 1)

2730. Dimensional Variation. The Board of Appeals may vary otherwise applicable dimensional requirements pertaining to frontage, lot area, building height and sidelines upon finding that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or by-law would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

(Ord. of 12-23-03, § 1)

2740. Vision Clearance on Corner Lots in Residence Districts. On a corner lot no fence, wall or structure more than three and one-half (3½) feet high above the plane of the established grades of the streets shall be erected on a front or side yard herein established which is included within the street lines of the intersecting streets and a straight line connecting said street lines at points which are twenty (20) feet distant from their point of intersection, measured along said street line, and no trees or hedges which will materially obstruct the view of a driver of a vehicle approaching the street intersection shall be placed or maintained within such area.

(Ord. of 12-23-03, § 1)

2750. Yards in Residence Districts.

2751. Front Yards. No story or part of any building except projecting eaves or uncovered steps shall be erected nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing

APPENDIX B - TABLE OF DIMENSIONAL REGULATIONS

DISTRICTS

REQUIREMENT	RA	RB	RC	RAA	MUB	PB	₹	(B)	ט	M
Minimum Lot	8,000	8,000 for	8,000	16,000	8,000 for	0	0	0	0	0
Size		nses	for		nses					
(sq. ft.)		allowed in	uses		allowed in					
		RA; 10,000	allowed		residence					
		for two	in RA;		A; 10,000					
		family units	10,000		for two					
			for two		family					
			family		units;					
			units;		15,000 for					
			15,000		3 or more					
			for 3 or		family					
			more		units					
			family							
			units		-					

Front Yard (ft.) 20 2	20 2	20 2	20 2	40 2	20 for	25	25	(25)	25	10
					nses					
					allowed in					
					residential					
					district 1;					
					0 for		*			
					other					
					allowed					
					uses					

Side Yard (ft.)	10 on one	10 on one	10 on	16 on one	10 on one	25	25	25	25	10	
	side; 12 on	side; 12 on	one	side; 24 on	side, 12						
	the other	the other	side; 12	the other	on the						
			on the		other for						
			other		nses	-					
					allowed in						
					residential		•				
					district;						
					for other	· · · ·					
					uses, 10						
					on any	••					
				-	side						
				_	where						
					adjacent		····				
					lot is in a						
					residential						
					district or						· · ·
					used for						
					residential						
					burposes						

7/23/2019 about:blank

Rear Yard (ft.)	30	30	30	30	30 for	25	25	25	25	10 for 1-2
					nses					story
					allowed in					buildings;
					residential					20 feet
					district;			•		for 3 or
					for other					more
					uses, 10					stories
					for 1-2					
					story					
					buildings;					
				-	20 feet for					
					3 or more					
					stories					

Lot Coverage	30; 40 on	30; 40 on	30; 40	30; 40 on	30; 40 on	50	50	50	50	50	
by Buildings	comer lots	corner lots	on	corner lots	corner						
(%)			comer		lots for						
			lots		nses						_
					allowed in						
					residential						
					district; 0						
					for other						
	-				uses						
Green Space	35%	35%	35%	35%	35% for	20%	20%	20% 20%	20%	20%	
					nses						
					allowed in						
					residential						
					districts; 0						
					for other						
					nses						

Provided, however, that no part of any building shall be erected to a height in excess of 1% times the horizontal distance from its face to the opposite street line.

about:blank

nearer to the street line of any street on which it fronts than the average alignment of the corresponding stories or parts of existing buildings within two hundred (200) feet on each side of the lot and within the same block and district. Where average of the front yard depths of the two (2) adjoining lots. A lot without a building shall be counted as having a front yard of the depth required by this chapter. If there are no existing buildings on the same side of the street, the average require any building hereafter erected between two (2) existing buildings or immediately adjacent lots to set back from shall govern. One street frontage of a corner lot shall have a clear depth of no less than ten (10) feet, in which case this setback alignment of corresponding stories within two hundred (200) feet on each side of and directly opposite the lot ² Provided, however, that no story or part of any building except projecting eaves or uncovered steps shall be erected there is a building on one or both of the adjoining lots, the front yard for a building shall have a depth equal to the distance shall not be considered in determining the front yard depths on such street. Nothing in this chapter shall the street a greater distance than that one of such two (2) existing buildings which is farther from the street line.

(Ord. of 12-23-03, § 1; Ord. of 11-27-13, § 1)

about:blank

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)

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 <u>Section 5400</u> 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)

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

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

- 5472. Maximize: pedestrian and vehicular safety to and from the site;
- 5473. Minimize obstruction of scenic views from publicly accessible locations;
- 5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;
- 5475. Minimize glare from vehicle headlights and lighting fixtures;
- 5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.
- 5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;
- 5478. Ensure compliance with the provisions of this Zoning Ordinance.
- 5479. Minimize damage to existing adjacent public ways.
- 5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

Location: 376 NASH RD

Parcel ID: 102 163

Zoning: IB

Fiscal Year: 2021

Current Sales Information:

Sale Date:

Current Owner Information:

02/16/2000

RIBEIRO REAL ESTATE LLC

Sale Price:

80 OLDE KNOŁL RD

\$100.00

Card No. 1 of 1

Legal Reference:

MARION, MA 02738

4622-98

Grantor:

RIBEIRO CARL,

This Parcel contains 1.6541 acres of land mainly classified for assessment purposes as COM WHSE with a(n) WareHouse style building, built about 1919, having Brick exterior, Tar&Gravel roof cover and 63272 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 6 total half bath(s).

Building Value:

Land Value:

Yard Items Value:

Total Value:

926200

234200

9200

1169600







Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019	
Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16.47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	316	Property Code:	316	Property Code:	316
Total Bldg Value:	926200	Total Bldg Value:	840200	Total Bldg Value:	790200
Total Yard Value:	9200	Total Yard Value:	9200	Total Yard Value:	9200
Total Land Value:	234200	Total Land Value:	234200	Total Land Value:	234200
Total Value:	1169600	Total Value:	1083600	Total Value:	1033600
Tax:	\$38,316,10	Tax:	\$36,398.12	Tax:	\$36,010.62

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 warranteed.

Location: NS EARLE ST

Parcel 1D: 102 95

Zoning: IB

Fiscal Year: 2021

Current Sales Information:

Sale Date:

Current Owner Information:

02/02/2001

RIBEIRO REAL ESTATE LLC

Sale Price:

80 OLDE KNOLL RD

\$65,000.00

Card No. 1 of 1

80 OLDE KNOLL KD

Legal Reference:

MARION, MA 02738

19261 Grantor:

DIEWIEL NIAW AND

PIEKIELNIAK, ANNA

This Property contains 0.1001 acres of land mainly classified for assessment purposes as LAND-I

Building Value:

Land Value:

Yard Items Value:

Total Value:

0

34000

0

34000

No Sketch Available

NO IMAGE AVAILABLE



Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019	
Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16.47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	440	Property Code:	440	Property Code:	440
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	34000	Total Land Value:	34000	Total Land Value:	34000
Total Value:	34000	Total Value:	34000	Total Value:	34000
Tax:	\$1,113.84	Тах:	\$1,142.06	Tax:	\$1,184.56

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 warranteed.

Location: RSS NASH RD Parcel ID: 102 185 Zoning: IB Fiscal Year: 2021

Current Sales Information:

Sale Date:

Current Owner Information:

RIBEIRO REAL ESTATE LLC

11/10/2006 Sale Price:

80 OLDE KNOLL ROAD

\$100.00

Legal Reference:

MARION, MA 02738

8402-193 **Grantor:**

RIBEIRO PROPERTIES LLC,

This Property contains 0.7992 acres of land mainly classified for assessment purposes as POTENTL

Building Value:

Land Value:

Yard Items Value:

Total Value:

Card No. 1 of 1

0

95900

25800

121700

No Sketch Available

NO IMAGE AVAILABLE



Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019	
Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16.47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	391	Property Code:	391	Property Code:	391
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	25800	Total Yard Value:	25800	Total Yard Value:	25800
Total Land Value:	95900	Total Land Value:	95900	Total Land Value:	95900
Total Value:	121700	Total Value:	121700	Total Value:	121700
Tax:	\$3,986.89	Tax:	\$4,087.90	Tax:	\$4,240.03

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 warranteed.

Location: SS NASH RD

Parcel ID: 102 85

Zoning: IB

Fiscal Year: 2021

Current Sales Information:

Sale Date:

Current Owner Information:

RIBEIRO REAL ESTATE, LLC

08/13/2009

Sale Price:

80 OLD KNOLL ROAD

\$0.00

Card No. 1 of 1

Legal Reference:

MARION, MA 02738

9472-241

Grantor:

RIBEIRO PROPERTIES LLC,

This Property contains 1.2543 acres of land mainly classified for assessment purposes as LAND-I

Building Value:

Land Value:

Yard Items Value:

Total Value:

0

177600

2500

180100

No Sketch **Available**

NO **IMAGE AVAILABLE**



Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019	
Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16,47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	440	Property Code:	440	Property Code:	440
Total Bldg Value:	0	Total Bldg Value:	0	Total Bidg Value:	0
Total Yard Value:	2500	Total Yard Value:	2500	Total Yard Value:	2600
Total Land Value:	177600	Total Land Value:	177600	Total Land Value:	177600
Total Value:	180100	Total Value:	180100	Total Value:	180200
Тах:	\$5,900.08	Tax:	\$6,049.56	Tax:	\$6,278,17

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 warranteed. Location: 123 CHURCH ST

Parcel ID: 102 124

Zoning: IB

Fiscal Year: 2021

Card No. 1 of 1

Current Owner Information:

CENTRO CRISTIANO EMANUEL IGLES

APOSTOLES Y PROFETAS 814 BOSTON POST ROAD

EAST MARLBOROUGH, MA 01752

Current Sales Information:

Sale Date:

08/21/2013

Sale Price:

\$900,000.00

Legal Reference:

10875-268

Grantor:

MBCP REO II LLC,

This Parcel contains 1.4488 acres of land mainly classified for assessment purposes as RELIGIOUS GR with a(n) RESTAURANT/BAR style building, built about 1919, having Stucco exterior, Rubber Sheathing roof cover and 27374 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 6 total half bath(s).

Building Value:

Land Value:

Yard Items Value:

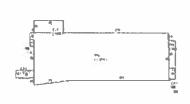
Total Value:

1032900

205100

23800

1261800







Fiscal Year 2021

Fiscal Year 2020

Fiscal Year 2019

Tax:	Exempt	Tax:	Exempt	Tax:	Exempt
Total Value:	1261800	Total Value:	1261800	Total Value:	1216700
Total Land Value:	205100	Total Land Value:	205100	Total Land Value:	205100
Total Yard Value:	23800	Total Yard Value:	23800	Total Yard Value:	23800
Total Bldg Value:	1032900	Total Bldg Value:	1032900	Total Bldg Value:	987800
Property Code:	960	Property Code:	960	Property Code:	960
Tax Rate Com.:	32.76	Tax Rate Com.:	33,59	Tax Rate Com.:	34.84
Tax Rate Res.:	15.59	Tax Rate Res.;	16.16	Tax Rate Res.:	16.47

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 warranteed.

Location: NS EARLE ST

Parcel ID: 102 91

Zoning: IB

Fiscal Year: 2021

Current Sales Information:

Sale Date:

PENN CENTRAL CO

C/O CSX TRANSPORTATION (J910)

Current Owner Information:

500 WATER STREET

JACKSONVILLE, FL 32202

12/31/1989 Sale Price:

\$0.00

Card No. 1 of 1

Legal Reference:

1578-851 **Grantor:**

PENN CENTRAL CO

This Property contains 0.0715 acres of land mainly classified for assessment purposes as POTENTL

Building Value:

Land Value:

Yard Items Value:

Total Value:

0

6100

6100

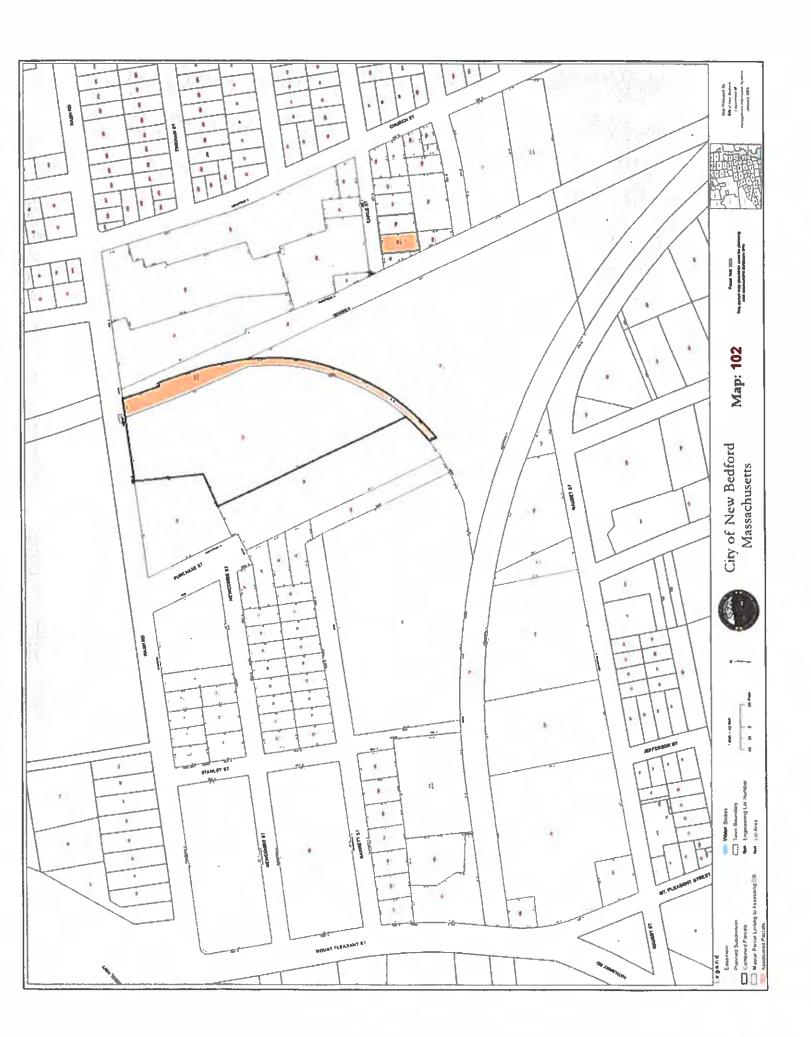
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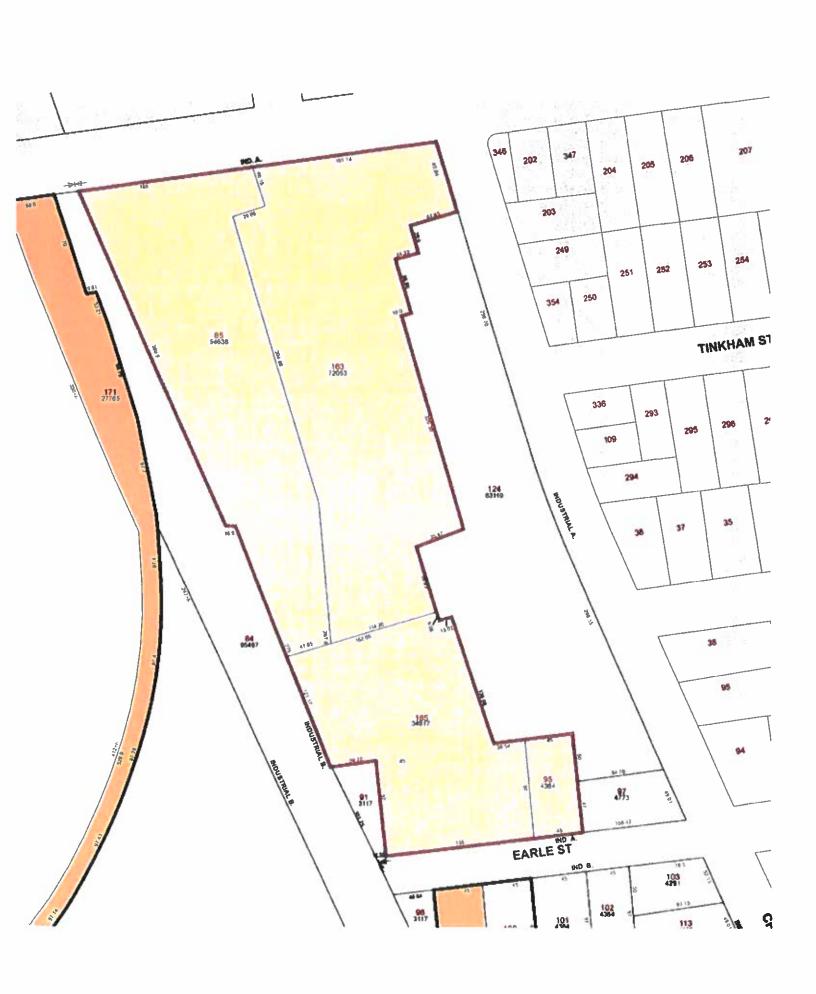
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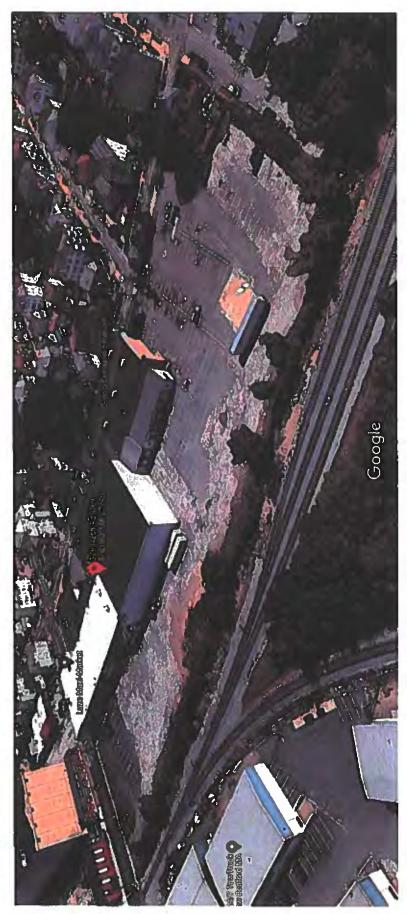
Fiscal Year 2021		Fiscal Year 2020		Fiscal Year 2019	
Tax Rate Res.:	15.59	Tax Rate Res.:	16.16	Tax Rate Res.:	16.47
Tax Rate Com.:	32.76	Tax Rate Com.:	33.59	Tax Rate Com.:	34.84
Property Code:	441	Property Code:	441	Property Code:	441
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	6100	Total Land Value:	6100	Total Land Value:	6100
Total Value:	6100	Total Value:	6100	Total Value:	6100
Tax:	\$199.84	Tax:	\$204.90	Tax:	\$212.52

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 warranteed.





Imagery ©2021 Google, Map data ©2021 50 ft



Imagery @2021 Google, Map data @2021 50 ft ..





Imagery ©2021 Google, Map data ©2021 50 ft ...



Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Google Street View

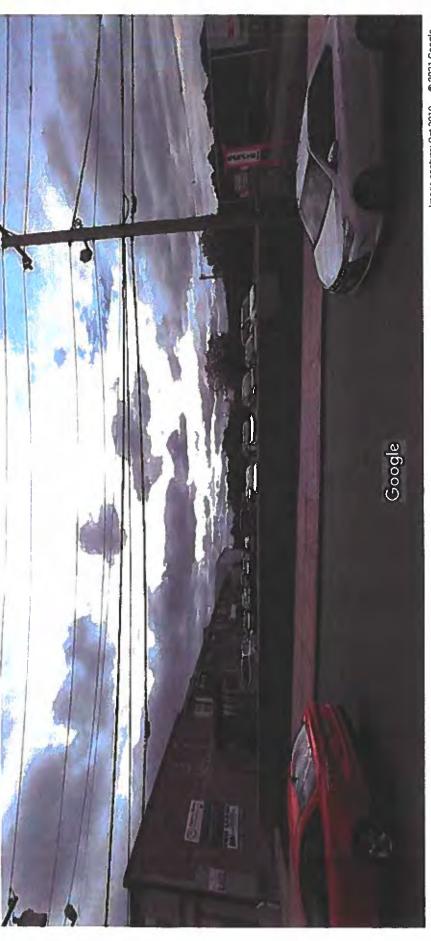


Image capture; Oct 2019 © 2021 Google

New Bedford, Massachusetts



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Street View

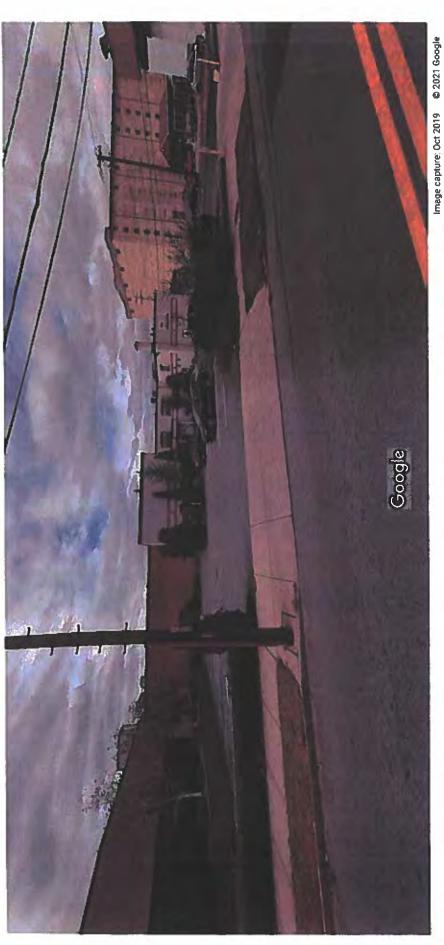


Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View



New Bedford, Massachusetts

Scoole



Street View

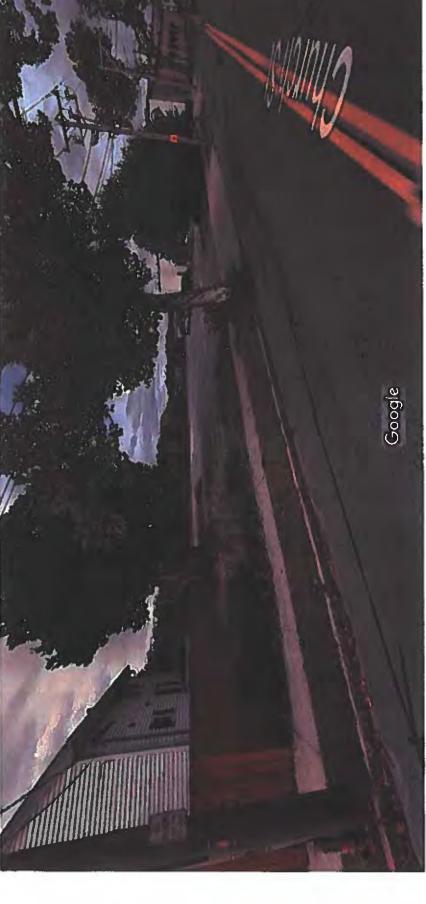


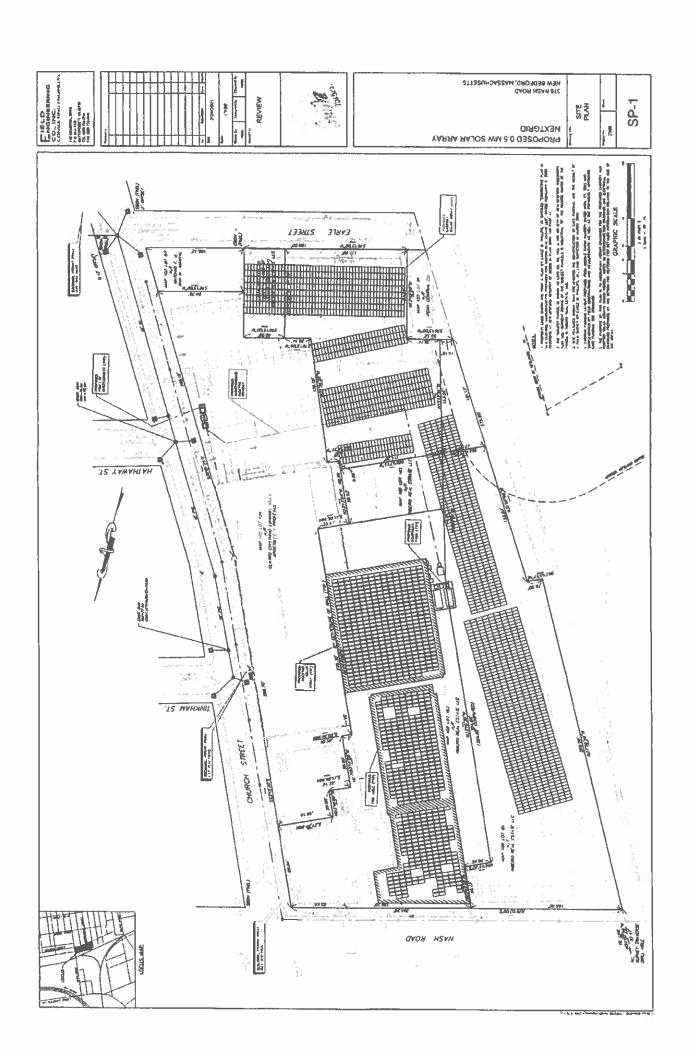
Image capture; Oct 2019 © 2021 Google

New Bedford, Massachusetts



Soogle Soogle

Street View





NEXTGRID P.O. BOX 7775 #734/27 SAN FRANCISCO, CA 141296 374 NASH ROAD NEW HEDFORD, MA 02744

PROJECT DATA

INTEGRATOR

SM MERTILES BEGANSENSTYR

26st photon Link SP-MODELLES SHIP WANTES New NO AMILES

ARRAY SIZE SEALTWIN 24V SAW ACT

Per nei TTS CALCALATION
LLI TCON 118 - 720 del VEZ TVER DAZA
PEDENÇA ROCOLE
I DENÇA EST STERLOCCHES ASSUMED
TALZO TAL T
TALZO TAL T
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19,22#CWhy YH 12 M2-LWh YR

29 SE-339 (A. HWI-LAND, D.C. 234 to \$W 1K" 14. LWIR

ALKEN K

211 WILWASYR

CODES SIDE

NEC-2020 FRC-2015 VTH EDITION CMR 780

ASTRONERGY CHSM12MIDG)F-BH 415W (2.64c) MODULES SOLAR ARRAY MODULE

BALLASTED a 5 DEGREES CARPORT a 5 DEGREES (CURTAILED TO 249 5 LW) (2) EPC PD254/AC-480 INVERTER

DC STORAGE 20 MWH BATTERY STORAGE LONGOND WIDE - STC 499 (IRR) WINC DC OUTPUT

AC OUTPUT

Sample Electrical Plans

COVER SHEET

IVVIES A. CLANCY

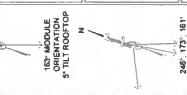
KEW BEDFORD, MA 02746 OVOWHEND 946 316 NASH ROAD

SAN FRANCISCO, CA 94120

Nextend

PREPARED FOR

PROPOSED PHOTOVOLTAIC ARRAY 246", 173", 161" MODULE ORIENTATION 5" TILT CARPORT





T41812 NIAA HTAON 901 81880 UN ,841A14 1R1-82E 1838: 2:XXI - 841C-SAY 1838

VEC DESIGN



SITE PLAN:

376 NASH ROAD 1,098.1 - KW DC

GRAPHIC SCALE IN FEET 1" = 60-0"

8

499.0 - KW AC

W / 2,000 kWH DC-COUPLED STORAGE PHOTOVOLTAIC POWER SYSTEM

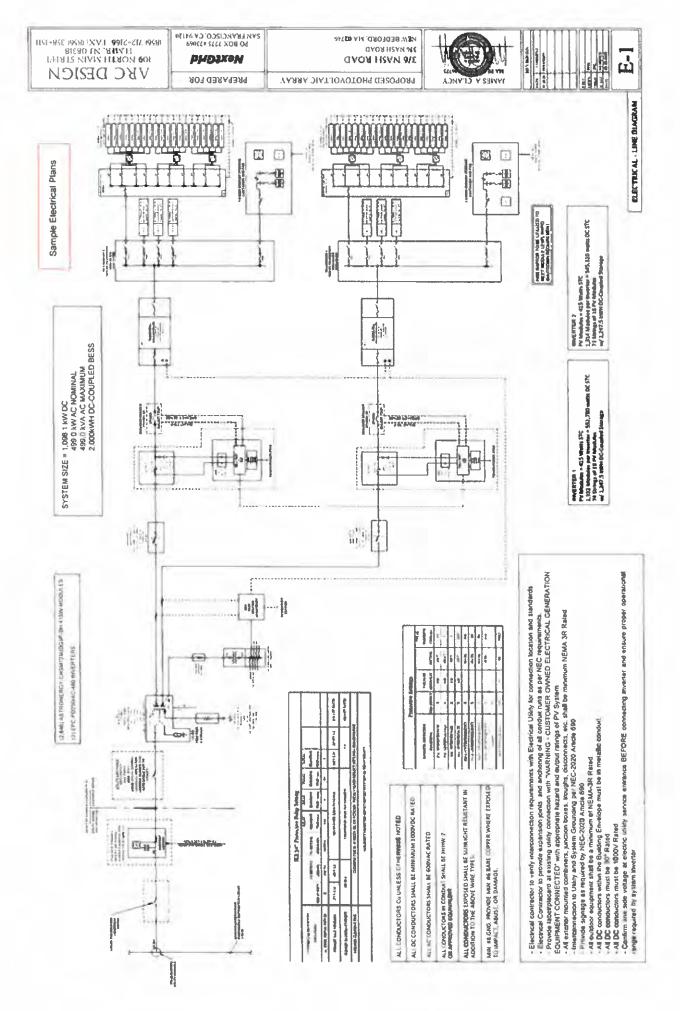
	50 PSF	125 MPH
LOADS:	GROUND SNOW	WIND LOAD

LOW DEMINIALITY EXTREME: MINIMUM PLEY, JIKRITEMPRATINE 2% A W. **4** 5 3

ASHRAE TEMPERATURE:

FO

LOCATION MAP:

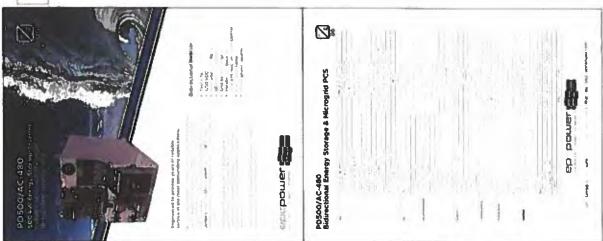


EQUIPMENT SPECIFICATIONS

PROPOSED PHOTOVOLTAIC ARRAY

PREPARED FOR

Sample Electrical Plans





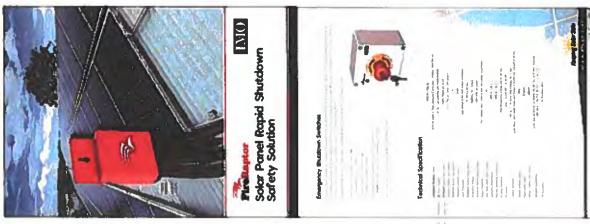
EQUIPMENT SPECIFICATIONS

PROPOSED PHOTOVOLTAIC ARRAY

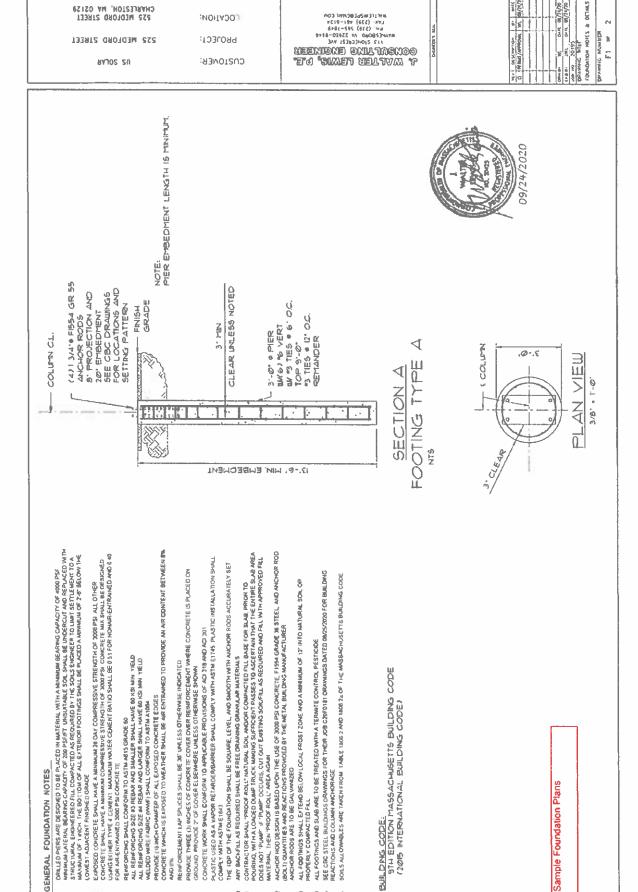
БИЕБУИЕ**D** БОВ

VYC DESIGN

Sample Electrical Plans







2

7.0

2

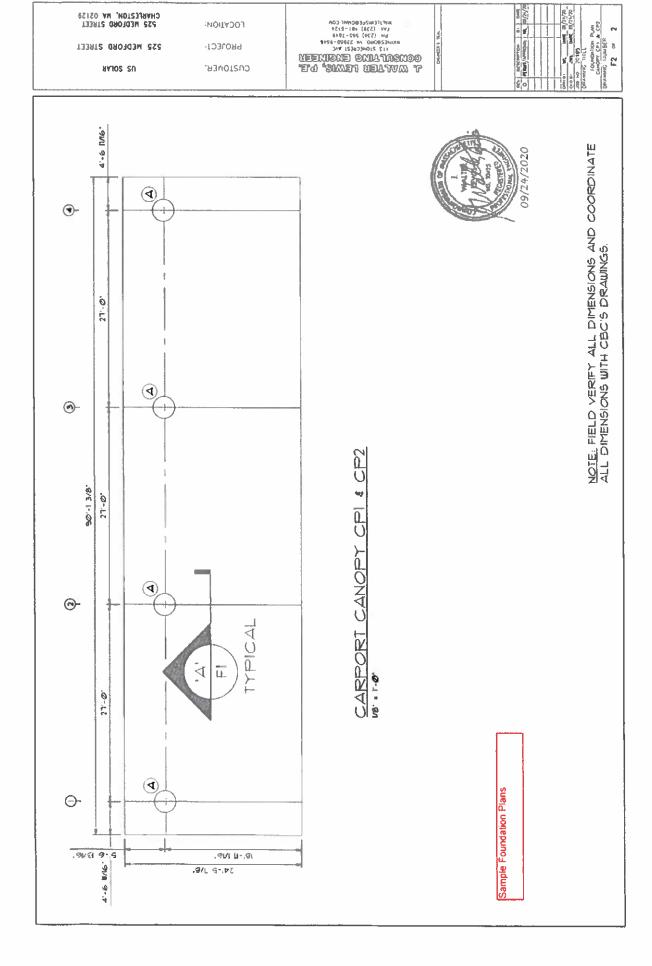
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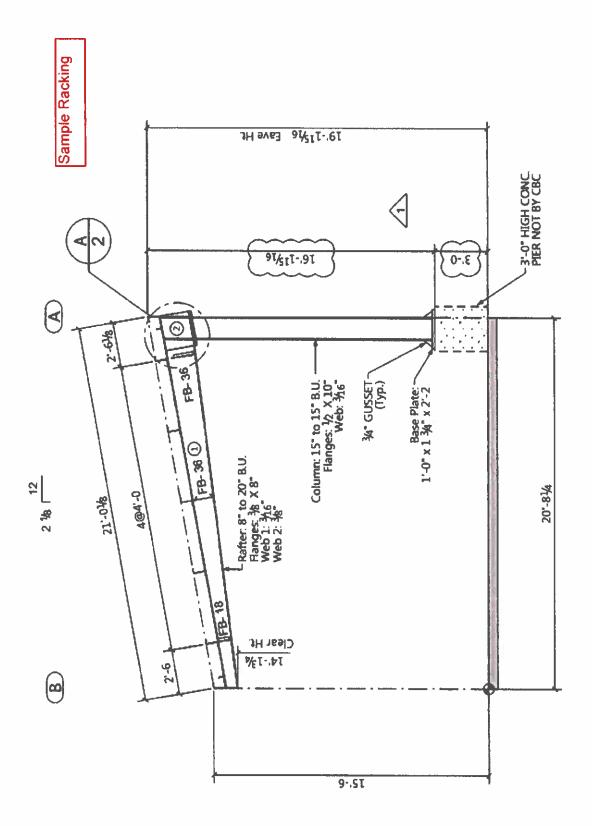
Sample Foundation Plans

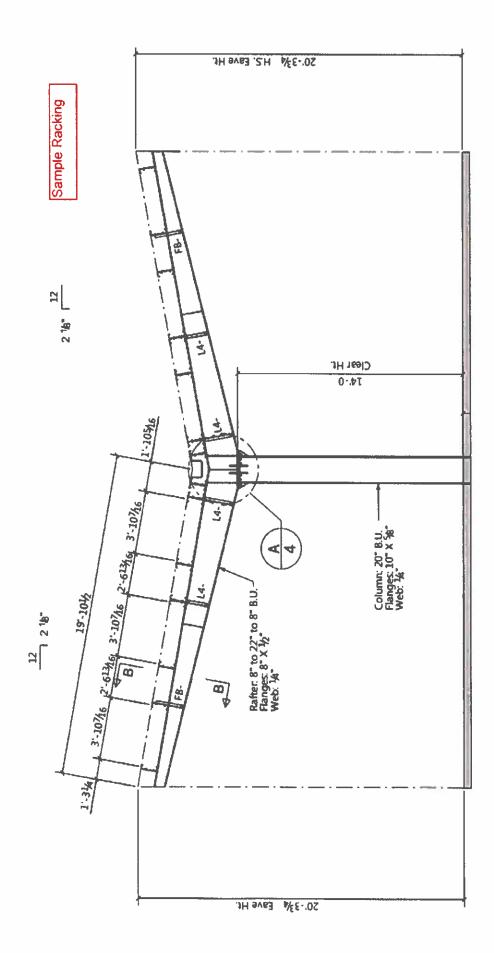
CHARLESTON, MA. 02129

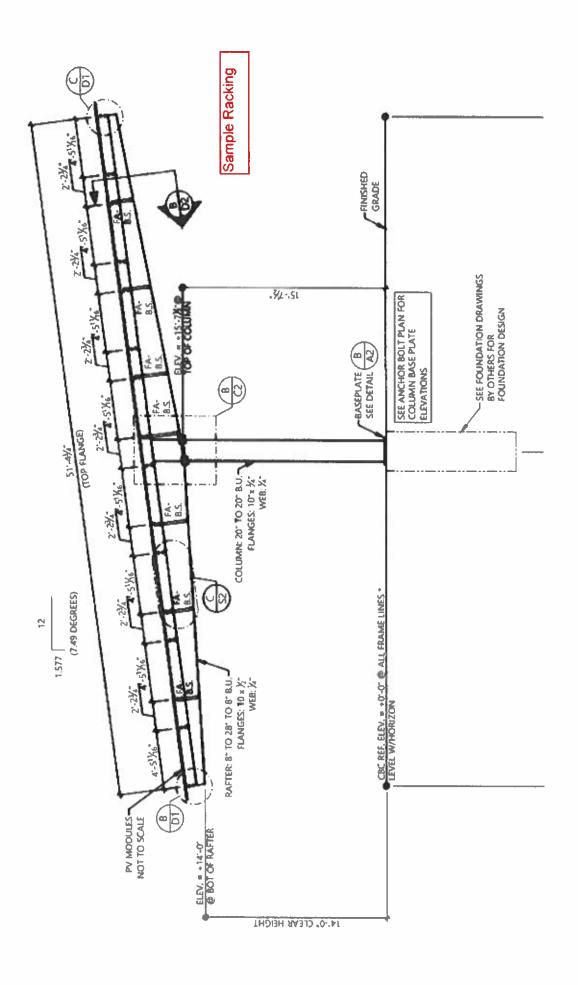
GENERAL FOUNDATION NOTES

ORLED PIERS ARE DESIGNED TO BE PR









6-H CROSS-SECTION SECTION 4-4

21 1-81

36'-117