



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

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

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: _____ by: _____ dated: _____

1. Application Information

Street Address: 83 RIVET STREET NEW BEDFORD

Assessor's Map(s): 31 Lot(s) 163

Registry of Deeds Book: 12246 Page: 112

Zoning District: MUB

Applicant's Name (printed): CARLOS ALMEIDA

Mailing Address: 256 KEENE ROAD ACUSHNET MA 02743
(Street) (City) (State) (Zip)

Contact Information: 508 965 5699 CARLOS RAMOS@gmail.com
Telephone Number Email Address

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

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

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

6-28-21
Date

Carlos Almeida
Signature of Applicant

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

2. Review Applicability (Check All That Apply to Your Proposal)

Category

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

Construction

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

Scale

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

3. Zoning Classifications

Present Use of Premises: _____

Proposed Use of Premises: LIVING

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

4. Briefly Describe the Proposed Project:

STUDIO APARTMENT

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft) <u>4016</u>	<u>2080</u>		<u>4016</u>
Lot Width (ft) <u>40.17</u>	<u>40.16</u>		<u>40.17</u>
Number of Dwelling Units	<u>2</u>		<u>3</u>
Total Gross Floor Area (sq ft)	<u>1040</u>		<u>523</u>
Residential Gross Floor Area (sq ft)	<u>1040</u>		<u>523</u>
Non-Residential Gross Floor Area (sq ft)	<u>N/A</u>		
Building Height (ft)			
Front Setback (ft)	<u>5.3 Ft</u>		<u>N.A</u>
Side Setback (ft)	<u>1.5 Feet</u>		<u>N.A</u>
Side Setback (ft)	<u>15.3 Ft</u>		<u>N.A</u>

Engineer

Rear Setback (ft)	3.5 ft		N. 11
Lot Coverage by Buildings (% of Lot Area)			
Permeable Open Space (% of Lot Area)			
Green Space (% of Lot Area)			
Off-Street Parking Spaces	5		5
Long-Term Bicycle Parking Spaces			
Short-Term Bicycle Parking Spaces			
Loading Bays			

6. Please complete the following:

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: ☐ Daily ☐ Weekly ☐ Monthly ☐ Other: _____

Existing

Proposed

7. Planning Board Special Permits:

☐

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

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

☒

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

Specify zoning code section & title

2430 _____

☐

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant:

CARLOS ALMEIDA

at the following address:

83 RIVER STREET NEW BEDFORD

to apply for:

PERMIT

on premises located at:

83 RIVER STREET NEW BEDFORD

in current ownership since:

whose address is:

256 KEENE ROAD ACUSHNET MA 02743

for which the record title stands in the name of:

CARLOS ALMEIDA

whose address is:

256 KEENE ROAD ACUSHNET MA 0274

by a deed duly recorded in the:

Registry of Deeds of County:

12246

Book:

Page:

112

OR Registry District of the Land Court, Certificate No.:

Book:

Page:

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

6-28-2021

Date

Carlos Almeida

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

NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION

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

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

12

8ZF25

DOC 000125858

BK 12246 PG 112

Bristol South
Registry District

QUITCLAIM DEED

RECORDED ON

We, **Grace M. Freitas**, also known as Grace Freitas, of New Bedford, Bristol County, Massachusetts, individually and as Personal Representative under the Will of Octavio A. Almeida, by power conferred by said Will and every other power, **Carlos M. Almeida**, of Acushnet, Bristol County, Massachusetts, **Dolores DeOliveira**, of Acushnet, Bristol County, Massachusetts, **George Almeida**, of New Bedford, Bristol County, Massachusetts, and **Deborah Madeira**, of Acushnet, Bristol County, Massachusetts,

for consideration paid and in full consideration of One (\$1.00) Dollar,

grant to **Carlos M. Almeida**, also known as Carlos Almeida, of 256 Keene Road, Acushnet, Massachusetts, in fee simple, with **QUITCLAIM COVENANTS**,

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

beginning at the southeast corner of the land herein described at a point in the northerly line of Rivet Street, distant westerly therein forty-three (43) feet from its intersection with the westerly line of South Second Street;

thence WESTERLY in the line of said Rivet Street, forty-two (42) feet to land of parties unknown;

thence NORTHERLY in line of last named land, eighty-nine (89) feet to land of parties unknown;

thence EASTERLY in line of last named land, forty-six and 50/100 (46.5) feet to land of parties unknown; and

thence SOUTHERLY in line of last named land, eighty-nine and 75/100 (89.75) feet to the said northerly line of Rivet Street and the point of beginning.

Containing fourteen (14) square rods, more or less.

FOR TITLE, see Estate of Octavio A. Almeida, also known as Octavio Almeida, Bristol County Probate and Family Court Docket No. BR17P2042EA, and the Letter of Authority for Personal Representative issued thereunder dated September 7, 2017. See also deed of Deutsche Bank National Trust Company, as Trustee of Argent Securities, Inc., Asset Backed Pass Through Certificates, Series 2003-W10 Under the Pooling and Servicing Agreement dated January 1, 2004, dated March 13, 2007, and recorded with Bristol County S.D. Registry of Deeds in Book 8572, Page 232.

ADDRESS OF PREMISES: 83 Rivet Street, New Bedford, MA.

Property Address: 83 Rivet Street, New Bedford, MA

made to grantee not property

WITNESS our hands and seals this 19th day of October, 2017.

Grace Freitas
Grace Freitas, individually
and as Personal Representative for
the Estate of Octavio A. Almeida

Carlos M. Almeida
Carlos M. Almeida

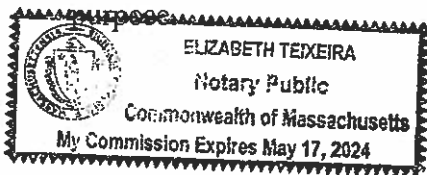
Deborah Madeira
Deborah Madeira

George Almeida
George Almeida

Dolores DeOliveira
Dolores DeOliveira

Commonwealth of Massachusetts
Bristol, ss.

On this 19th day of October, 2017, before me, the undersigned notary public, personally appeared Grace Freitas, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated

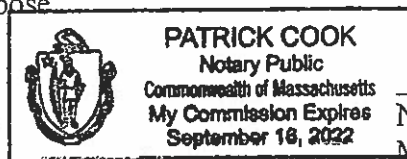


Elizabeth Teixeira
Notary Public
My Commission Expires: May 17, 2024

Commonwealth of Massachusetts
Bristol, ss.

On this 18th day of OCTOBER, 2017, before me, the undersigned notary public, personally appeared Carlos M. Almeida, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to the persons whose names are signed on the preceding or attached

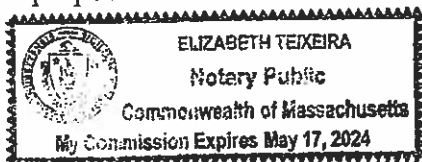
document, and acknowledged to me that they signed it voluntarily for its stated purpose.



[Signature]
Notary Public, PATRICK COOK, SSC
My Commission Expires: 9/18/22

Commonwealth of Massachusetts
Bristol, ss.

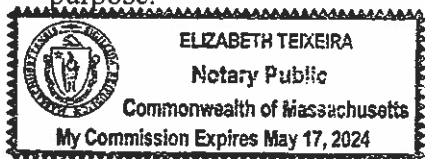
On this 19th day of October, 2017, before me, the undersigned notary public, personally appeared Deborah Madeira, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Elizabeth Teixeira
Notary Public
My Commission Expires: may 17, 2024

Commonwealth of Massachusetts
Bristol, ss.

On this 19th day of October, 2017, before me, the undersigned notary public, personally appeared George Almeida, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

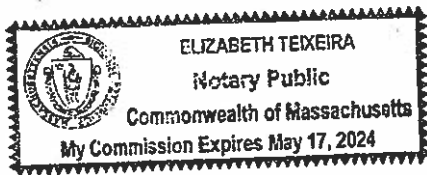


Elizabeth Teixeira
Notary Public
My Commission Expires: may 17, 2024

Commonwealth of Massachusetts
Bristol, ss.

On this 19th day of October, 2017, before me, the undersigned notary public, personally appeared Dolores DeOliveira, proved to me through satisfactory evidence of identification, which was their Massachusetts Driver's Licenses, to the persons whose names are signed on the preceding or attached

document, and acknowledged to me that they signed it voluntarily for its stated purpose.



Elizabeth Teixeira

Notary Public

My Commission Expires: May 17, 2024



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

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

SUBJECT PROPERTY	
MAP #	31
LOT(S)#	163
ADDRESS: 83 Rivet Street New Bedford MA.	
OWNER INFORMATION	
NAME: Carlos Almeida	
MAILING ADDRESS: 256 Keene Road Acushnet MA. 02743	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	
MAILING ADDRESS (IF DIFFERENT):	
TELEPHONE #	508-965-5699
EMAIL ADDRESS:	CarlosRKNM@gmail.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (<i>Please explain</i>):

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

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

Official Use Only:

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

Michael J. Motta

Printed Name

Michael Motta

Signature

Digitally signed by Michael Motta
Date: 2021.07.13 14:07:25 -04'00'

07/13/2021

Date

Amount Due

\$5.00

Date Paid

7/13/2021

Confirmation Number

See attached

CITY OF NEW BEDFORD
Schedule of Departmental Payments to Treasurer
Single Charge Code

Department/Contact: ASSESSORS

Date: 07/13/2021

GL String: 01411160-439020

Treasury: TW06-101010

Charge Code ASSFEE

From Whom	Source (cash, check, etc)	Amount	Total
DEPARTMENTAL RECEIPT	CC	5.00	
ABUTTERS LIST			

31-163
83 Rivet St

Carlos Almeida

5.00

To the City Treasurer:

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

Dollars

Receipt#

Signature:

Title: PRINCIPAL CLERK

CITY OF NEW BEDFORD
Schedule of Departmental Payments to Treasurer
Single Charge Code

Department/Contact: ASSESSORS

Date: ASSFEE

GL String: 01411160-439020

Treasury: TW06-101010

Charge Code

From Whom	Source (cash, check, etc)	Amount	Total
DEPARTMENTAL RECEIPT	CC	\$	
ABUTTERS LIST			

\$

To the Departmental Officer making the Payment

Received in Treasurer's Office the sum of

Dollars

Receipt#

City Treasurer

By

--

--

joyce arango

--

--

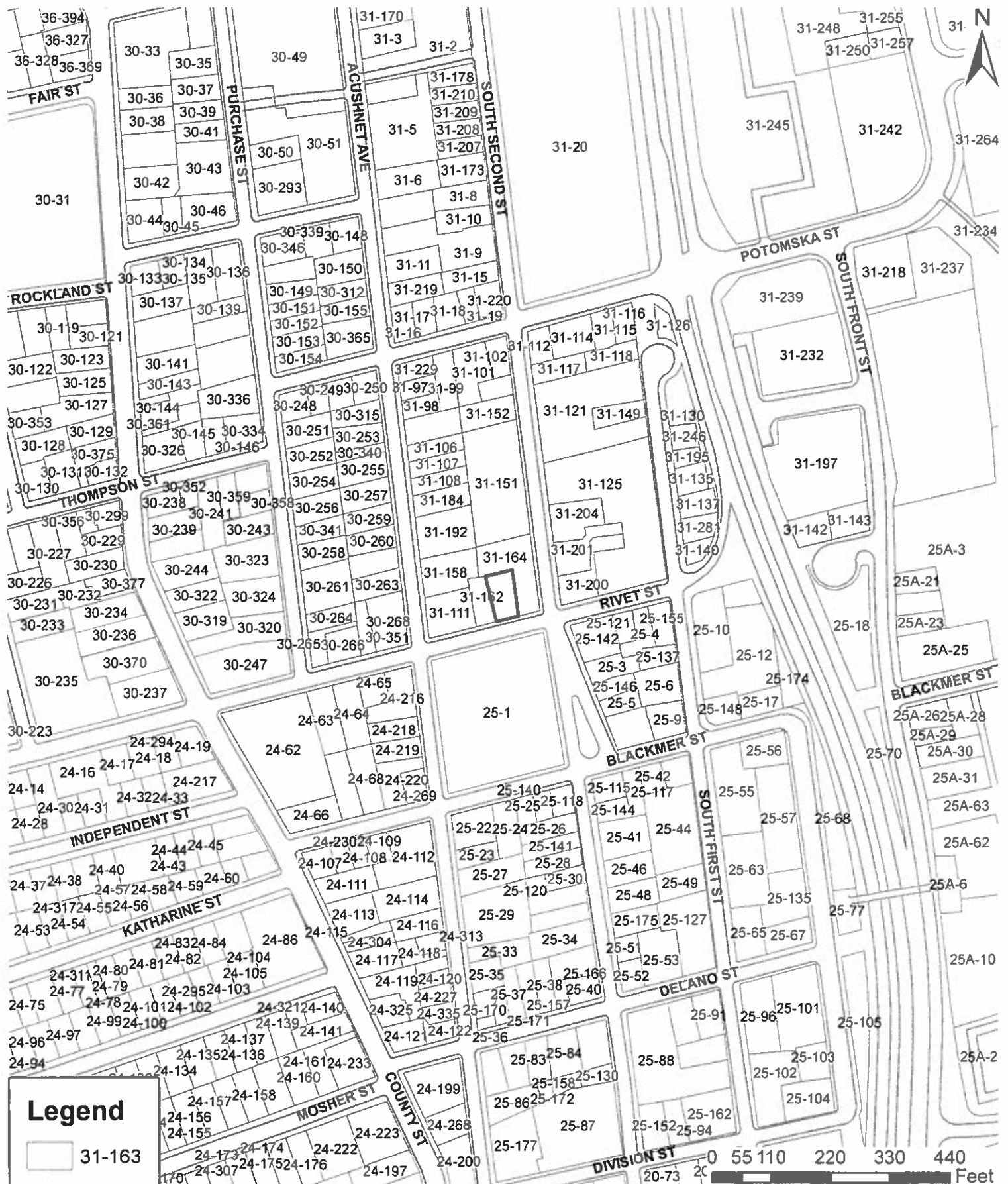
July 13, 2021
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 83 Rivet Street (Map: 31, Lot: 163). 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
25-1	80 RIVET ST	INGRAHAM SCHOOL LLC, C/O HARBOR LIGHTS COMM PARTNERSHIP 379 COUNTY STREET NEW BEDFORD, MA 02740
31-162	85 RIVET ST	GETHERS TERRAE 85 RIVET NEW BEDFORD, MA 02746
31-158	54 ACUSHNET AVE	PINA JENNEY, 54 ACUSHNET AVE NEW BEDFORD, MA 02740
31-111	93 RIVET ST	RAMOS MARIA R, 97 RIVET ST NEW BEDFORD, MA 02744
31-163	83 RIVET ST	ALMEIDA CARLOS M 256 KEENE ROAD ACUSHNET, MA 02743
31-151	431 S SECOND ST	RODRIGUES ANTONIO, P O BOX 2028 NEW BEDFORD, MA 02741
31-164	75 RIVET ST	SOARES ADRIANO, SOARES ISABELLE 77 RIVET ST NEW BEDFORD, MA 02744
31-192	58 ACUSHNET AVE	DONNELLY PATRICK J, 58 R ACUSHNET AVENUE NEW BEDFORD, MA 02740

Note: This map was developed using the best available data and serves as a guide rather than a determination. Data should be confirmed in the field to ensure accuracy





City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

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OWNER INFORMATION			
NAME: Carlos Almeida			
MAILING ADDRESS: 256 KEENE ROAD ACUSHNET MA 00743			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	508-965-5699		
EMAIL ADDRESS:	Carlos.R.Almeida@gmail.com		
REASON FOR THIS REQUEST: Check appropriate			
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION		
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION		
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION		
<input type="checkbox"/>	LICENSING BOARD APPLICATION		
<input type="checkbox"/>	OTHER (Please explain):		

Planning Department

JUN 30 2021

Received

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

Michael J. Motta

Printed Name

Signature

Date