PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Site Plan 984 Sharon Street - New Bedford, MA by: Farland Corp dated: 4/3/19

1. Application Information
Street Address: 984 Sharon Street
Assessor's Map(s): 137A Lot(s) 21
Registry of Deeds Book: 93 Page: 409
Zoning District: MUB
Applicant's Name (printed): Jose Araujo, Trustee Sharon Street Realty Trust
Mailing Address: PO Box 91 Rochester MA 02770
Contact Information: Telephone Number: 774-930-5167 Email Address: joearauido@gmail.com
Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☐ Other

List all submitted materials (include document titles & volume numbers where applicable) below:
Site Plan - April 3, 2019
Architectural Plans
Site Plan Review Application
Special Permit Application
Site Plan Review Checklist
Waiver Request Form
Property Deed
Project Narrative

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. If/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.

4/3/19
Date

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. Zoning Classifications

<table>
<thead>
<tr>
<th>Present Use of Premises:</th>
<th>One 12 unit residential apartment building</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed Use of Premises:</td>
<td>Two 12 unit residential apartment buildings</td>
</tr>
</tbody>
</table>

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):
Relief in building setback to property lines granted by ZBA on March 21, 2019, Case #4365

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3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:
See Project Narrative provided herewith.

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4. Please complete the following:

<table>
<thead>
<tr>
<th></th>
<th>Existing</th>
<th>Allowed/Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Area (sq ft)</td>
<td>32,000 sf</td>
<td>15,000 sf</td>
<td>-</td>
</tr>
<tr>
<td>Lot Width (ft)</td>
<td>200'</td>
<td>150'</td>
<td>-</td>
</tr>
<tr>
<td>Number of Dwelling Units</td>
<td>12</td>
<td></td>
<td>12</td>
</tr>
<tr>
<td>Total Gross Floor Area (sq ft)</td>
<td>13,695 sf</td>
<td>13,980 sf</td>
<td></td>
</tr>
<tr>
<td>Residential Gross Floor Area (sq ft)</td>
<td>13,695 sf</td>
<td>13,980 sf</td>
<td></td>
</tr>
<tr>
<td>Non-Residential Gross Floor Area (sq ft)</td>
<td>-</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Building Height (ft)</td>
<td>35'+/-</td>
<td>100'</td>
<td>35'+/-</td>
</tr>
<tr>
<td>Front Setback (ft)</td>
<td>9.5'</td>
<td>20'</td>
<td>5.3'</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>6.8'</td>
<td>10'</td>
<td>6.6'</td>
</tr>
<tr>
<td>Side Setback (ft)</td>
<td>108.3'</td>
<td>12'</td>
<td>108.3'</td>
</tr>
<tr>
<td>Rear Setback (ft)</td>
<td>-</td>
<td></td>
<td>-</td>
</tr>
<tr>
<td>Lot Coverage by Buildings (% of Lot Area)</td>
<td>14.3%</td>
<td>40%</td>
<td>29.4%</td>
</tr>
<tr>
<td>Permeable Open Space (% of Lot Area)</td>
<td>32%</td>
<td>35%</td>
<td>37%</td>
</tr>
<tr>
<td>Green Space (% of Lot Area)</td>
<td>32%</td>
<td>35%</td>
<td>37%</td>
</tr>
<tr>
<td>Off-Street Parking Spaces</td>
<td>31</td>
<td>48</td>
<td>0</td>
</tr>
<tr>
<td>Long-Term Bicycle Parking Spaces</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Short-Term Bicycle Parking Spaces</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td>Loading Bays</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
</tbody>
</table>
5. 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: ____________

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Jose Araujo
   at the following address: PO Box 91 Rochester, MA 02770
   to apply for: Special Permit
   on premises located at: 984 Sharon Street - New Bedford, MA
   in current ownership since: August 2017
   whose address is: PO Box 91 Rochester, MA 02770
   for which the record title stands in the name of: Jose Araujo Trustee, Sharon Street Realty Trust
   whose address is: PO Box 91 Rochester, MA 02770

   by a deed duly recorded in the:
   Registry of Deeds of County: ____________ Book: _____ Page: _____
   OR Registry District of the Land Court, Certificate No.: 17242 Book: 93 Page: 409

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.

4/11/19
Date
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)
Planning Board Special Permit Application Checklist

☑ 1. Completed Application Form (with all required signatures; Original plus 15 Copies)

☑ 2. 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).

☑ 3. Certified Abutters List (4 copies)

☑ 4. Proof of Ownership (Deed(s) for All Involved Parcels; 4 Copies)

☑ 5. Photos Depicting Existing Conditions (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

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

☐ 7. Traffic Impact & Access Study (TIAS) (16 Copies), if required by Board

☑ 8. 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.

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_Generals.dwg
12-34_Generale.dwg

9. 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 __________________________
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

<table>
<thead>
<tr>
<th>MAP #</th>
<th>137A</th>
<th>LOT(S)#</th>
<th>21</th>
</tr>
</thead>
</table>

ADDRESS:
984 Sharon Street

OWNER INFORMATION

NAME: Sharon Street Realty Trust

MAILING ADDRESS:
PO Box 91 Rochester, MA 02770

APPLICANT/CONTACT PERSON INFORMATION

NAME (IF DIFFERENT):
Nick Dufresne

MAILING ADDRESS (IF DIFFERENT):
401 County St. - New Bedford, MA

TELEPHONE #
508-717-3479

EMAIL ADDRESS: ndufresne@farlandcorp.com

REASON FOR THIS REQUEST: Check appropriate

- ZONING BOARD OF APPEALS APPLICATION
- PLANNING BOARD APPLICATION
- CONSERVATION COMMISSION APPLICATION
- LICENSING BOARD APPLICATION
- 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.

Carlos Amado
Printed Name

Signature

Date

4/10/2019
April 9, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 984 Sharon Street (Map: 137A, Lot: 21). 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.

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Location</th>
<th>Owner and Mailing Address</th>
</tr>
</thead>
</table>
| 137A-227    | 986 NORFOLK ST    | REZENDES ROBERT S, REZENDES KAREN L  
986 NORFOLK STREET  
NEW BEDFORD, MA 02745 |
| 137A-226    | 980 NORFOLK ST    | ROGERS HEATHER N,  
980 NORFOLK STREET  
NEW BEDFORD, MA 02745 |
| 137A-224    | 972 NORFOLK ST    | FINNERTY SUSAN,  
972 NORFOLK ST  
NEW BEDFORD, MA 02745 |
| 137A-222    | 966 NORFOLK ST    | WEBSTER BANK NA, DETERREY TROY D, DETERREY MICHELLE M.  
609 WEST JOHNSON AVENUE  
New Bedford, MA 02745 |
| 137A-221    | 960 NORFOLK ST    | CROCKETT ROY N,  
960 NORFOLK STREET  
NEW BEDFORD, MA 02745 |
| 137A-39     | 95 NORFOLK ST     | CASTELO HOMES INC,  
1815 ACUSHNET AVENUE  
NEW BEDFORD, MA 02745 |
| 137A-27     | 4488 ACUSHNET AVE | SIVISOGLU JULIDE "TRUSTEE", JULKAR REALTY TRUST  
2003 N RIVERSIDE DRIVE  
POMPANO BEACH, FL 33062-1223 |
| 137A-19     | 964 SHARON ST     | CANESSA ROBERT J,  
P O BOX 51643  
NEW BEDFORD, MA 02745 |
| 137A-7      | 963 SHARON ST     | GRACIE REBECCA M, GRACIE ADAM J  
963 SHARON STREET  
NEW BEDFORD, MA 02745 |
| 137A-5      | 975 SHARON ST     | FRANCISCO JOSE V, FRANCISCO JAMIE V  
975 SHARON STREET  
NEW BEDFORD, MA 02745 |
| 137A-3      | 4504 ACUSHNET AVE | GOMES ABEL A, GOMES CELIA  
4504 ACUSHNET AVENUE  
NEW BEDFORD, MA 02745 |
| 137A-425    | 985 SHARON ST     | SOUSA MARIA H,  
985 SHARON STREET  
NEW BEDFORD, MA 02745 |
| 137A-21     | 984 SHARON ST     | SIVISOGLU JULIDE "TRUSTEE", SIVISOGLU RIPA F "TRUSTEE", ARAULIO JOSE  
2003 NORTH RIVERSIDE DRIVE  
P Box 91  
Sharon Street Realty Trust  "TRUSTEE"  
POMPANO BEACH, FL 33062- Rochester, MA 02770 |
April 9, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 984 Sharon Street (Map: 137A, Lot: 21). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor’s Office. Following said verification, the list shall be considered a Certified List of Abutters.

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<tr>
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<th>Location</th>
<th>Owner and Mailing Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>137A-219 S</td>
<td>NORFOLK ST</td>
<td>CHARON RICHARD, 323 NECK ROAD ROCHESTER, MA 02770</td>
</tr>
<tr>
<td>137A-29</td>
<td>4480 ACUSHNET AVE</td>
<td>GELSO SAMUEL J., JR., 4480 ACUSHNET AVE NEW BEDFORD, MA 02745</td>
</tr>
</tbody>
</table>
April 11, 2019

New Bedford Planning Board
New Bedford City Hall
133 William Street
New Bedford, MA 02740

RE: Letter of Authorization for Representation
984 Sharon St. – New Bedford, MA 02745

This letter is to certify that I authorize Farland Corp., to represent Sharon Street Realty Trust in regard to the submission of the Site Plan Review & Special Permit Application and accompanying documents for the property located at 984 Sharon Street (Map 137A Lots 21).

Sincerely,

Sharon Street Realty Trust

[Signature]
Jose Araujo
Trustee

4/11/19 [Signature]

KATHY M. DEHNER
Notary Public
Massachusetts
Commission Expires Apr 6, 2023
We, JULIDE SIVISOGLU and CEYDA YUCE, Co-Trustees of the SIVISOGLU IRREVOCABLE CHILDREN’S TRUST, under declaration of trust dated August 5, 1993, and registered at the Bristol County Southern District of the Land Court as Document No. 64797, of 2003 North Riverside Drive, Pompano Beach, Florida 33062

for consideration paid, and in full consideration of One Million, Two Hundred Thousand Dollars ($1,200,000.00)

grant to JOSE ARAUJO trustee of SHARON STREET REALTY TRUST u/d/t dated August 14, 2017 recorded at the Bristol County (S.D.) Registry of Deeds herewith, of 984 Sharon Street, New Bedford, Massachusetts 02745

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

Northerly by the southerly line of Sharon Street, two hundred (200) feet; Easterly by the westerly line of Upland Avenue, one hundred sixty (160) feet; Southerly by the northerly line of Norfolk Street, two hundred (200) feet; and Westerly by Lots 33 and 27 on plan hereinafter mentioned, one hundred sixty (160) feet. Said land is shown as Lots 22, 23, 24, 25, 26, 34, 35, 36, 37, and 38 on Subdivision Plan 4469B (Sheet 1) drawn by L.J. Hathaway, Jr., Surveyor, dated Feb. 24, 1914, filed in the Land Registration Office at Boston, a copy of which is file in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 2, Page 563, with Certificate of Title No. 591.
The above described land has the benefit of an easement set forth in a deed from Joseph W. Pelczar, et ux., to Edward J. Sylvia, Jr., dated October 29, 1971, and registered as Document No. 31337.

Property Address: 984 Sharon Street, New Bedford, Massachusetts 02745

The grantors herein hereby release any and all homestead rights that they may have in the above-described property and certify that no other person is entitled to claim the benefit of an existing estate of homestead.

For title, see Certificate of Title No. 17242, registered with the Bristol County Southern District of the Land Court in Book 93, Page 409.
WITNESS my hand and seal this 20th day of August, 2017.

SIVISOGLU IRREVOCABLE CHILDREN'S TRUST

Witness

By: JULIDE SIVISOGLU, Co-Trustee

COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

October
August 16, 2017

Then personally appeared the above-named JULIDE SIVISOGLU, Co-Trustee as aforesaid, who proved to me through satisfactory evidence of identification which was to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose before me.

Gregory J. Koldys
Notary Public

My commission expires:

GREGORY J. KOLDYS
Notary Public
Commonwealth of Massachusetts