

## IX. HOMEOWNER LICENSE EXEMPTION

### Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

### DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

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

HOMEOWNERS SIGNATURE \_\_\_\_\_

## X. CONSTRUCTION DEBRIS DISPOSAL

### Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

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

Signature of Permit Applicant \_\_\_\_\_

Date \_\_\_\_\_

## XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

### Supplement #3

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

Type of Work: Install 2 (two) Drive-up Tube System for customer/member use

Address of Work: 468 County Street

Owner Name: FIRST CITIZENS FEDERAL CREDIT Date of Permit Application: \_\_\_\_\_

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

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

Other (specify) \_\_\_\_\_

Notice is hereby given that:

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

signed under penalties of perjury:

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

Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Registration No. \_\_\_\_\_

OR:

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

Date \_\_\_\_\_

Owner Signature \_\_\_\_\_

## XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒ Planning Board - Site Plan Review

Reason For Rejection:

"See Attachments"

Fee

**B-21-2514**

Comments and Conditions:

Signed Danny J. Romanowicz

Date: 9/29 20 21

Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner



**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

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

## **New Bedford Comprehensive Zoning Code Review**

### **Code of Ordinances – Chapter-9**

**468 County Street – PLOT: 52 – LOT:176 – ZONED DISTRICT: MUB**

**NW William Street – PLOT: 52 – LOT:178 – ZONED DISTRICT: MUB**

**Site Plan Review is Required from the Planning Board**

**Zoning Code Review as follows:**

#### **Site Plan Review**

#### **Planning Board**

##### **❖ SECTIONS**

- **5400 – Site Plan Review**
- **5410 – Purpose**
- **5420 – Applicability**
  - **5423 – Any new construction or expansion of existing construction where a drivethru 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.**
  - **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.**
- **5430-5490B**

**5400. - SITE PLAN REVIEW.**

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

(Ord. of 12-23-03, § 1)

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

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

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

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

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

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

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

5427. Commercial or industrial ground signs.

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

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

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

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

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

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

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

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

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

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

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

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

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

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

5475. Minimize glare from vehicle headlights and lighting fixtures;

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

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

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

5479. Minimize damage to existing adjacent public ways.

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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

(Ord. of 12-23-03, § 1)

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



(Ord. of 12-23-03, § 1)

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

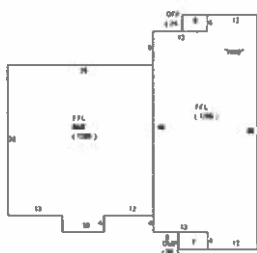
(Ord. of 12-23-03, § 1)

**Location:** 468 COUNTY ST **Parcel ID:** 52 176 **Zoning:** MUB **Fiscal Year:** 2021 **Account Number:**32323

<b>Current Owner Information:</b> FIRST CITIZENS FEDERAL CREDIT  200 MILL ROAD - SUITE 100  FAIRHAVEN , MA 02719	<b>Current Sales Information:</b> <b>Sale Date:</b> 12/01/2016 <b>Sale Price:</b> \$100.00 <b>Legal Reference:</b> 11910-129 <b>Grantor:</b> SOUTH COAST REAL ESTATE,HOLDINGS,LLC	Card No. 1 of 1
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This Parcel contains 0.3412 acres of land mainly classified for assessment purposes as BANK with a(n) BANK style building, built about 1960, having Brick exterior, Asphalt Shingles roof cover and 3571 Square Feet, wit 1 unit(s), total room(s), total bedroom(s)total bath(s), 0 3/4 baths, and4 total half bath(s).

<b>Building Value:</b>	<b>Land Value:</b>	<b>Yard Items Value:</b>	<b>Total Value:</b>
280400	142500	9200	432100



<b>Fiscal Year 2021</b>		<b>Fiscal Year 2020</b>		<b>Fiscal Year 2019</b>	
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:	341	Property Code:	341	Property Code:	341
Total Bldg Value:	280400	Total Bldg Value:	280400	Total Bldg Value:	245400
Total Yard Value:	9200	Total Yard Value:	9200	Total Yard Value:	9200
Total Land Value:	142500	Total Land Value:	142500	Total Land Value:	142500
<b>Total Value:</b>	<b>432100</b>	<b>Total Value:</b>	<b>432100</b>	<b>Total Value:</b>	<b>397100</b>
<b>Tax:</b>	<b>\$14,155.60</b>	<b>Tax:</b>	<b>\$14,514.24</b>	<b>Tax:</b>	<b>\$13,834.96</b>

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
 This information is believed to be correct but is subject to change and is not warranted.

**Location:** NW WILLIAM ST **Parcel ID:** 52 178 **Zoning:** MUB **Fiscal Year:** 2021 **Account Number:**32378

<b>Current Owner Information:</b>	<b>Current Sales Information:</b>	
FIRST CITIZENS FEDERAL CREDIT	<b>Sale Date:</b>	
	12/01/2016	
	<b>Sale Price:</b>	
200 MILL ROAD - SUITE 100	\$100.00	Card No. 1 of 1
	<b>Legal Reference:</b>	
FAIRHAVEN , MA 02719	24115	
	<b>Grantor:</b>	
	SOUTH COAST REAL ESTATE ,HOLDINGS LLC	

This Property contains 0.2247 acres of land mainly classified for assessment purposes as PARKLOT

<b>Building Value:</b>	<b>Land Value:</b>	<b>Yard Items Value:</b>	<b>Total Value:</b>
0	153700	22300	176000

**No  
Sketch  
Available**

**NO  
IMAGE  
AVAILABLE**



<b>Fiscal Year 2021</b>		<b>Fiscal Year 2020</b>		<b>Fiscal Year 2019</b>	
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:	337	Property Code:	337	Property Code:	337
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	22300	Total Yard Value:	22300	Total Yard Value:	22300
Total Land Value:	153700	Total Land Value:	153700	Total Land Value:	153700
<b>Total Value:</b>	<b>176000</b>	<b>Total Value:</b>	<b>176000</b>	<b>Total Value:</b>	<b>176000</b>
<b>Tax:</b>	<b>\$5,765.76</b>	<b>Tax:</b>	<b>\$5,911.84</b>	<b>Tax:</b>	<b>\$6,131.84</b>

Disclaimer: Classification is not an indication of uses allowed under city zoning.  
This information is believed to be correct but is subject to change and is not warranted.



Map Prepared By:  
City of New Bedford  
Management Information Systems  
January 2008



Flood Year 2000  
This panel map should be used for planning  
and assessment purposes only.

**Map: 052**

City of New Bedford  
Massachusetts



1 inch = 60 feet  
0 30 60 Feet

Water Bodies  
Town Boundary  
Engineering Lot Number

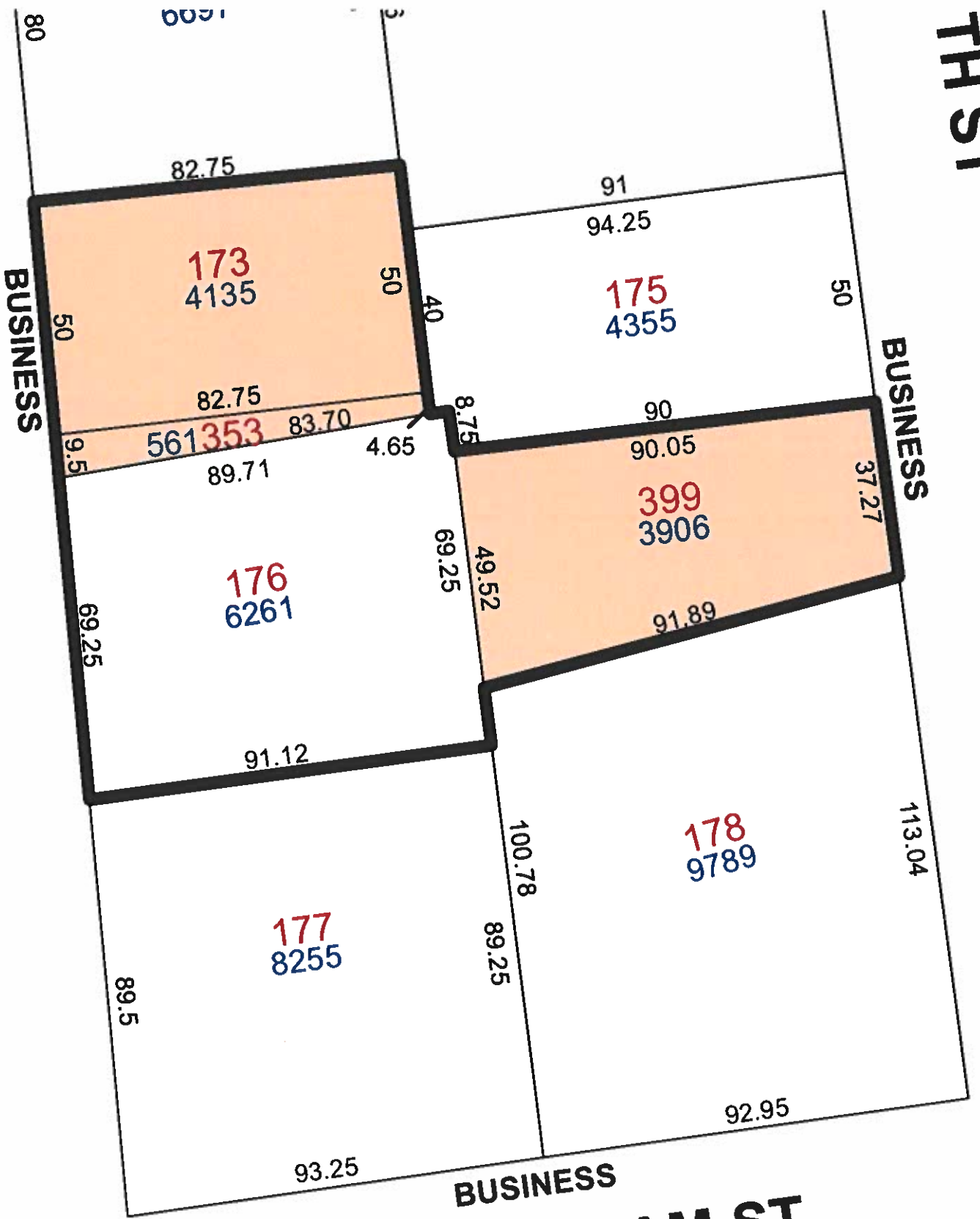
**Legend**  
Easement  
Planned Subdivision  
Combined Parcels  
Number Drawn to Section or Assessment P.D.

15.67  
LESS  
TH ST

BUSINESS

BUSINESS  
WILLIAM ST

BUS. 76





468 County St



Map data ©2021, Map data ©2021 Google 20 ft



Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View - Oct 2019







Image capture: Oct 2019 © 2021 Google

New Bedford, Massachusetts



Street View - Oct 2019





Image capture: Aug 2017 © 2021 Google

New Bedford, Massachusetts



Street View - Aug 2017







2016 00120301  
Cert: 24114 Doc: DEED BS  
Registered: 12/01/2016 02:08 PM



2016 00029456  
Bk: 11910 Pg: 129 Pg: 1 of 5 BS  
Doc: DEED 12/01/2016 02:13 PM

### QUITCLAIM DEED

**SOUTH COAST REAL ESTATE HOLDINGS, LLC**, of 200 Mill Road, Suite 100, Fairhaven, MA 02719

for consideration paid, and in full consideration of less than One Hundred and 00/100 (\$100.00) Dollars

grants to **FIRST CITIZENS' FEDERAL CREDIT UNION**, of 200 Mill Road, Suite 100, Fairhaven, MA 02719

with **QUITCLAIM COVENANTS**

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

**PARCEL ONE:** (UNREGISTERED LAND)

<b>BEGINNING</b>	at the northwest corner of said lot at a point in the east line of County Street and at the southwest corner of land now or formerly of Charles R. Hunt; thence
<b>SOUTHERLY</b>	in said east line of County Street, fifty (50) feet to land now or formerly of Henrietta Hill; thence
<b>EASTERLY</b>	in line of last-named land, eight-two and 75/100 (82.75) feet to land now or formerly of one Gifford; thence
<b>NORTHERLY</b>	fifty (50) feet to said Hunt land; thence
<b>WESTERLY</b>	in line of last-named land, eighty-two and 75/100 (82.75) feet to the place of beginning.

CONTAINING 15.19 square rods, more or less.

Property Address: 466 County Street, New Bedford, MA 02740



**PARCEL TWO:** (UNREGISTERED LAND)

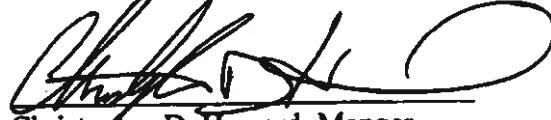
- BEGINNING** at a point in the Easterly line of County Street, one hundred thirty (130) feet south of Elm Street; thence
- EASTERLY** in line of land of parties unknown, eighty-two and 75/100 (82.75) feet to land now or formerly of James and Edna D. Bento; thence
- SOUTHERLY** in line of last-named land, four and 65/100 (4.65) feet to land now or formerly of the New Bedford Institution for Savings; thence
- WESTERLY** in line of last-named land, eighty-three and 70/100 (83.70) feet to said east line of County Street; thence
- NORTHERLY** in said east line of County Street, nine and 50/100 (9.50) feet to the point of beginning.

**PARCEL THREE:** (UNREGISTERED LAND)

- BEGINNING** at a point in the east line of County Street which is distant southerly therein one hundred thirty-nine and 5/10 (139.5) feet from the south line of Elm Street; thence
- EASTERLY** in line of land now or formerly of James and Helen L. Tighe, eighty-nine and 70/100 (89.70) feet to a corner; thence
- SOUTHERLY** in line of land now or formerly of Seth H. Ingalls and Alexander H. Seabury, sixty-nine and 25/100 (69.25) feet to land now or formerly of Lyman Bartlett; thence
- WESTERLY** in line of last-named land, ninety-one (91) feet, one and one-half (1-½) inches to said east line of County Street; and thence
- NORTHERLY** in said east line of County Street, sixty-eight and 75/100 (68.75) feet to the point of beginning.

Executed as a sealed instrument this 21<sup>st</sup> day of November, 2016.


**South Coast Real Estate Holdings, LLC**

  
Christopher D. Howard, Manger

**COMMONWEALTH OF MASSACHUSETTS**

Bristol County, ss.

On this 21<sup>st</sup> day of November, 2016, before me, the undersigned notary public, personally appeared the above-named Christopher D. Howard, as Manager of **South Coast Real Estate Holdings, LLC**, proved to me through satisfactory evidence of identification which was a Massachusetts driver's license, and he acknowledged said instrument by him so executed, as Manager, to be his free act and deed and the free act and deed of **South Coast Real Estate Holdings, LLC**.

  
Notary Public

FERNANDA M. FUMO  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires January 14, 2022

**PARCEL FOUR: (REGISTERED LAND)**

**EASTERLY** by the westerly line of Eighth Street, thirty-seven and 27/100 (37.27) feet;

**SOUTHERLY** by Lot #2 on plan hereinafter mentioned, ninety-one and 89/100 (91.89) feet;

**WESTERLY** by said land now or formerly of Henrietta Hill, forty-nine and 51/100 (49.51) feet to land now or formerly of James and Edna D. Bento;

**NORTHERLY** by land now or formerly of Blanche Comeau, ninety and 5/100 (90.05) feet to the point of beginning.

**CONTAINING** 3,925 square feet.

All of said boundaries are determined by the Court to be located as shown on plan #11532B, drawn by Tibbetts Engineering Corp., dated October 23, 1984, and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 78, Page 367, with Certificate of Title No. 14520. Lot 1.

The real estate being conveyed hereunder does not constitute all or substantially all of the Grantor's assets in the Commonwealth of Massachusetts.

For title to PARCELS ONE, TWO and THREE, see Deed recorded with the Bristol County (S.D.) Registry of Deeds in Book 11877, Page 153.

For title to PARCEL FOUR, see Certificate of Title No. 24092 filed with the Bristol County (S.D.) Registry District of the Land Court.

This transfer does not represent a sale of all or substantially all of the assets of **South Coast Real Estate Holdings, LLC**, LLC located in the Commonwealth of Massachusetts.

[Signature page follows]



William Francis Galvin  
Secretary of the  
Commonwealth

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

November 10, 2016

TO WHOM IT MAY CONCERN:

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

**SOUTH COAST REAL ESTATE HOLDINGS, LLC**

in accordance with the provisions of Massachusetts General Laws Chapter 156C on July 1, 2013.

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 or withdrawal; 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:  
**GERALYN MARCINKO, EDWARD P. SHEA, GEORGE M. CUSTODIO,  
CHRISTOPHER D. HOWARD**

I further certify, the names of all persons authorized to execute documents filed with this office and listed in the most recent filing are: **GERALYN MARCINKO, EDWARD P. SHEA, GEORGE M. CUSTODIO, CHRISTOPHER D. HOWARD, MARTHA J. AWISZUS ESQ.**

The names of all persons authorized to act with respect to real property listed in the most recent filing are: **GERALYN MARCINKO, EDWARD P. SHEA, GEORGE M. CUSTODIO, CHRISTOPHER D. HOWARD, DIANE M. ARRUDA**

In testimony of which,

I have hereunto affixed the

Great Seal of the Commonwealth

on the date first above written.

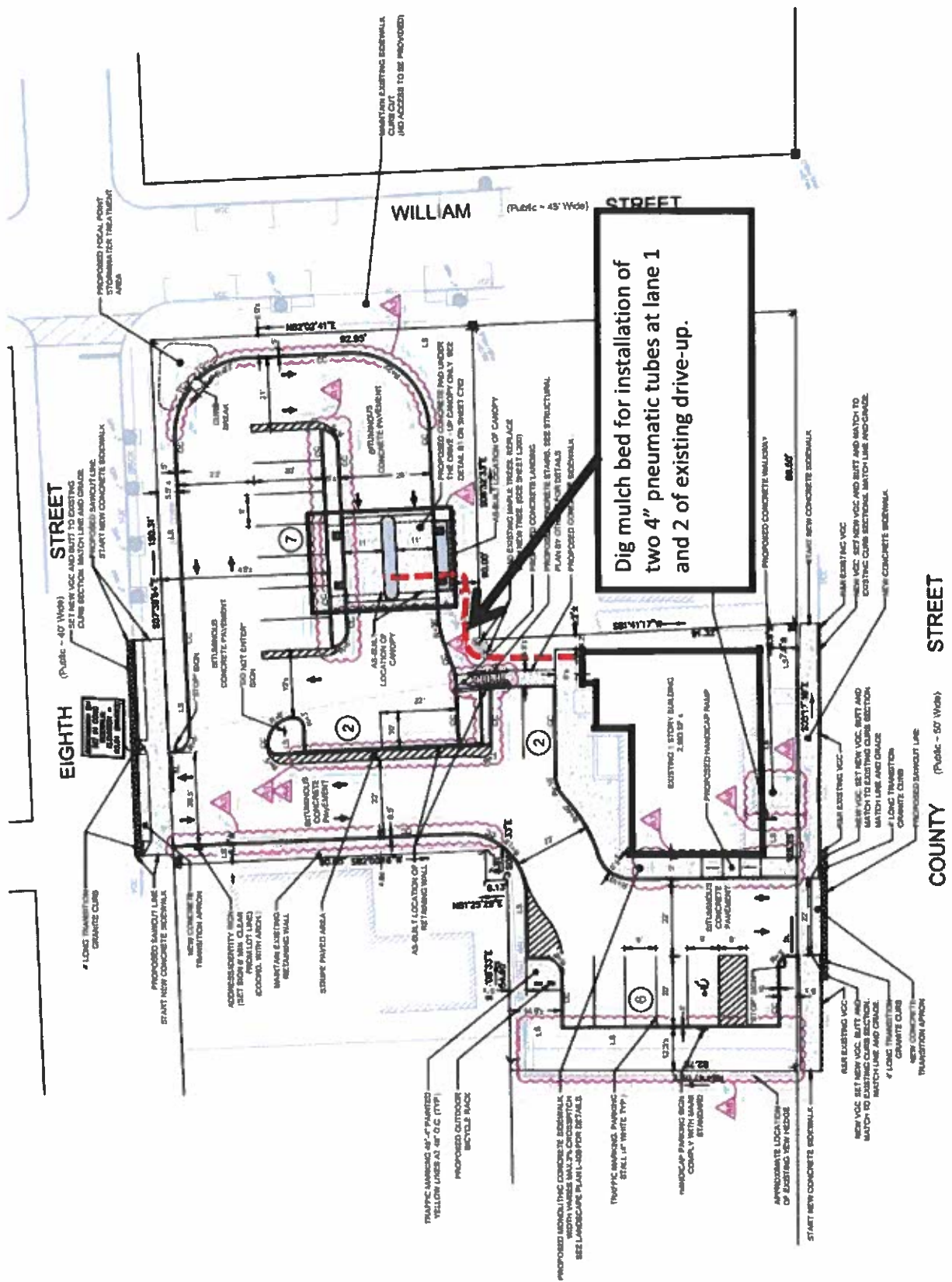


*William Francis Galvin*

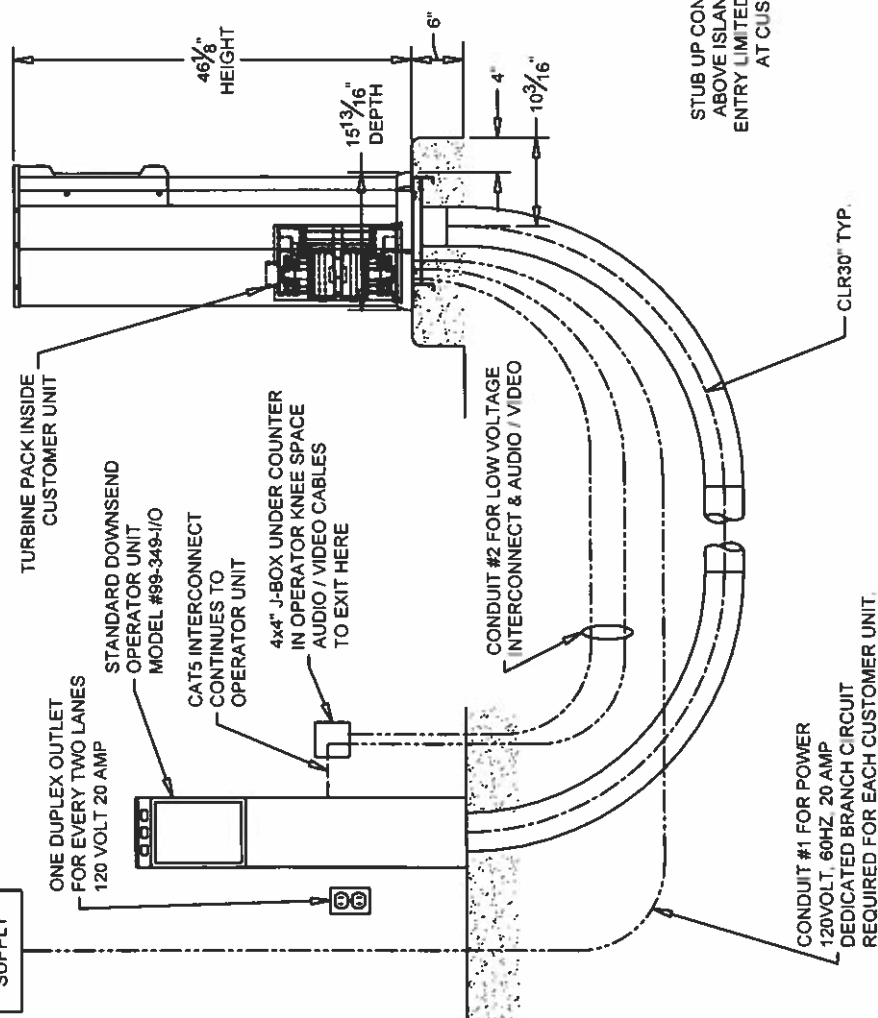
Secretary of the Commonwealth

Processed By:sam

*Baker et al*  
*300 Crown Colony # 500*  
*Quincy, MA*  
*02109*







# HAMILTON AIR.

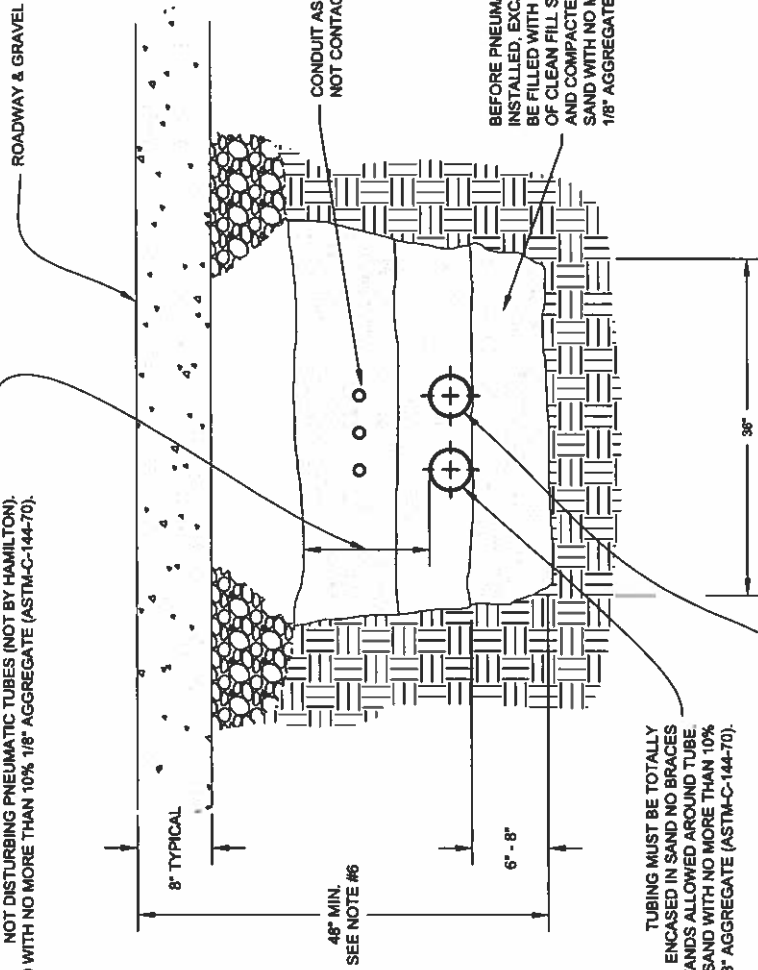
**PNEUMATIC TUBE SYSTEMS  
MODEL HA1000-XLR DOWNSEND  
CUSTOMER UNIT DETAILS**

1/13/2016	DRAWING NUMBER	99-1160	REVISION	--
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**NOTES:**

- 1) OWNER'S GENERAL CONTRACTOR TO PROVIDE OSHA APPROVED TRENCH FROM UNDERSIDE OF OPERATORS AREA TO CUSTOMER UNIT ISLANDS. ACTUAL ROUTING OF TRENCH TO BE DETERMINED BY THE OWNER'S GENERAL CONTRACTOR. DEPTH OF TRENCH MAY VARY TO AVOID OBSTRUCTIONS BUT MUST NOT BE LESS THAN THE MINIMUM AS SHOWN IN THE DETAIL SECTION
- 2) BEFORE PNEUMATIC TUBES ARE INSTALLED: OWNER'S GENERAL CONTRACTOR TO CONSTRUCT ISLAND TEMPLATE SUPPORT SYSTEM, SET TEMPLATES IN PROPER RELATIONSHIP TO THE BUILDING AND SET TOP OF TEMPLATE LEVEL TO TOP OF ISLAND (STEEL TEMPLATE PROVIDED BY HAMILTON).
- 3) ELECTRICAL CONDUIT, LOW VOLTAGE CONTROL AND AUDIO CABLE CONDUIT AND OPTIONAL TELLER-TV CONDUIT TO BE BURIED ABOVE THE PNEUMATIC TUBES AND MUST NOT INTERFERE WITH THE PNEUMATIC TUBES. (ALL BY OWNER'S ELECTRICAL CONTRACTOR)
- 4) BEFORE CONDUIT IS INSTALLED, COVER PNEUMATIC TUBE WITH 3" TO 4" OF CLEAN FILL SAND (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).
- 5) BEFORE PNEUMATIC TUBES ARE INSTALLED, EXCAVATION IS TO BE FILLED WITH 6" TO 8" MINIMUM BASE OF CLEAN FILL SAND, WASHED IN AND COMPACTED (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).
- 6) 48" MINIMUM TRENCH DEPTH USING 30" RADIUS BENDS. ACTUAL DEPTH DETERMINED BY ARCHITECT BASED ON JOB SITE, SOIL, FROST LINE, CODE, ETC. ALWAYS LOCATE TUBES BELOW FROST LINE.
- 7) THE FOLLOWING NOT FURNISHED BY HAMILTON: CANOPY, SUPPORTS, ISLANDS, CONDUIT, HOLE OPENINGS, GUARD POST, SAND FILL, CHIPPING AND EXCAVATION, ALL FINISH BY OWNER'S GENERAL CONTRACTOR
- 8) THE OWNER'S GENERAL CONTRACTOR IS TO SIGN BELOW BEFORE TUBING IS COVERED TO SHOW PRESSURE TEST WAS PERFORMED ONLY, NOT TO VERIFY TEST RESULTS.

FILL SPACE OVER PNEUMATIC TUBES WITH 12" MINIMUM OF CLEAN FILL SAND WASH IN WITH LIBERAL AMOUNTS OF WATER, NOT DISTURBING PNEUMATIC TUBES (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).



CONDUIT AS REQUIRED MUST NOT CONTACT TUBING...

BEFORE PNEUMATIC TUBES ARE INSTALLED, EXCAVATION IS TO BE FILLED WITH 6" MINIMUM BASE OF CLEAN FILL SAND, WASHED IN AND COMPACTED (NOT BY HAMILTON). SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

TUBING MUST BE TOTALLY ENCASED IN SAND NO BRACES OR STANDS ALLOWED AROUND TUBE SAND WITH NO MORE THAN 10% 1/8" AGGREGATE (ASTM-C-144-70).

SECTION THRU TRENCH  
(NO SCALE)

TUBING TO BE MILL-WRAPPED WITH 18" LONG PROTECTION SHRINK SLEEVES AT EACH JOINT. NO EXPOSED BARE TUBE IS ALLOWED

**TUBE PRESSURE TEST PROCEDURES:**

- 1)          PRESSURE TEST TUBES BEFORE THEY ARE COVERED
- 2)          PRESSURE TEST TUBES AT 5 P.S.I. FOR 1 HOUR WITHOUT LEAKAGE
- 3)          PULL OR BLOW A CARRIER THROUGH THE TUBING

REV.1	DATE: 4/20/04	CHANGED DIMENSIONS & NOTES...
REV.2	DATE: 10/1/10	Added Space to Sand used around tubes
REV.3	DATE: 1/18/10	Added Note #1 - 28

**HAMILTON AIR**

TYPICAL CROSS SECTION OF  
DIRECT BURIAL TUBING AND  
ELECTRICAL CONDUITS

SIGNATURE: (OWNER'S GENERAL CONTRACTOR TO SIGN TEST WAS PERFORMED)

Drawing Number : 99-803

Date : 10/10/01



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

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2016 SEP 22 A 9 12  
CITY CLERK

## NOTICE OF DECISION SITE PLAN APPROVAL

Case Number:	27-16			
Request Type:	Site Plan			
Address:	464-466 County Street and NW Corner of William & Eighth Streets			
Zoning:	Mixed Use Business (MUB) zoning district and Central Business District			
Recorded Owners:	Jose Delgado/Sandra Cohen Trustees of Jay Realty Trust (Map 52, Lot 176) David K. Sykes (Map 52, Lot 178)			
Applicant:	South Coast Real Estate Holdings LLC (Subsidiary of First Citizens' Federal Credit Union)			
Applicant Address:	200 Mill Road, Ste. 100, Fairhaven, MA 02719			
Application Submittal Date	Public Hearing Date	Decision Date		
August 11, 2016	September 14, 2016	September 22, 2016		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
52	176	2578	339	---
52	178		---	10725

**Application:** Request by applicant for Site Plan approval for new construction of a drive-thru for a credit union, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district.

### Action:

**GRANTED, WITH CONDITIONS, AND WAIVERS as described in section four (4).**

A copy of this decision was filed with the City Clerk of the City of New Bedford on September 22, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

9/21/16  
Date

Date Issued  
A TRUE COPY ATTEST

CITY CLERK-NEW BEDFORD, MA

DEC 05 2016

Colleen Dawicki, Chair

City of New Bedford Planning Board

Page 1 of 5

This is to certify that notice of the grant of this appeal was filed with City Clerk on 9-22-16; and no appeal from the decision of the board has been filed within the 21 day appeal period.

City Clerk

## **1) APPLICATION SUMMARY**

This was a concurrent request by applicant with Case 27-16: Site Plan approval for new construction of a drive-thru for the First Citizens' Federal Credit Union and Case 28-16 for placement of a new Ground Sign, under Chapter 9 Comprehensive Zoning §5400, 5410, 5420, 5423, 3200 and 3200AA, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business (MUB) zoning district and Central Business District.

## **2) MATERIALS REVIEWED BY THE PLANNING BOARD**

### **Plans Considered to be Part of the Application**

The submittal is shown as the First Citizens' Federal Credit Union, 464-466 & 178 Eighth Street, New Bedford, MA 02740 for South Coast Real Estate Holdings, LLC dated 08/11/2016, prepared by Highpoint Engineering, Inc, Canton Corporation Place, 45 Dan Road, Suite 140, Canton, MA 02021 [consisting of ten (10) pages];

and

First Citizens New Bedford 08/11/2016, dated 12/4/14 and 8/9/2016, prepared by New England Design Associates, 39 Salisbury Street, Worcester, MA 01609 [consisting of two (2) pages].

Title Sheet - T100

Existing Conditions Plan - C100

Site Preparation, Demolition, & Erosion Control Plan - C200

Layout & Materials Plan - C300

Grading Drainage & Utility Plan - C400

Lighting Plan-L100

Planting Plan-L200

Planting Detail- L300

Site Details-C700

Site Details-C701

Drive Up-DU

Floor Plan-FLR

### **Other Documents and Supporting Material**

Stormwater Management Report

Traffic Assessment by Ron Muller & Associates, 56 Teresa Road, Hopkinton, MA 01748

### **Staff Report with attachments:**

1. Cover Letter
2. Site Plan Review Application
3. Site Plan Review Application for New Ground Sign
4. Deeds of Ownership – Bristol County (S.D) Registry of Deeds
5. Traffic Report
6. Sign Graphics
7. Waiver Requests
8. Plan Set
9. Comments from DPI

**Plans Accepted Into the Record:**

Planting Plan L200 dated 08/11/2016

Proposed Layout Color Plan C300 dated 08/11/2016

Existing Conditions Color Plan C100 dated 08/11/2016

Aerial Plan #1 dated 08/11/2016

Aerial Plan #2 dated 08/11/2016

**3) DISCUSSION**

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion. Acting City Planner Jennifer Clarke, AICP and Staff Planner Constance Brawders were also present during proceedings for the subject case review.

Mr. John Massauro, Senior Associate of Highpoint Engineering, Inc., (Canton Corporate Place, 45 Dan Road, Suite 140, Canton, MA 02021) introduced the case submittal to the Planning Board. Michael Radner, founder and Principal of Radner Design Associates, Inc., (945 Concord Street, Ste. 100, Framingham, MA 01701) presented the lighting and landscape plan. Speaking on behalf of the project proposal were First Citizens Federal Credit Union President and CEO Peter Mulse, Vice President of Retail Operations, Jennifer LaFrance, and Alan Detoma of New England Design Associates. Also in attendance was Douglas Hartnett, Managing Principal of Highpoint Engineering.

[Presentation and discussion of these concurrent cases ensued. For further information regarding the relative findings, please see the Notice of Decision for Case28-16: Ground Sign.]

The team highlighted improvements to the site which included: parking and circulation for the proposed state of the art ATM drive-thru with canopy designed to complement the existing architecture of the building; installation of bike rack to enhance the pedestrian friendly and neighborhood use of the banking facility; preservation of the mature lilac trees at the abutting lower lot north property line; type of landscape buffer accounting for the need for visibility and security of patrons and employees of the credit union; lighting meeting Dark Sky compliance, in addition to providing adequate security for patrons and employees using the ATM and banking services; reconstruction of the staircase leading to the lower lot; and landscape and lighting design modified to accommodate neighboring residents. At this time, the applicant elects to maintain the curb cut at William Street and reserve this driveway for future use; however, a landscape bed will be installed across the width of the driveway at the interior site.

Chair Dawicki requested a motion from the Board to open the public hearing at the conclusion of the presentation ; motion moved by Board Member K. Duff, with second by Board Member A. Glassman by vote of five (5)-zero (0).

As part of the general concurrent discussion, speaking in favor of the project's proposal was Jose S. Castelo (1815 Acushnet Avenue, New Bedford, MA). Questions and concerns regarding the fence at south of his property line that abuts the lower parking lot of the proposed credit union and hedge at the north of Mr. Morad's building abutting the credit union structure were raised by Emilo E. Morad, Jr., (Cutler House Realty, LLC, 460 County Street, New Bedford, MA). No one asked to be recorded in support of the project.

No one asked to speak or be recorded in opposition of the proposal.



With no other comments received, a motion was made by Board Member K. DUFF, with a second by Board Member A. Glassman to close the hearing. Motion carried five (5) to zero (0).

#### **4) DECISION**

Chair Dawicki asked for a motion for Site Plan approval for new construction of a drive-thru for the First Citizens' Federal Credit Union located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district. Board Member Kathryn Duff offered the following motion:

The Planning Board finds this request to be in accordance with the City of New Bedford's Code of Ordinances Chapter 9 §5400 Site Plan Review, 5410, 5420, and 5423. As a result of such consideration, the Board approved the subject application with the following conditions:

- ☐ That the petition for waivers as described under Attachment 1 be approved as presented.
- ☐ That the applicant revises the plan set Title Box to identify 178 Eight Street as NW William and Eighth Streets.
- ☐ That the applicant revises the plan set to include Map & Lot to Title Box.
- ☐ That the applicant also revises the plan set to identify William Street, correcting the typo 'Williams' Street.
- ☐ That the applicant revises Planting Plan L200 that currently identifies fifty-eight (58) Variegated Lilyturf as specified on the Plant Schedule; the plan illustrates forty eight (48).
- ☐ That the applicant revises the Traffic Assessment that currently states eighteen (18) parking spaces are provided on site to reflect seventeen (17) spaces.
- ☐ That the applicant use eco-friendly lighting to complement the architectural style of the existing structure.
- ☐ That the project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date.
- ☐ That the applicant will honor all Department of Public Infrastructure's recommendations in memos dated September 6, 2016.
- ☐ That any recommendations made in the planning staff report not otherwise noted here shall be honored by the applicant.
- ☐ That the applicant shall submit final plan revisions to the Planning Division in the following formats:
  - One (1) -11" x 17" Plan Set
  - One (1) CD or USB with Plan Set in PDF formatand shall ensure that these same plans are properly submitted to the Department of Inspectional Services.

- ☐ That the applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward signed by the office of the City Clerk for the Planning division case file folder.
- ☐ That the applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.
- ☐ That the rights authorized by the granted Approval must be exercised, by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date they were granted or they will lapse.
- ☐ That the overhead lighting be reduced to ½ foot candle and lighting turned off no more than one hour after close.
- ☐ That the fence at the south side of the real estate building lot be removed and the hedge along the [north side] of the real estate building lot be removed.

Motion seconded by Board Member Glassman. Motion carried unanimously five (5) to zero (0).


Board Member Kalife – Yes  
Chair Person Dawicki – Yes

Board Member Cruz – Yes  
Board Member Glassman – Yes

Board Member Duff – Yes

Filed with the City Clerk on:

9/21/16  
Date

  
\_\_\_\_\_  
Colleen Dawicki, Chair  
City of New Bedford Planning Board



**CITY OF NEW BEDFORD**

**Jonathan F. Mitchell, Mayor**


**Department of Public Infrastructure**

**Euzebio Arruda  
Commissioner**

**Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance**

**MEMORANDUM**

**TO:** City of New Bedford Planning Board

**FROM:** Euzebio Arruda, Commissioner, D.P.I. 

**DATE:** September 6, 2016

**RE:** First Citizens' Federal Credit Union -- Site Plan  
464 County St  
Plot 52, Lot 176,353,173,399,178

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. Developer to reconstruct existing cement sidewalk and driveway on County Street within the limits of the project. Close existing driveway on the South side of the property along County Street.
2. Developer to close driveway on Eighth Street South of the entrance, and install cement concrete sidewalk.
3. Permits for driveways, sidewalk and drainage must be obtained from the Department of Public Infrastructure Engineering Division.
4. Driveways and sidewalks to be built in accordance with City of New Bedford regulations and the driveways with 4 foot transition curb on both sides.
5. All utilities to be installed in accordance with City of New Bedford standards.
6. Drainage can not tie in directly to a catch basin, must connect to the Drain Manhole in the middle of William Street/ Eighth Street intersection.
7. The City requires certification from Focal Point and the Engineer that the Focal Point Storm Water Treatment Facility will work as it is proposed. Also, a maintenance agreement must be submitted to the Department of Public Infrastructure. This agreement needs to be recorded in perpetuity.
8. This site plan includes 5 lots, which may need to be combined to meet zoning requirements.
9. Developer to check condition of existing sewer and water services.

**PLANNING  
SEP 07 2016  
DEPARTMENT**

10. The Department of Public Infrastructure requires a final set of approval plans to be submitted that reflects all revisions made prior to the start on construction.
11. Developer and site contractor must schedule a pre- construction meeting with the Department of Public Infrastructure prior to the start of Construction.
12. Upon completion, Engineer must submit "As Built Drawings" in CADD format prior to the certificate of Occupancy being issued.

/ct

Cc: Department of Inspectional Services  
Environmental Stewardship  
Highpoint Engineering, Inc.  
First Citizens' Federal Credit Union





City of New Bedford  
REQUEST FOR WAIVER

CASE #: 27-16

### 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.

<b>SUBJECT PROPERTY</b>			
ASSESSOR'S MAP PLOT#	MAP 52	LOT(S)#	LOTS 176 & 178
REGISTRY OF DEEDS BOOK:	2578	PAGE #	339
PROPERTY ADDRESS:		NEW CORNER OF WILLIAM T 464-466 COUNTY STREET & 178 EIGHTH STREET	
ZONING DISTRICT:			
<b>OWNER INFORMATION</b>			
NAME: JAY REALTY TRUST - 464-466 COUNTY ST & DADEN INVESTMENTS REALT TRUST - 178 EIGHT ST			
MAILING ADDRESS:			
<b>APPLICANT/CONTACT PERSON INFORMATION</b>			
NAME (IF DIFFERENT): SOUTH COAST REALSTATE HOLDINGS LLC			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one: BUYER		OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/> OTHER Describe <input type="checkbox"/>
MAILING ADDRESS (IF DIFFERENT): 200 MILL ROAD, FAIRHAVEN, MA 02719			
TELEPHONE #	JENNIFER LaFRANCE: -508-979-4710		
EMAIL ADDRESS:	JENNIFER.LAFRANCE@FIRSTCITIZENS.ORG		

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.

 Signature of Applicant/s  
8/11/2016 Date

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

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. 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.

\_\_\_\_\_  
Signature of Owner/s

\_\_\_\_\_  
Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.	
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example***	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.
	2	DEMOLITION & EROSION CONTROL PLAN	COMBINED THE 2 PLANS TOGETHER INTO 1 PLAN CALLED "SITE PREPARATION, DEMOLITION & EROSION CONTROL PLAN"	
	3	CONSTRUCTION/LAYOUT PLAN	THIS IS A PERMIT SET. THE CONSTRUCTION DETAILS WILL BE PROVIDED ON THE CONSTRUCTION SET. PROVIDED "LAYOUT & MATERIAL PLAN" ONLY	
	4	GRADING & DRAINAGE PLAN, UTILITY AND GRADING PLAN	COMBINED THE 2 PLANS INTO 2 PLAN CALLED "DRAINAGE, GRADING & UTILITY PLAN"	

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:



PATRICK J. SULLIVAN  
DIRECTOR

## *City of New Bedford*

### Department of Planning, Housing & Community Development

133 William Street, New Bedford, Massachusetts 02740

Telephone: (508) 979.1488 Facsimile: (508) 979.1576

#### NOTE TO FILE

Relative to Case #27-16: South Coast Real Estate Holdings (First Citizens Federal Credit Union)-Request by applicant for Site Plan approval for new construction of a drive-thru for a credit union, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district. Applicant's agent: Highpoint Engineering, Inc, 45 Dan Road, Ste. 140, Canton, MA 02021.

For the record: The recorded decision for the above-captioned case includes a condition (listed as the final condition within the board decision) that reads as follows:

- ☐ That the fence at the south side of the real estate building lot be removed and the hedge along the [north side] of the real estate building lot be removed.

The fence is technically located on the east and southeast side of the real estate building lot and was indicated visually in the course of the public hearing as such. The applicant agreed to remove that fencing as so noted.

The hedge to be removed is located along the north property line of the abutting real estate building; in other words, the hedge being removed is between the subject building and the abutters building.

The following photograph visually identifies the relevant areas to which the Planning Board's condition refers.



9.28.16

Date

  
Jennifer Clarke, AICP  
Acting City Planner



PATRICK J. SULLIVAN  
DIRECTOR

## *City of New Bedford*

Department of Planning, Housing & Community Development  
133 William Street, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488 Facsimile: (508) 979.1576

### NOTE TO FILE

Relative to Case #27-16: South Coast Real Estate Holdings (First Citizens Federal Credit Union)-Request by applicant for Site Plan approval for new construction of a drive-thru for a credit union, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district. Applicant's agent: Highpoint Engineering, Inc, 45 Dan Road, Ste. 140, Canton, MA 02021.

For the record: The recorded decision for the above-captioned case includes a condition (listed as the final condition within the board decision) that reads as follows:

- ☐ That the overhead lighting be reduced to 1/2 foot candle and lighting turned off no more than one hour after close.

The overhead lighting refers to parking lot lighting which is to be Dark Sky compliant and mitigates light spill from encroaching onto residential dwelling units. This lighting may be reduced one (1) hour after close of business to 1/2 foot candle.

However, the ATM/ITM lighting shall remain on after dark to provide adequate security for patrons and employees using the Intelligent Automated Teller banking services.

10.18.16

Date

  
Jennifer Clarke, AICP  
Acting City Planner



# FIRST CITIZENS' FEDERAL CREDIT UNION SITE DEVELOPMENT PLANS 464-466 COUNTY STREET NEW BEDFORD, MASSACHUSETTS MA ISSUED FOR CONSTRUCTION : NOVEMBER 22, 2016 ISSUED TO: NEW BEDFORD INSPECTIONAL SERVICES (BUILDING PERMIT)



## PROJECT TEAM

OWNER/APPPLICANT:	FIRST CITIZENS' FEDERAL CREDIT UNION 100 STATE STREET BOSTON, MA 02109 TEL: (617) 999-1241
CIVIL ENGINEER:	HIGHPOINT ENGINEERING, INC. 100 STATE STREET BOSTON, MA 02109 TEL: (617) 999-1241
ARCHITECT:	NEW ENGLAND DESIGN ASSOCIATES, INC. 75 SACONY STREET NEW BEDFORD, MA 01905 TEL: (508) 793-2865
LANDSCAPE ARCHITECT:	BARBER DESIGN ASSOCIATES, INC. 340 CONCORD STREET, SUITE 100 FALLS CHURCH, VA 22034 TEL: (703) 271-1100
LAND SURVEYOR:	FELDTONE SURVEY SERVICES 100 STATE STREET NEW BEDFORD, MA 01905 TEL: (508) 793-2865
TRAFFIC ENGINEER:	RON MULLER ASSOCIATES, TRAFFIC ENGINEERING AND CONSULTING SERVICES 56 THIRDA AVE ROSLINDALE, MA 02126 TEL: (617) 882-1122



FIRST CITIZENS' FEDERAL CREDIT UNION

464-466 COUNTY STREET AND NEW WILLIAM & DEATH STREET  
NEW BEDFORD, MA 01905  
MAP & LOT RECORDS: 35-176 & 52-178  
OWNER/APPPLICANT: SOUTH COUNTY REAL ESTATE HOLDINGS, LLC

## INDEX OF DRAWINGS

NO.	DESCRIPTION
1	GENERAL NOTES
2	EXISTING SITE PLAN
3	PROPOSED SITE PLAN
4	PROPOSED TRAFFIC IMPROVEMENTS
5	PROPOSED LANDSCAPE ARCHITECTURE
6	PROPOSED TRAFFIC IMPROVEMENTS
7	PROPOSED LANDSCAPE ARCHITECTURE
8	PROPOSED TRAFFIC IMPROVEMENTS
9	PROPOSED LANDSCAPE ARCHITECTURE
10	PROPOSED TRAFFIC IMPROVEMENTS
11	PROPOSED LANDSCAPE ARCHITECTURE
12	PROPOSED TRAFFIC IMPROVEMENTS
13	PROPOSED LANDSCAPE ARCHITECTURE
14	PROPOSED TRAFFIC IMPROVEMENTS
15	PROPOSED LANDSCAPE ARCHITECTURE
16	PROPOSED TRAFFIC IMPROVEMENTS
17	PROPOSED LANDSCAPE ARCHITECTURE
18	PROPOSED TRAFFIC IMPROVEMENTS
19	PROPOSED LANDSCAPE ARCHITECTURE
20	PROPOSED TRAFFIC IMPROVEMENTS

## ZONING SUMMARY CHART

CRITERIA	REQUIREMENT	COMPLIANCE
USE	RESIDENTIAL	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES

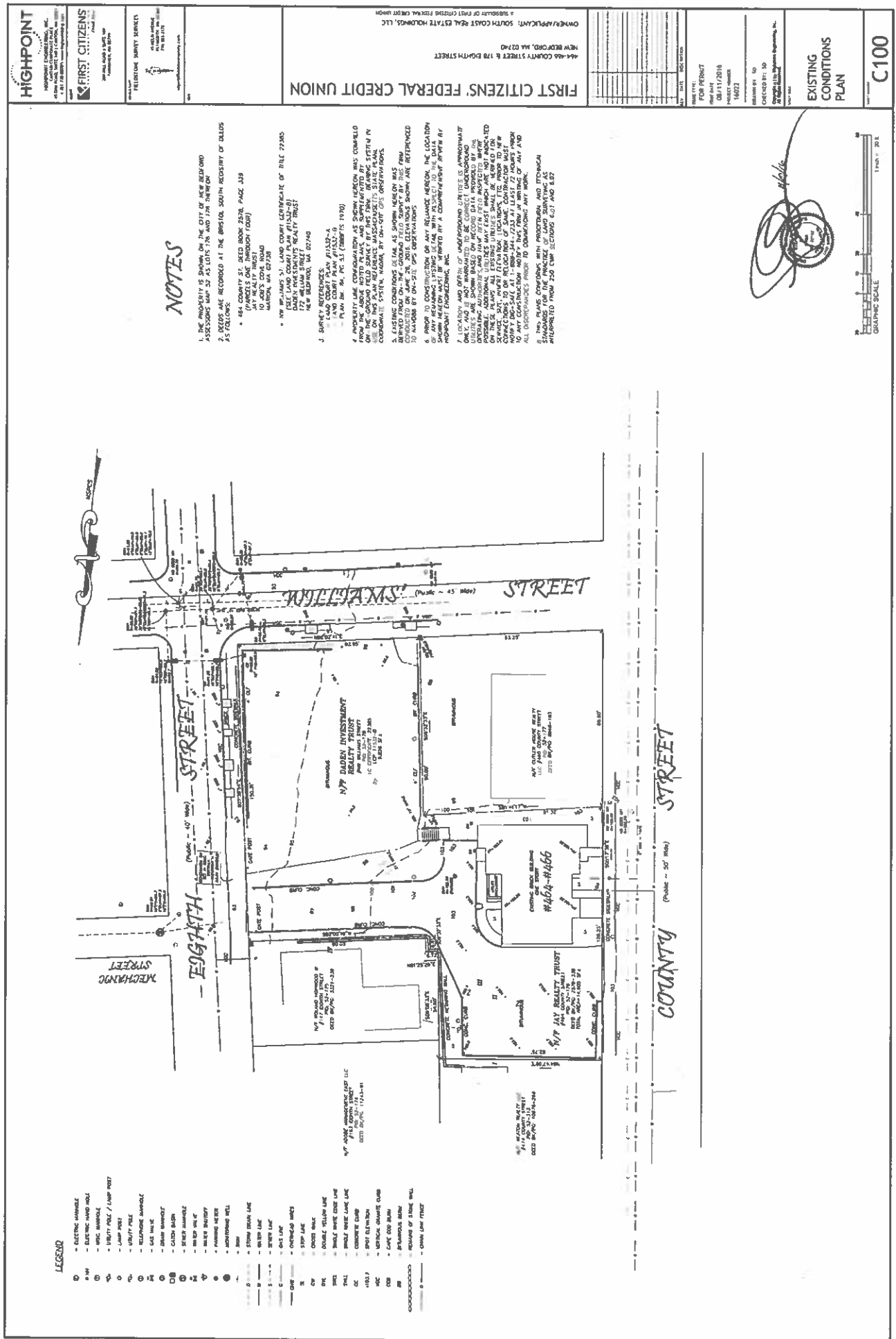
## PARKING SUMMARY

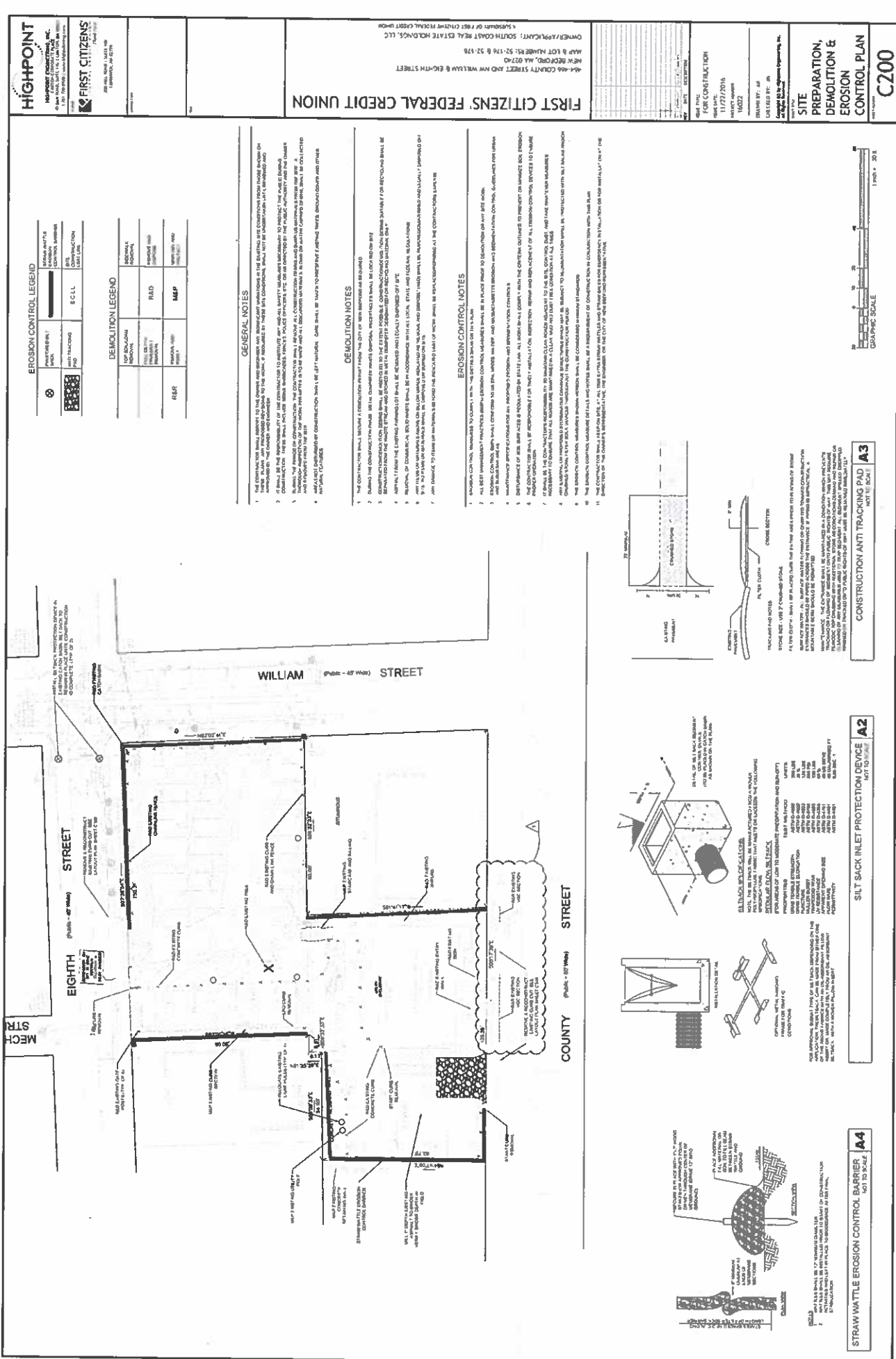
CRITERIA	REQUIREMENT	COMPLIANCE
USE	RESIDENTIAL	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES
LOT AREA	10,000 SQ FT	YES
LOT DEPTH	100 FT	YES
LOT WIDTH	100 FT	YES

## LIST OF APPROVED DRAWERS

NO.	NAME	DATE
1	JOHN J. BROWN	11/22/16
2	JOHN J. BROWN	11/22/16
3	JOHN J. BROWN	11/22/16
4	JOHN J. BROWN	11/22/16
5	JOHN J. BROWN	11/22/16
6	JOHN J. BROWN	11/22/16
7	JOHN J. BROWN	11/22/16
8	JOHN J. BROWN	11/22/16
9	JOHN J. BROWN	11/22/16
10	JOHN J. BROWN	11/22/16

TITLE SHEET  
T100





**EROSION CONTROL LEGEND**

Symbol	DESCRIPTION
Symbol	STRAW WATTLE EROSION CONTROL BARRIER
Symbol	CONSTRUCTION ANTI TRACKING PAD
Symbol	SILT SACK INLET PROTECTION DEVICE

**DEMOLITION LEGEND**

Symbol	DESCRIPTION
Symbol	DEMOLITION
Symbol	DEMOLITION
Symbol	DEMOLITION

**GENERAL NOTES**

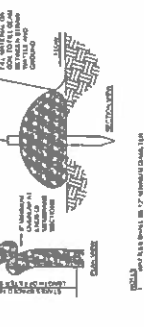
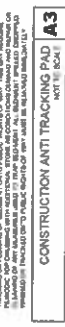
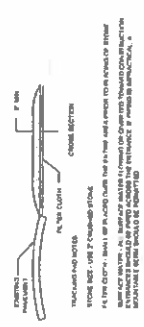
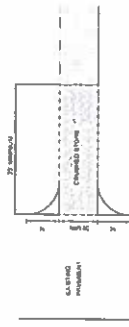
- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW HAMPSHIRE AND THE STATE OF NEW HAMPSHIRE.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF NEW HAMPSHIRE AND THE STATE OF NEW HAMPSHIRE.
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**DEMOLITION NOTES**

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**EROSION CONTROL NOTES**

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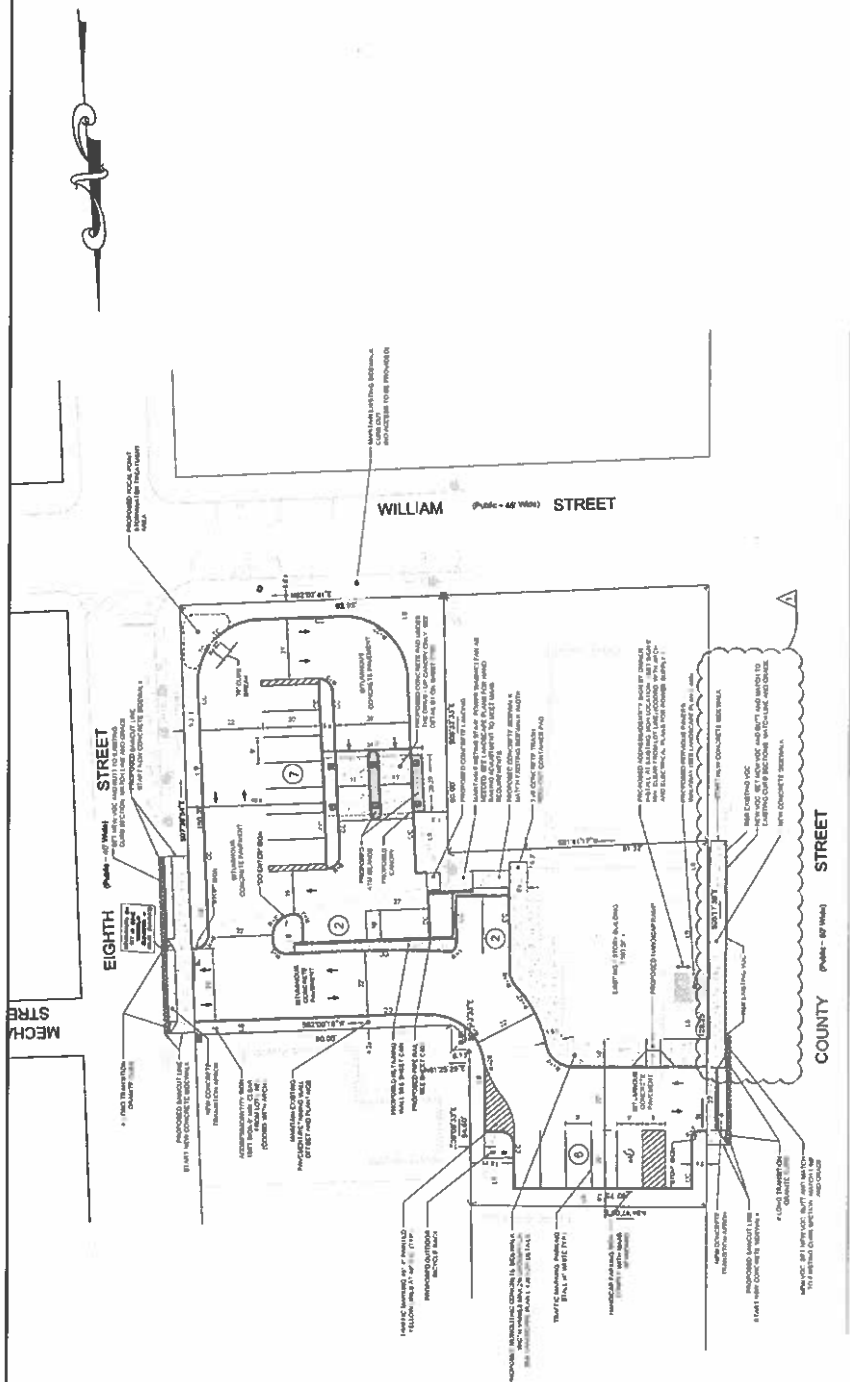


**HIGHPOINT**  
Engineering & Construction, Inc.  
1000 Main Street  
Manchester, NH 03101  
Tel: 603.763.1234  
Fax: 603.763.1235  
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**FIRST CITIZENS' FEDERAL CREDIT UNION**  
MEMBER OF FIRST CITIZENS' FEDERAL CREDIT UNION  
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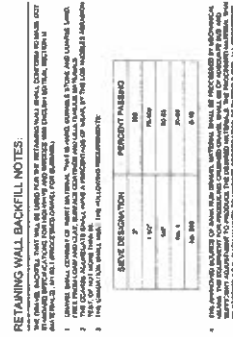
**C200**  
SITE PREPARATION, DEMOLITION & EROSION CONTROL PLAN  
DATE: 11/27/2016  
DRAWN BY: JH  
CHECKED BY: JH  
PROJECT: 1000 Main Street  
MANCHESTER, NH 03101  
OWNER: FIRST CITIZENS' FEDERAL CREDIT UNION



## SYMBOL LEGEND

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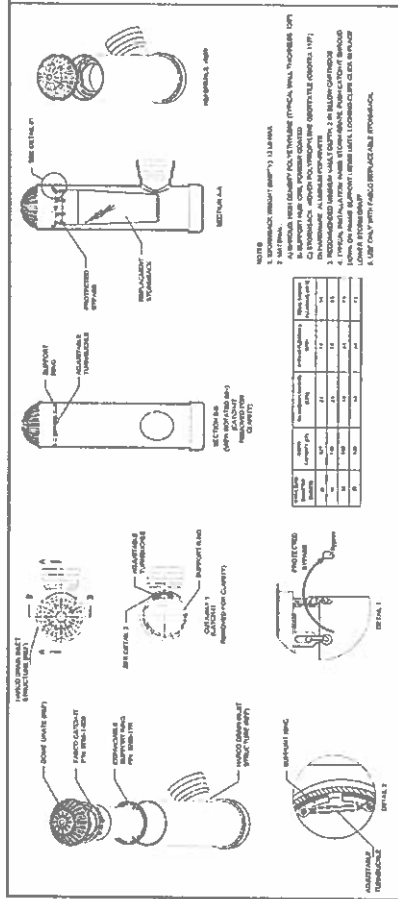
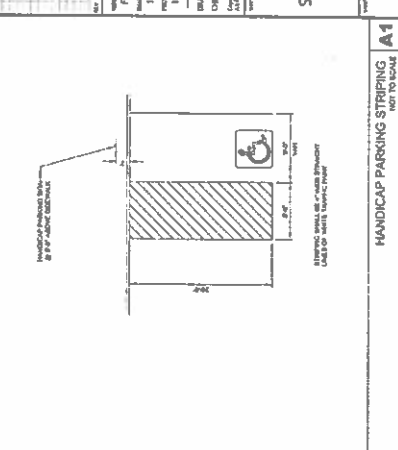
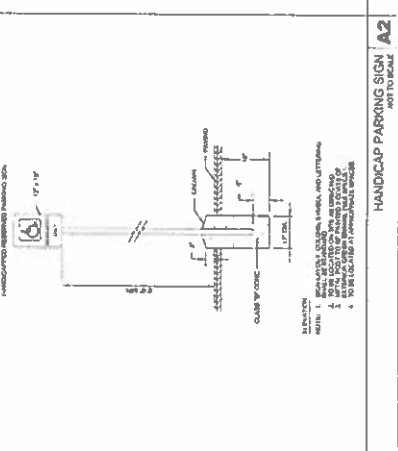
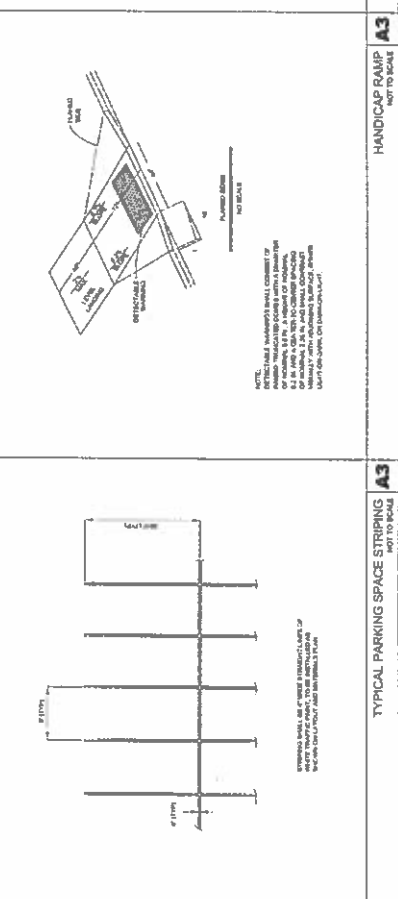
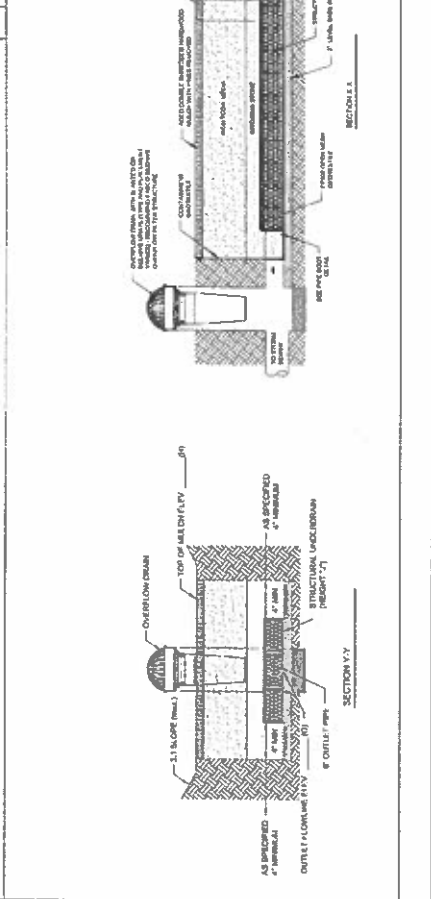
1. The first step in the process of developing a new product is to identify a market need. This involves conducting market research to determine what customers want and what problems they are trying to solve.
2. Once a market need has been identified, the next step is to develop a concept for a product that will meet that need. This involves brainstorming ideas and selecting the most promising one.
3. The third step is to develop a business plan for the product. This involves determining the costs of production, the price at which the product will be sold, and the marketing strategy that will be used to promote the product.
4. The fourth step is to develop a prototype of the product. This involves creating a small-scale model of the product that can be used to test the design and to demonstrate the product's capabilities to potential investors and customers.
5. The fifth step is to conduct a pilot test of the product. This involves producing a small quantity of the product and selling it to a group of customers to see how they respond to it.
6. The sixth step is to produce the product on a large scale. This involves setting up a manufacturing process and producing a large quantity of the product for sale to the general public.
7. The seventh step is to market the product. This involves using a variety of marketing techniques, such as advertising, sales promotion, and public relations, to promote the product and attract customers.
8. The eighth step is to evaluate the product's performance. This involves monitoring sales, customer feedback, and other indicators to determine how well the product is performing in the market.
9. The ninth step is to make improvements to the product. This involves identifying areas where the product can be improved and making changes to the design or production process to address those areas.
10. The tenth step is to continue to market the product. This involves ongoing marketing efforts to keep the product in the public eye and to attract new customers.

# RETAINING WALL BACKFILL NOTES:

1. ALL BACKFILL SHALL BE PLACED IN 12" LAYERS WITH A MAXIMUM OF 10% OVERSIGHT. THE BACKFILL SHALL BE PLACED IN 12" LAYERS WITH A MAXIMUM OF 10% OVERSIGHT. THE BACKFILL SHALL BE PLACED IN 12" LAYERS WITH A MAXIMUM OF 10% OVERSIGHT.
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<p><b>HIGHPOINT</b>          HIGHPOINT ENGINEERING, INC.          4710 E. 1st Ave. Suite 100          Aurora, CO 80010          303.733.1100          www.highpointeng.com</p>	<p><b>FIRST CITIZENS</b>          10000 E. 1st Ave. Suite 100          Aurora, CO 80010          303.733.1100          www.firstcitizens.org</p>	<p><b>FIRST CITIZENS' FEDERAL CREDIT UNION</b>          4444 COUNTY STREET AND NEW WYLLAM &amp; BRIGHT STREET          NEW BEVERLY, MA 02460          MAP B LOT 10000, 52-170 &amp; 52-178          OWNER/APPLICANT: SOUTH COAST REAL ESTATE HOLDINGS, LLC</p>	<p><b>C700</b>          SITE DETAILS</p>
	<p><b>C1</b>          PRECAST OFFSET CATCH BASIN WITH CURB INLET          NOT TO SCALE</p>		<p><b>B1</b>          PRECAST DRAIN MANHOLE          NOT TO SCALE</p>
	<p><b>C2</b>          CLEAN OUT          NOT TO SCALE</p>		<p><b>B2</b>          DRAIN MANHOLE FRAME AND COVER          NOT TO SCALE</p>
	<p><b>C3</b>          ROOF DRAIN CONNECTION          NOT TO SCALE</p>		<p><b>B3</b>          TYPICAL CATCH BASIN          NOT TO SCALE</p>
	<p><b>C4</b>          CATCH BASIN FRAME AND COVER          NOT TO SCALE</p>		<p><b>B4</b>          TYPICAL SIGN DETAIL          NOT TO SCALE</p>
<p><b>PRECATCH CONCRETE CURB</b>          NOT TO SCALE</p>	<p><b>A3</b></p>	<p><b>MONOLITHIC CONCRETE SIDEWALK</b>          NOT TO SCALE</p>	<p><b>A2</b></p>
<p><b>BITUMINOUS CONCRETE PAVEMENT</b>          NOT TO SCALE</p>	<p><b>A1</b></p>	<p><b>PRECATCH DRAIN MANHOLE</b>          NOT TO SCALE</p>	<p><b>B1</b></p>

[illegible]

**TYPICAL PARKING SPACE STRIPING**  
NOT TO SCALE

**A3**  
HANDICAP RAMP  
NOT TO SCALE

**HANDICAP PARKING SIGN**  
NOT TO BE ALIVE

**HANDICAP PARKING STRIPING**  
NOT TO SCALE

C701

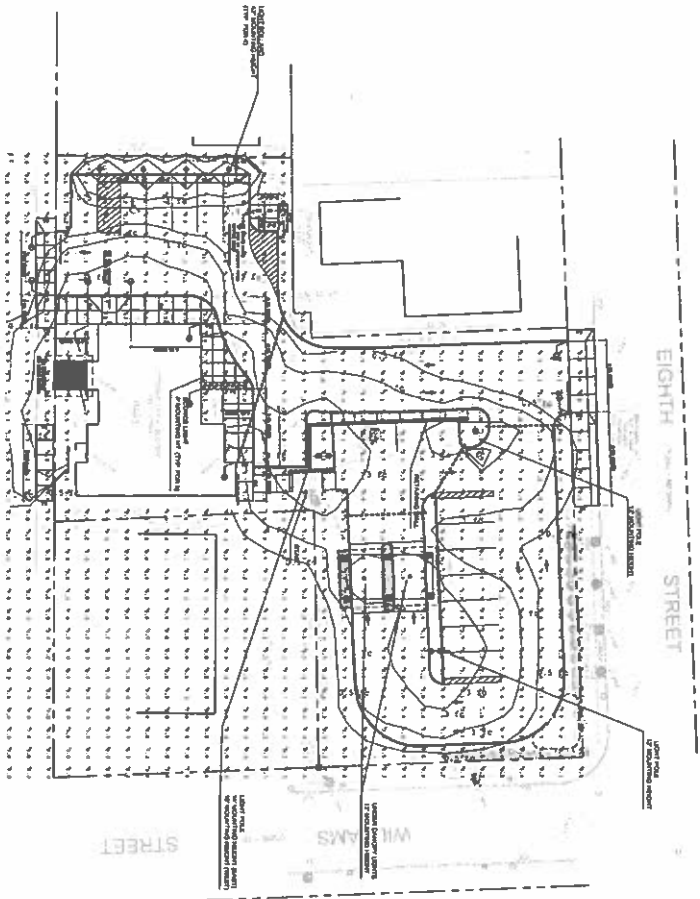
## SITE DETAILS

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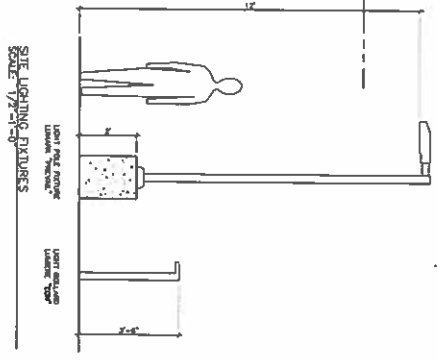
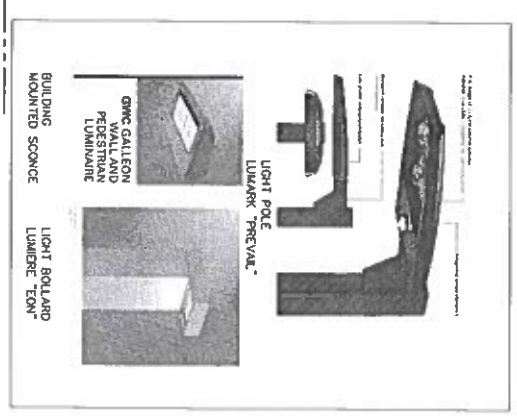
444-466 COUNTRY STREET/AND NW WILLIAM B EIGHTH STREET  
NEW ORLEANS, LA 70140  
MAP & LOT NUMBERS: 52-176 & 52-178  
INVESTMENT/APPRAISAL: SOUTH COAST REAL ESTATE HOLDINGS, LLC  
A MEMBER OF FIRST CITIZENS FEDERAL CREDIT UNION







**NOTE:**  
THE CONTRACTOR SHALL INSTALL LIGHTING CONTROLS IN ACCORDANCE WITH THE ILLINOIS STATE ELEC. CODE. THE OWNER TO CONTROL THE LIGHTING LEVELS OF THE THREE POLE-MOUNTED LIGHTS. SURFACE LIGHTING LEVELS AS SHOWN ON THIS PLAN ARE ALLOWED DURING STORE OPERATING HOURS.  
FOR SAFETY AND SECURITY, AN AVERAGE SURFACE LIGHTING LEVEL OF 3 FOOT COUNCILS SHALL BE MAINTAINED DURING HOURS THE BANK BRANCH STORE IS CLOSED.



**HIGHPOINT**  
LIGHTING CONSULTANTS, INC.  
400 N. LAKE STREET, SUITE 100  
CHICAGO, IL 60610  
TEL: 312.321.1111

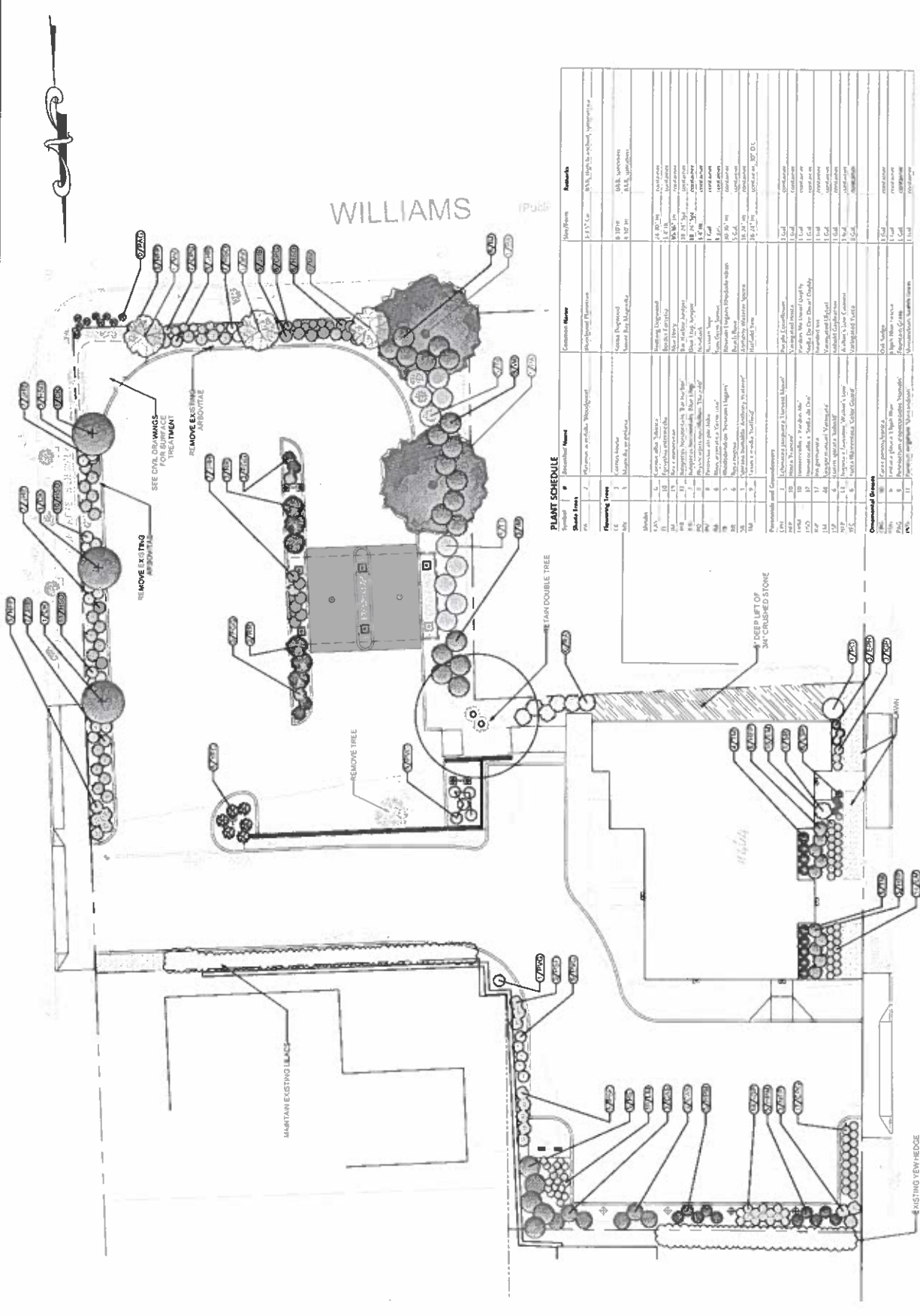
**FIRST CITIZENS**  
FEDERAL CREDIT UNION  
464 COUNTY STREET  
NEW BEDFORD, MA 02740  
OWNER/APPLICANT: FIRST CITIZENS' FEDERAL CREDIT UNION

**PROJECT INFORMATION**  
DATE: 11/05/2014  
PROJECT NAME: 16-17  
DESIGNED BY: [Signature]  
CHECKED BY: [Signature]

**LIGHTING PLAN**

**L100**

**PROJECT INFORMATION**



**PLANT SCHEDULE**

Symbol	Plant Name	Quantity	Notes
07-250	Red Maple	10	10' x 12' x 10'
07-251	White Birch	5	10' x 12' x 10'
07-252	Black Birch	5	10' x 12' x 10'
07-253	Red Pine	10	10' x 12' x 10'
07-254	White Pine	5	10' x 12' x 10'
07-255	Black Pine	5	10' x 12' x 10'
07-256	Red Spruce	10	10' x 12' x 10'
07-257	White Spruce	5	10' x 12' x 10'
07-258	Black Spruce	5	10' x 12' x 10'
07-259	Red Fir	10	10' x 12' x 10'
07-260	White Fir	5	10' x 12' x 10'
07-261	Black Fir	5	10' x 12' x 10'
07-262	Red Cedar	10	10' x 12' x 10'
07-263	White Cedar	5	10' x 12' x 10'
07-264	Black Cedar	5	10' x 12' x 10'
07-265	Red Juniper	10	10' x 12' x 10'
07-266	White Juniper	5	10' x 12' x 10'
07-267	Black Juniper	5	10' x 12' x 10'
07-268	Red Cypress	10	10' x 12' x 10'
07-269	White Cypress	5	10' x 12' x 10'
07-270	Black Cypress	5	10' x 12' x 10'
07-271	Red Yew	10	10' x 12' x 10'
07-272	White Yew	5	10' x 12' x 10'
07-273	Black Yew	5	10' x 12' x 10'
07-274	Red Taxus	10	10' x 12' x 10'
07-275	White Taxus	5	10' x 12' x 10'
07-276	Black Taxus	5	10' x 12' x 10'
07-277	Red Larch	10	10' x 12' x 10'
07-278	White Larch	5	10' x 12' x 10'
07-279	Black Larch	5	10' x 12' x 10'
07-280	Red Fir	10	10' x 12' x 10'
07-281	White Fir	5	10' x 12' x 10'
07-282	Black Fir	5	10' x 12' x 10'
07-283	Red Cedar	10	10' x 12' x 10'
07-284	White Cedar	5	10' x 12' x 10'
07-285	Black Cedar	5	10' x 12' x 10'
07-286	Red Juniper	10	10' x 12' x 10'
07-287	White Juniper	5	10' x 12' x 10'
07-288	Black Juniper	5	10' x 12' x 10'
07-289	Red Cypress	10	10' x 12' x 10'
07-290	White Cypress	5	10' x 12' x 10'
07-291	Black Cypress	5	10' x 12' x 10'
07-292	Red Yew	10	10' x 12' x 10'
07-293	White Yew	5	10' x 12' x 10'
07-294	Black Yew	5	10' x 12' x 10'
07-295	Red Taxus	10	10' x 12' x 10'
07-296	White Taxus	5	10' x 12' x 10'
07-297	Black Taxus	5	10' x 12' x 10'
07-298	Red Larch	10	10' x 12' x 10'
07-299	White Larch	5	10' x 12' x 10'
07-300	Black Larch	5	10' x 12' x 10'



[illegible]

