



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: Commercial Development, 1771 Acushnet Avenue by: SITEC, Inc. dated: January 5, 2015

1. Application Information

Street Address: 1771 Acushnet Avenue

Assessor's Map(s): 108 Lot(s) 42, 43, & 44

Registry of Deeds Book: 10984 Page: 143

Zoning District: Mixed Use Business/Residence C

Applicant's Name (printed): Panagakos Development

Mailing Address: 133 Faunce Corner Mall Rd Dartmouth MA 02747
(Street) (City) (State) (Zip)

Contact Information: 508-998-3911 pandevco@aol.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:

- Site Plans - (8) Sheets
- Architectural Plans - (4) Sheets
- Sign Exhibit
- Photographs
- Drainage Report

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.

4.9.15
Date

Michael Panagakos
Signature of Applicant

FILE COPY

MAY 29 2015
3
DEPARTMENT
CASE 13-15

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

Category	Construction	Scale
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input checked="" type="checkbox"/> > 2,000 gross sq feet
<input type="checkbox"/> Industrial	<input 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 checked="" type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Former Retail Development

Proposed Use of Premises: General Commercial Uses

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

4. Briefly Describe the Proposed Project:

The Applicant is proposing the redevelopment of the former Sullivan's Brothers Clothing store site located at the northwest corner of Acushnet Avenue and Belleville Road. The redeveloped site will consist of two new commercial buildings and associated parking lots with new stormwater management systems, utilities, site lighting, landscaping and pylon sign.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	12,658 SF	No Minimum	12,658 SF
Lot Width (ft)	86'	N/A	86'
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	6100 SF		2,280 SF
Residential Gross Floor Area (sq ft)	0		0
Non-Residential Gross Floor Area (sq ft)	6,100 SF		2,280 SF
Building Height (ft)	35 ft	100 ft	28 ft
Front Setback (ft)	0	0	0
Side Setback (ft)	0	0(10' on residential side)	57' / 23'
Side Setback (ft)	0	0(10' on residential side)	2.5' / 95'

Rear Setback (ft)	10'	10'	54' / 10.5'
Lot Coverage by Buildings (% of Lot Area)	48%	N/A	18%
Permeable Open Space (% of Lot Area)	0%	0	23%
Green Space (% of Lot Area)	0%	0	23%
Off-Street Parking Spaces	7	12	13
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	0	0

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	_____	<u>100</u>
b) Number of employees:	_____	<u>5</u>
c) Hours of operation:	_____	<u>24 hour</u>
d) Days of operation:	_____	<u>M - Su</u>
e) Hours of deliveries:	_____	<u>7AM-10PM</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>Periodic</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.

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

2400 Non-Conforming Uses & Structures

3149 Commercial Parking in a Residential Zone

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: Panagakos Development

at the following address: 133 Faunce Corner Mall Road, Dartmouth, MA 02747

to apply for: Site Plan Review

on premises located at: 1771 Acushnet Avenue

in current ownership since: December 30, 2013

whose address is: 1771 Acushnet Avenue

for which the record title stands in the name of: Michael W. Panagakos

whose address is: 133 Faunce Corner Mall Road

by a deed duly recorded in the:
Registry of Deeds of County: Bristol Book: 10984 Page: 143

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.

4.9.15

Date

Michael Panagakos

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