



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: Site Plan - 1250-1260 Shawmut Ave. by: Farland Corp. dated: 9/17/21

#### 1. Application Information

Street Address: 1250-1260 Shawmut Avenue

Assessor's Map(s): 123 Lot(s) 46,106

Registry of Deeds Book: LC Cert. #22591 Page: \_\_\_\_\_

Zoning District: Industrial A

Applicant's Name (printed): Tim Cusson - Parallel Products Solar Energy

Mailing Address: 100 Duchaine Blvd. New Bedford MA 02745  
(Street) (City) (State) (Zip)

Contact Information: (617) 908-0825 timc@parallelproducts.com  
Telephone Number Email Address

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

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

- 1.) Site Plan - 1250-1260 Shawmut Ave. (Assessor's Map 123 Lots 46 & 106) New Bedford, MA; Dated: 9/17/21; By: Farland Corp.
2. Project Narrative & Stormwater Analysis

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.

10/1/21  
Date

Paula Rusch  
Signature of Applicant

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

Category	Construction	Scale
<input type="checkbox"/> Residential	<input type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input type="checkbox"/> Commercial	<input checked="" type="checkbox"/> Expansion of Existing	<input checked="" type="checkbox"/> > 2,000 gross sq feet
<input checked="" type="checkbox"/> Industrial	<input checked="" type="checkbox"/> Conversion	<input type="checkbox"/> 3 or more new residential units
<input type="checkbox"/> Mixed (Check all categories that apply)	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> 1 or more new units in existing res. multi-unit
		<input type="checkbox"/> Drive Thru Proposed
		<input type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

## 3. Zoning Classifications

Present Use of Premises: Auto Salvage & Garage

Proposed Use of Premises: Auto Salvage & Garage

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

## 4. Briefly Describe the Proposed Project:

The Applicant is seeking permission to construct a solar canopy that encompasses the majority of the lot. The existing site features will remain the same with the addition of the solar canopy.

## 5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	7.6± Acres	N/A	No Change
Lot Width (ft)	708.93	N/A	No Change
Number of Dwelling Units	N/A	N/A	No Change
Total Gross Floor Area (sq ft)	22,734±	N/A	No Change
Residential Gross Floor Area (sq ft)	N/A	N/A	No Change
Non-Residential Gross Floor Area (sq ft)	22,734±	N/A	No Change
Building Height (ft)	<100	100	<100
Front Setback (ft)	37.0	25	41.9
Side Setback (ft)	28.58	25	26.9
Side Setback (ft)	28.58	25	26.9

Rear Setback (ft)	320.75	25	26.4
Lot Coverage by Buildings (% of Lot Area)	7.23	N/A	N/A
Permeable Open Space (% of Lot Area)	91.39	N/A	N/A
Green Space (% of Lot Area)	91.39	N/A	N/A
Off-Street Parking Spaces	15	N/A	N/A
Long-Term Bicycle Parking Spaces	N/A	N/A	N/A
Short-Term Bicycle Parking Spaces	N/A	N/A	N/A
Loading Bays	1	N/A	N/A

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>N/A</u>	<u>N/A</u>
b) Number of employees:	<u>N/A</u>	<u>N/A</u>
c) Hours of operation:	<u>N/A</u>	<u>N/A</u>
d) Days of operation:	<u>N/A</u>	<u>N/A</u>
e) Hours of deliveries:	<u>N/A</u>	<u>N/A</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other:		<u>N/A</u>

**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.

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**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

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☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

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**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Shawmut Avenue Realty LLC

at the following address: 1260 Shawmut Avenue - New Bedford, MA

to apply for: Site Plan Review

on premises located at: 1250-1260 Shawmut Avenue

in current ownership since: 2011

whose address is: 1260 Shawmut Avenue - New Bedford, MA

for which the record title stands in the name of: Shawmut Avenue Realty LLC

whose address is: 1260 Shawmut Avenue - New Bedford, MA

by a deed duly recorded in the:

Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

OR Registry District of the Land Court, Certificate No.: 22591 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.

10/1/21  
Date

Paula Rensch  
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.



*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 #	123
LOT(S)#	46,106
ADDRESS: 1250-1260 Shawmut Avenue New Bedford, MA 02740	
OWNER INFORMATION	
NAME: Shawmut Avenue Realty LLC	
MAILING ADDRESS: 1260 Shawmut Avenue New Bedford, MA 02740	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Aaron J. Taylor	
MAILING ADDRESS (IF DIFFERENT): 21 Ventura Dr. Dartmouthh, MA 02747	
TELEPHONE #	(508) 717-3479
EMAIL ADDRESS:	ATAYLOR@FARLANDCORP.COM
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

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

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

**Official Use Only:**

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

**Michael J. Motta**

Printed Name

**Michael Motta**

Signature

Digitally signed by Michael Motta  
Date: 2021.09.13 11:42:44 -04'00'

**9/10/2021**

Date

Amount Due

\$9.00

Date Paid

9/10/2021

Confirmation Number

6569765

# CITY OF NEW BEDFORD

## Schedule of Departmental Payments to Treasurer

### Single Charge Code

Department/Contact: ASSESSORS  
 GL String: 01411160-439020  
 Treasury: TW06-101010

Date: 9/10/2021  
 Charge Code: ASSFEE

From Whom	Source (cash, check, etc)	Amount	Total
DEPARTMENTAL RECEIPT	CC	\$9.00	
ABUTTERS LIST			
123-46,106	6569765		
1250-1260 Shawmut Avenue			
Aaron J. Taylor			
			\$9.00

### To the City Treasurer:

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

\_\_\_\_\_ Dollars

Receipt# \_\_\_\_\_

Signature: *Joyce Araujo*

Title: PRINCIPAL CLERK

# CITY OF NEW BEDFORD

## Schedule of Departmental Payments to Treasurer

### Single Charge Code

Department/Contact: ASSESSORS  
 GL String: 01411160-439020  
 Treasury: TW06-101010

Date: \_\_\_\_\_  
 Charge Code: ASSFEE

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

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

Receipt# \_\_\_\_\_

----- City Treasurer -----

By \_\_\_\_\_

September 10, 2021

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 1250-1260 Shawmut Avenue (Map: 123, Lot: 46,106). 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
123-53	WS MT PLEASANT ST	ROMAN CATHOLIC BISHOP OF FALL RIVER SACRED HEART NEW BEDFORD, MA 02740
123-54	WS MT PLEASANT ST	ROMAN CATHOLIC BISHOP OF FALL RIVER SACRED HEART NEW BEDFORD, MA 02740
123-82	ES SHAWMUT AVE	CITY OF NEW BEDFORD, 133 WILLIAM ST NEW BEDFORD, MA 02740
123-104	ES SHAWMUT AVE	SPIRLET RICHARD M `TRS`, SPIRLET ANNE L `TRS` 42 FALLON DRIVE WESTPORT, MA 02790
123-132	1200 SHAWMUT AVE	SHAWMUT ASSOCIATES LLC, 1245 SHAWMUT AVENUE NEW BEDFORD, MA 02746
123-19	NW MT PLEASANT ST	CITY OF NEW BEDFORD, 133 WILLIAM STREET NEW BEDFORD, MA 02740
123-18	1228 SHAWMUT AVE	SHAWMUT ASSOCIATES, LLC, P O BOX 50540 NEW BEDFORD, MA 02745
123-46	SHAWMUT AVE	SHAWMUT AVENUE REALTY LLC, 1260 SHAWMUT AVENUE NEW BEDFORD, MA 02740
123-105	1242 SHAWMUT AVE	SPIRLET RICHARD M `TRS`, SPIRLET ANNE L `TRS` 42 FALLON DRIVE WESTPORT, MA 02790
123C-59	NS MCNABOE ST	CITY OF NEW BEDFORD, 133 WILLIAM ST NEW BEDFORD, MA 02740
123-15	559/607 MT PLEASANT ST	ROMAN CATHOLIC BISHOP OF FALL RIVER SACRED HEART NEW BEDFORD, MA 02740
123-14	735 MT PLEASANT ST	ROMAN CATHOLIC BISHOP OF FALL RIVER SACRED HEART NEW BEDFORD, MA 02740
123-3	1493 1569 MUNICIPAL AIRPORT N	CITY OF NEW BEDFORD, AIRPORT COMMISSION 131 WILLIAM ST NEW BEDFORD, MA 02740



September 10, 2021

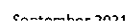
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 1250-1260 Shawmut Avenue (Map: 123, Lot: 46,106). 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
123-106	1250/1260 SHAWMUT AVE	SHAWMUT AVENUE REALTY LLC, 1260 SHAWMUT AVENUE NEW BEDFORD, MA 02740
123-112	1245 SHAWMUT AVE	A & L ENTERPRISES LLC, P O BOX 50540 NEW BEDFORD, MA 02745
123C-1	MCNABOE ST	MIRANDA EMMA T, C/O BRIAN MIRANDA FERNANDES ABEL, MIRANDA ALICE ET AL 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-11	MCNABOE ST	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-14	MCNABOE ST	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-18	SHAWMUT AVE	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-23	MCNABOE ST	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-28	MCNABOE ST	MIRANDA EMMA T, C/O BRIAN MIRANDA FERNANDES ABEL, MIRANDA ALICE ET AL 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-33	MCNABOE ST	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756
123C-37	MCNABOE ST	CITY OF NEW BEDFORD, WATKINS CHARLES S. 131 WILLIAM ST. NEW BEDFORD, MA 02740
123C-4	MCNABOE ST	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756

123C-8	MCNABOE ST	MIRANDA ALVARINO, MIRANDA EMMA T FERNANDES ABEL, MIRANDA ALICE 24 TEMPLETON STREET NEW BEDFORD, MA 02745-1756





## 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 Indicate  
Item Submitted.

For subparts of the required plans, please mark as follows:

☒ X

= Shown on Plans

☐ W

= Waiver Requested

☐ NA

= Not Applicable

Staff   Applicant

☒ X

1. **Completed Application Form** (with all required signatures; 16 Copies)

☒ X

2. **Completed Site Plan Review Application Checklist** (1 original & 15 copies)

☒ X

3. **Plans**

- ☐ Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- ☐ One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- ☐ All plans oriented so that north arrow points to top of sheet
- ☐ Plans shall be drawn at a minimum scale of 1" = 40' or less
- ☐ All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- ☐ Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- ☐ All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

**Staff**   **Applicant**

**X**   **3a. Cover Sheet**, to include the following information:

- ☐ **Title Block**
  - ☐ Project name/title
  - ☐ Assessor's map and parcel number(s)
  - ☐ Registry Book and Page
  - ☐ Name and address of property owner
  - ☐ Name and address of Engineer / Architect / Landscape Architect
  - ☐ Name and address of developer
  - ☐ Revision Date Block
  - ☐ Street Number and/or Lot Number
- ☐ **Zoning Requirements Table (Indicate Required vs. Provided)**
  - ☐ Zoning District
  - ☐ Lot Area
  - ☐ Lot Frontage
  - ☐ Front, Side & Rear Setbacks of Buildings and Parking Areas
  - ☐ Building Height
  - ☐ Lot Coverage
  - ☐ Green Space
  - ☐ Off-Street Parking Spaces
  - ☐ Compact Parking Spaces
  - ☐ Accessible Parking Spaces
  - ☐ Van Accessible Parking Spaces
  - ☐ Screening Buffers
  - ☐ Percentage of Lot that is Upland
  - ☐ Total Square Footage of Upland
- ☐ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)
- ☐ **Plan Index** with latest revision date of each individual plan

**X**   **3b. Existing Conditions Plan**

- ☐ Name of Surveyor or Surveyor Firm
- ☐ Date of survey
- ☐ Property lines with bearings and distances
- ☐ Monuments set/found at all lot corners
- ☐ Easements with bearings and distances suitable for registry filing
- ☐ Names of all abutters
- ☐ Street names
- ☐ Benchmark locations (Based on USGS NGVD – show year)
- ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- ☐ Existing 21E Contaminated Site Information
- ☐ Existing Buildings and Structures
  - ☐ Area of building
  - ☐ Number of stories
  - ☐ Principal use
  - ☐ Setbacks from property lines
  - ☐ Floor elevations
  - ☐ Door locations with sill elevations

**Staff**   **Applicant**

- ☐ 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

W

**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.

X

**3d. Construction/Layout Plan**

- ☐ Proposed Buildings and Structures

**Staff**   **Applicant**

- |   |   |
|---|---|
| <input type="checkbox"/> Area of building or additions  | <input type="checkbox"/> Setback dimensions from property lines                             |
| <input type="checkbox"/> Number of stories  | <input type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input type="checkbox"/> Principal use  |   |
| <input type="checkbox"/> Floor elevations   |   |
| <input type="checkbox"/> Door locations with sill elevations  |   |
| <input type="checkbox"/> Proposed Topography, including but not limited to:   |   |
| <input type="checkbox"/> Proposed contours at 2' intervals  | <input type="checkbox"/> Curb type(s) and limits  |
| <input type="checkbox"/> Parking lot setbacks to property line  | <input type="checkbox"/> Lighting / Poles / Guys  |
| <input type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%)   | <input type="checkbox"/> Signs (include sign schedule)                                      |
| <input type="checkbox"/> Walls  | <input type="checkbox"/> Pavement markings  |
| <input type="checkbox"/> Parking spaces (delineated and dimensioned)  | <input type="checkbox"/> Loading areas / Loading Docks / Platforms                          |
| <input type="checkbox"/> Accessible parking spaces & aisles   | <input type="checkbox"/> Fences   |
| <input type="checkbox"/> Wheelchair ramps   | <input type="checkbox"/> Landscape areas  |
| <input type="checkbox"/> Sidewalks  | <input type="checkbox"/> Dumpster(s), Compactor(s) & Pads                                   |
| <input type="checkbox"/> Pavement type(s)   | <input type="checkbox"/> Spot Grades at 4 Building Corners                                  |
|   | <input type="checkbox"/> Overall Plan Showing Areas of Cut & Fill                           |
| <input type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.   |   |
| <input type="checkbox"/> Grading at entrance-show spot grades if required   |   |
| <input type="checkbox"/> Emergency Vehicle Access   |   |
| <input type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer)  |   |
| <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable)  |   |
| <input type="checkbox"/> 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   |   |

**W**   **2e. Grading and Drainage Plan**

- ☐ 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)

**Staff**   **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 pre-development rates, as required under Massachusetts Stormwater Management Standards.

**X**

**3f. 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 handholes
  - All 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



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|  | <ul style="list-style-type: none"><li>• All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled</li><li>• The City shall be notified at least 24 hours prior to the required inspections</li></ul> <input type="checkbox"/> Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed. |
|--|---|

W	<b>3g. Landscape Plan</b>
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|  | <input type="checkbox"/> Location, species & size of all proposed plantings   |
|  | <input type="checkbox"/> All existing landscaping to be removed or retained   |
|  | <input type="checkbox"/> Plant and tree legend  |
|  | <input type="checkbox"/> Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments |
|  | <input type="checkbox"/> Snow storage areas   |
|  | <input type="checkbox"/> Proposed irrigation methods (on-site wells to be used unless otherwise approved)   |
|  | <input type="checkbox"/> Verify sight distances at entrances  |

X	<b>3h. Erosion Control Plan</b> (show appropriate information from Existing Conditions and Construction/Layout Plans)
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|--|---|
|  | <input type="checkbox"/> Straw bales or straw bale/silt fence combination and compost filter tubes  |
|  | <input type="checkbox"/> Anti-tracking BMP area at all construction entrances   |
|  | <input type="checkbox"/> Dust Control (Methods of)  |
|  | <input type="checkbox"/> Protection of existing and proposed drainage structures with straw bales and/or silt sacks   |
|  | <input type="checkbox"/> Delineation of all temporary stockpile areas   |
|  | <input type="checkbox"/> Safety fencing around stockpiles over 10' in height or otherwise restricted site access  |
|  | <input type="checkbox"/> Straw bales or straw bale/silt fence combination around all stockpiles   |
|  | <input type="checkbox"/> Include the following notes: <ul style="list-style-type: none"><li>• All BMP erosion control measures shall be in place prior to demolition or any site work.</li><li>• Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.</li><li>• Maintenance specifications for all proposed erosion and sedimentation controls.</li></ul> |

N/A	<b>3i. Floor Plan</b>
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|  | <input type="checkbox"/> Include complete floor plan of all floors (entire building), including existing & proposed work  |
|  | <input type="checkbox"/> Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes   |
|  | <input type="checkbox"/> Show the location of all existing and proposed doors, windows, and walls   |
|  | <input type="checkbox"/> 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 |

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|  | <ul style="list-style-type: none"><li><input type="checkbox"/> Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash &amp; garbage compaction areas (if any)</li></ul> |
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N/A	
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	<b>3j. <u>Building Elevations</u></b>
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|--|---|
|  | <ul style="list-style-type: none"><li><input type="checkbox"/> Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project</li><li><input type="checkbox"/> For additions/alterations: label existing and new construction, as well as items to be removed</li><li><input type="checkbox"/> Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements</li><li><input type="checkbox"/> Show any exterior mechanical, duct work, and/or utility boxes</li><li><input type="checkbox"/> Include dimensions for building height, wall length and identify existing and proposed floor elevations</li></ul> |
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N/A	
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	<b>3k. <u>Sign Plan</u></b>
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|  | <ul style="list-style-type: none"><li><input type="checkbox"/> Fully-dimensioned color elevations for all proposed signs</li><li><input type="checkbox"/> Total square footage of existing signs and total square footage of proposed signs</li><li><input type="checkbox"/> Existing and proposed sign locations on site plan</li><li><input type="checkbox"/> Existing and proposed materials and methods of lighting for all signs</li></ul> |
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	<b>3l. <u>Lighting Plan</u></b>
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|--|---|
|  | <ul style="list-style-type: none"><li><input type="checkbox"/> Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)</li><li><input type="checkbox"/> Height and initial foot-candle readings on the ground and the types of fixtures to be used</li><li><input type="checkbox"/> Plan Must Show Illumination Patterns On-Site and Areas Off-Site</li><li><input type="checkbox"/> New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable</li><li><input type="checkbox"/> Provide Cut Sheet for All Lighting Fixtures</li></ul> |
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	<b>3m. <u>Detail Sheets (Typical Details)</u></b>
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|---|---|
| <ul style="list-style-type: none"><li><input type="checkbox"/> Pavement Section Detail</li><li><input type="checkbox"/> Sidewalk Detail</li><li><input type="checkbox"/> Curb Detail</li><li><input type="checkbox"/> Driveway Detail</li><li><input type="checkbox"/> Wheel Chair Ramp Detail</li><li><input type="checkbox"/> Concrete Pad Detail</li><li><input type="checkbox"/> Catch Basin Detail</li><li><input type="checkbox"/> Drainage Manhole Detail</li><li><input type="checkbox"/> Water/Sewer Trench Details (12" envelope)</li></ul> | <ul style="list-style-type: none"><li><input type="checkbox"/> Sewer Manhole Detail (26" cover)</li><li><input type="checkbox"/> Detention / Retention Basin Sections (from plan)</li><li><input type="checkbox"/> Detention Basin Outlet Structure Detail</li><li><input type="checkbox"/> Miscellaneous Detention / Retention Basin Details</li><li><input type="checkbox"/> Infiltration Device Details</li><li><input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.)</li><li><input type="checkbox"/> Bollards</li></ul> |
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| <input type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail   |
| <input type="checkbox"/> Anti-Seepage Collar Detail      | <input type="checkbox"/> Fence Detail  |
| <input type="checkbox"/> Flared End Detail               | <input type="checkbox"/> Flowable Fill Trench  |
| <input type="checkbox"/> Rip Rap Detail                  | <input type="checkbox"/> Pavement Marking Details  |
| <input type="checkbox"/> Straw bales/Silt Fence Detail   | <input type="checkbox"/> Handicap Parking/Compact Parking Signs  |
| <input type="checkbox"/> Silt Sac Detail                 | <input type="checkbox"/> Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input type="checkbox"/> Compost Filter Tube Detail      | <input type="checkbox"/> Thrust Block Detail   |
| <input type="checkbox"/> Light Pole Foundation Detail    |  |
| <input type="checkbox"/> Retaining Wall Details          |  |
| <input type="checkbox"/> Tree/Shrub Planting Detail      |  |

X **4. Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
- 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
- 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 projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

X **5. Certified Abutters List** (16 copies)

X **6. Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

W **7. Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

W **8. Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

X **9. Stormwater Management Report** (9 Copies), if required, comprised of the following:

- ☐ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- ☐ Overall Project Description
- ☐ Existing Conditions

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- ☐ Proposed Improvements
- ☐ Proposed Conditions
- ☐ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☐ Stormwater Management Regulations
- ☐ Summary
- ☐ Appendix - Existing/Proposed Conditions Plans showing the following:
  - ☐ Overall Existing Subcatchment Area Table
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - ☐ 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 (min.)
  - ☐ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☐ Appendix - Hydrologic Analyses
  - ☐ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☐ Appendix - Illicit Discharge Certification (signed & dated)

**X 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 related Drawing Files shall be provided in all 2 supported formats, listed below.
  - AutoCAD Drawing format (.dwg)
  - Adobe Portable Document Format (.pdf)
- ☐ PDF files shall be created from within the AutoCAD environment and contain Layer information.
- ☐ It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
- ☐ **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

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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*

     **X** **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:

Review date: \_\_\_\_\_ All materials submitted: Yes No

Signature: \_\_\_\_\_ Fee: \_\_\_\_\_

October 21, 2021

To Whom It May Concern

I, Paula Reusch, Owner/Manager of Shawmut Avenue Realty, LLC hereby authorize Christian Farland of Farland Corp and Tim Cusson of Parallel Products Solar Energy, LLC to file a Site plan Review application with the City of New Bedford Planning Board and a Variance application with the City of New Bedford Zoning Board of Appeals regarding the property located at 1250 Shawmut Ave (Map 123 Lot 106 & Map 123 Lot 46).



Paula Reusch, Manager

Shawmut Avenue Realty, LLC

On this 21 day of October, 2021, before me, the undersigned notary public, personally appeared, Paula Reusch, proved to be through satisfactory evidence of identification, which was a driver's license, to be the person whose name is signed on this document, and acknowledged that she signed it voluntarily for its stated purpose.



ROBYN ROSE ANDRADE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires Nov. 18, 2021

## TRANSFER CERTIFICATE OF TITLE

Bk. 129  
Pg. 62  
Cer. No. 22581  
Doc. No. 108932

From TRANSFER Certificate No. 21151 Originally Registered March 8, 2006

in Registration Book 119 Page 122 for the Southern Registry District of Bristol County.

THIS IS TO CERTIFY that SHAWMUT AVENUE REALTY, LLC, a Massachusetts Limited Liability Company,

of 1240 SHAWMUT AVENUE, NEW BEDFORD, MA 02740,

is/are the owner(s) in fee simple,

AS SET FORTH ABOVE,

of that land situated in New Bedford

in the County of Bristol and Commonwealth of Massachusetts, bounded and described as follows:

**PARCEL ONE:**

Southwesterly	by	the northeasterly line of Shawmut Avenue, three hundred (300) feet;
Northwesterly	by	Lot 6 on plan hereinafter mentioned, six hundred eighty-four and 78/100 (684.78) feet;
Northerly	by	land now or formerly of Louis Miranda, et al., sixty-five (65) feet;
Easterly	by	land now or formerly of the Roman Catholic Bishop of Fall River, three hundred eighty-one and 40/100 (381.40) feet; and
Southeasterly	by	Lot 2 on said plan, four hundred sixty-eight and 96/100 (468.96) feet.

Said land is shown as Lot 7 on subdivision plan 26297E, drawn by Gerald M. Fitzgerald, Surveyor, dated August 15, 1983 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 74, Page 385, with Certificate of Title No. 13820.

**PARCEL TWO:**

Southwesterly	by	the northeasterly line of Shawmut Avenue, four hundred eight and 93/100 (408.93) feet;
Northerly	by	land now or formerly of Louis Miranda, et al., by the end of Barry Street, and by said Miranda, et al., land, seven hundred ninety-seven and 59/100 (797.59) feet; and

Southeasterly by Lot 5 on plan hereinafter mentioned, six hundred eighty-four and 78/100 (684.78) feet.

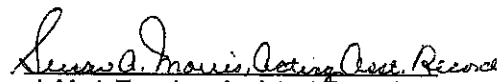
Said land is shown as Lot 6 on subdivision plan 26297D, drawn by Joseph F. Gorman, Surveyor, dated November 1, 1973 and filed in the Land Registration Office at Boston, a copy of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 62, Page 73, with Certificate of Title No. 11584.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said SHAWMUT AVENUE REALTY, LLC

to said land is registered under said chapter, subject, however, to any of the encumbrances mentioned in section forty-six of said chapter, which may be subsisting.

WITNESS, KARYN F. SCHEIER, Esquire, Chief Justice of the Land Court, at New Bedford, in said County of Bristol the first day of July in the year two thousand and eleven at 12 o'clock and 15 minutes in the afternoon.

Attest, with the seal of said Court,

  
J. Mark Treadup, Assistant Recorder

Land Court Case No. 26297

Purported Address of Property:

PARCEL 1: 1250-1260 & 1272 SHAWMUT AVENUE

PARCEL 2: VACANT LAND

NEW BEDFORD, MA