



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

2015 JUN 19 9:47
PLANNING BOARD

CITY CLERK

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

SPECIAL PERMIT APPLICATION REDUCTION IN PARKING

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: PIZZARITOS by: MIKE DASHLEVERA dated: 5/28/2015

1. Application Information

Street Address: 391 Bolton St.
Assessor's Map(s): 23 Lot(s) 32
Registry of Deeds Book: 11340 Page: 313
Zoning District: MUB
Applicant's Name (printed): Perez Development LLC C/O Vincent Perez
Mailing Address: 113 Eugenia St N.B. MA 02745
(Street) (City) (State) (Zip)
Contact Information: 508 991 0700 Vperez32434@Hotmail.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 Registry of Deeds
- ② Site plan
- ③ Abutters List
- ④ Rejection Packet

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.

5/28/15
Date

[Signature]
Signature of Applicant

PLANNING
JUN 17 2015
DEPARTMENT

FILE COPY

2. Zoning Classifications

Present Use of Premises: Restaurant

Proposed Use of Premises: Fast Food Restaurant

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

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

See Narrative attached.

4. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	3285 sq ft.	8000	3285
Lot Width (ft)	46.5	0	46.5
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	1716	N/A	1716
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	1716	N/A	1716
Building Height (ft)	< 2.5	2.5	< 2.5
Front Setback (ft)	BUILDING NOT BUILT IN		
Side Setback (ft)	1921.		
Side Setback (ft)			
Rear Setback (ft)	30'	10'	30'
Lot Coverage by Buildings (% of Lot Area)	52%	0	52%
Permeable Open Space (% of Lot Area)	0	0	0
Green Space (% of Lot Area)	0	0	0
Off-Street Parking Spaces	4	25	4
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	0	1	0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day: 2015 JUN 11 A 9:47	<u>0</u>	<u>100-300</u>
b) Number of employees:	<u>0</u>	<u>13</u>
c) Hours of operation: CITY CLERK	<u>0</u>	<u>9am-11pm</u>
d) Days of operation:	<u>0</u>	<u>7 days 17pm</u>
e) Hours of deliveries:	<u>0</u>	<u>10am-12pm</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input checked="" type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Vincent Perez

at the following address: 391 Bolton St.

to apply for: Special Permit

on premises located at: 391 Bolton St

in current ownership since: 4/2015

whose address is: 113 Eugenia St.

for which the record title stands in the name of: Perez Developement LLC

whose address is: 113 Eugenia St.

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11340 Page: 313

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.

5/28/15
Date
[Signature]
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)

CORRECTED

- 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_Existng Conditions2.dwg
 12-34_Generali.dwg
 12-34_Generale.dwg

9. Completed Department Sign-Off Sheet (1 original copy)

10. 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: 6-11-2015 All materials submitted: Yes No

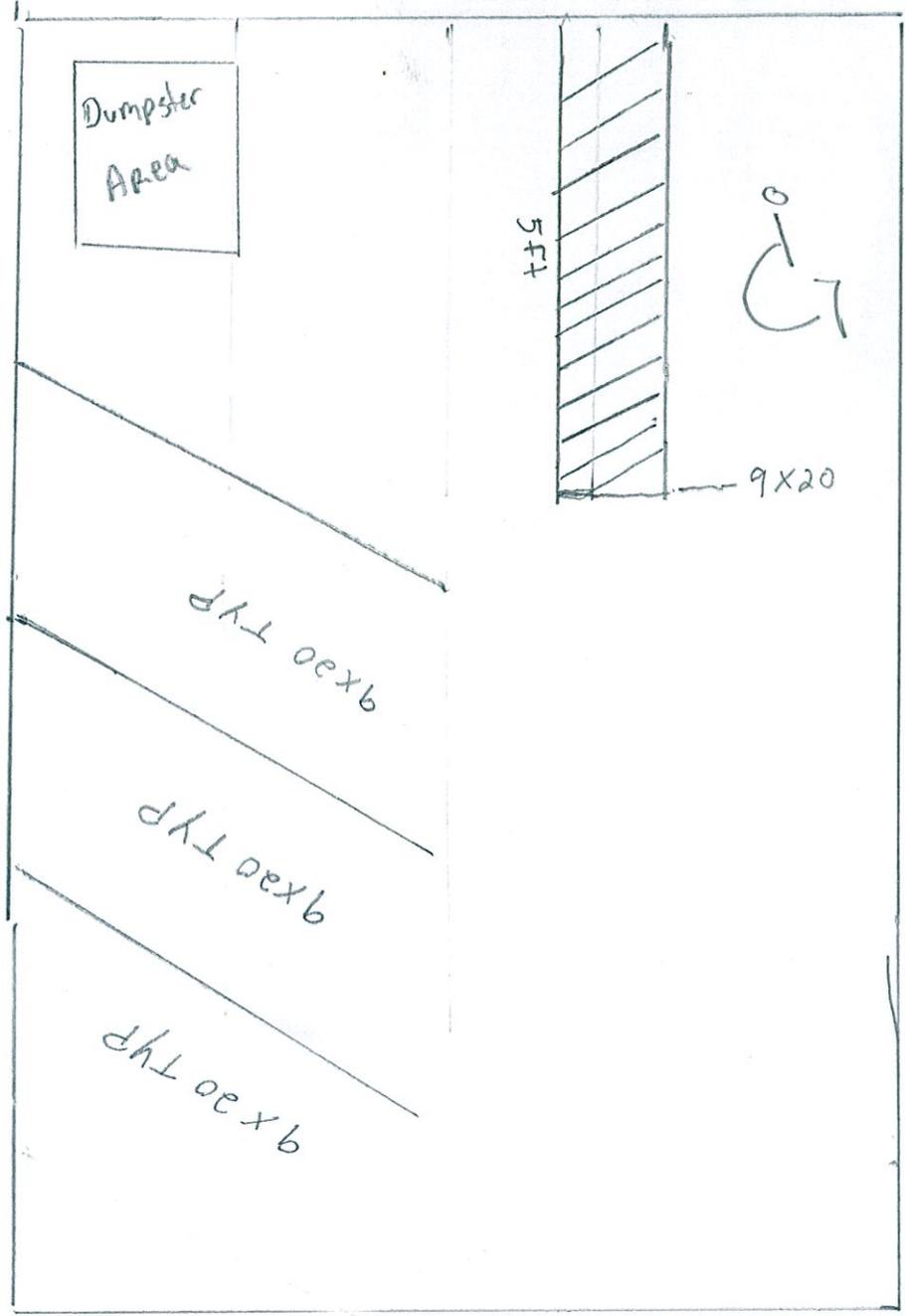
Signature:  Fee 600⁰⁰

FILE COPY

1/8" = 1'

30'

46'



Building
Bolton Street

30'

30ft Entrance from street.
Vehicles will Reverse to Exit Lot.

PLANNING

JUN 11 2015

← STREET →
Swift Street

DEPARTMENT



FILE COPY FILE COPY

My name is Vincent Perez, I come before the board because I recently purchased
The property located at 391 ^{BOLTON} purchase street in the south end of New Bedford. My plans for this
Property is to open a restaurant (PIZZARRITOS home of pizza and burritos) along with removing
A garage door and creating a walk up window to serve ice cream. I think this would make a great
Place seeing that it is located directly across the street from a playground basketball court and
Baseball field, along with the population around. I also believe it would be great in creating about
10 to 15 jobs and tax revenue for the city of New Bedford. The property has been boarded up and
Vacant for about 2 years and I would like to make it a beautiful place for the community to enjoy.

THANK YOU

VINCENT PEREZ

PLANNING
JUN 11 2015
DEPARTMENT

FILE COPY



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

New Bedford Comprehensive Zoning Code Review Code of Ordinances – Chapter-9

391 BOLTON ST – PLOT: 23 – LOT: 32 – ZONED DISTRICT: MUB

Special Permit Required from the Zoning Board of Appeals

Zoning Code Review as follows:

Special Permit Z.B.A.

❖ SECTIONS

- 2000 – USE AND DIMENSIONAL REGULATIONS
- 2200- USE REGULATIONS
- 2210- GENERAL
- 2230- TABLE OF USE REGULATIONS,SEE APPENDIX A
- APPENDIX A-COMMERCIAL #18 RESTAURANT,FAST FOOD
- 5300-5330-5360-5390 SPECIAL PERMITS

.....

PLANNING BOARD

- 3100- PARKING AND LOADING
- 3110- APPLICABILTY
- 3120 SPECIAL PERMIT
- SPECIAL PERMIT - **REDUCTION IN PARKING-FAST FOOD** 25 SPACES
- APPENDIX C –TABLE OF PARKING AND LOADING-FAST FOOD DRIVE -IN CARRY-OUT RESTAURANTS

**PLANNING
JUN 11 2015
DEPARTMENT
FILE COPY**



COPY

REG OF DEEDS
REG.#07
BRISTOL S
04/13/15 08:35AM
000007#2181
FEE \$517.56
CASH \$517.56

BK 11340 PG 313
04/13/15 09:31 DOC. 6759
Bristol Co. S.D.

QUITCLAIM DEED

New Bedford Economic Development Council, Inc., a Massachusetts corporation, having its usual place of business at 1213 Purchase Street, New Bedford, Massachusetts 02740, for consideration paid, and in full consideration of One Hundred Thirteen Thousand Five Hundred Dollars and 00/100 (\$113,500.00), grants to **Perez Development LLC**, a Massachusetts limited liability company, of **113 Eugenia Street, Apt. 2, New Bedford, Massachusetts 02745**, the premises conveyed to by said mortgage, said premises being known and numbered 391 Bolton Street, New Bedford, Massachusetts, to wit:

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

NORTHEASTERLY by Lot No. 2 on plan hereinafter mentioned, 71.77 feet;

SOUTHEASTERLY by Bolton Street, 46.50 feet;

SOUTHWESTERLY by Swift Street 70.00 feet; and

NORTHWESTERLY by remaining land now or formerly of Bolton Realty Corporation, 46.37 feet.

CONTAINING about 3,285 square feet of land.

BEING Lots Numbered 1 and 3 shown on plan entitled "Plan of Land in New Bedford belonging to Bolton Realty Corp., Scale 1" = 20', May 25, 1978", recorded in Bristol County (S.D.) Registry of Deeds, Plan Book 100, Page 50.

Said premises are conveyed to and with the benefit of easements and restrictions of records, if any, insofar as the same may now be in force and applicable.

Being the same premises conveyed to this Grantor by Deed dated August 12, 2014 and recorded with the Bristol County (S.D.) Registry of Deeds in Book 11147, Page 214

This conveyance does not represent a sale of all or substantially all of the assets of the Grantor within the Commonwealth of Massachusetts.

FILE COPY

PLANNING
JUN 17 2015
DEPARTMENT

IN WITNESS WHEREOF, the New Bedford Economic Development Council, Inc., has caused its name to be signed and its seal to be hereunder affixed by Ramon Silva, Senior Loan Officer of New Bedford Economic Development Council, Inc., this 10th day of April, 2015.

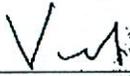
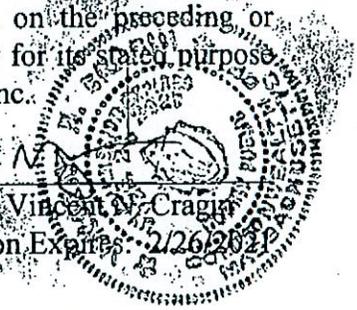
NEW BEDFORD ECONOMIC DEVELOPMENT COUNCIL, INC.

By: 
Ramon Silva
Senior Loan Officer
Authorized Signatory

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS
BRISTOL COUNTY, ss.

On this 10th day of April, 2015, before me, the undersigned notary public, personally appeared Ramon Silva, proved to me through satisfactory evidence of identification, which was a Massachusetts drivers license, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose as Senior Loan Officer of New Bedford Economic Development Council, Inc.


Notary Public: Vincent N. Craig
My Commission Expires: 2/26/2018


A true copy of instrument as recorded in
Bristol County (S.D.) Registry of Deeds
in Book 11340 Page 313

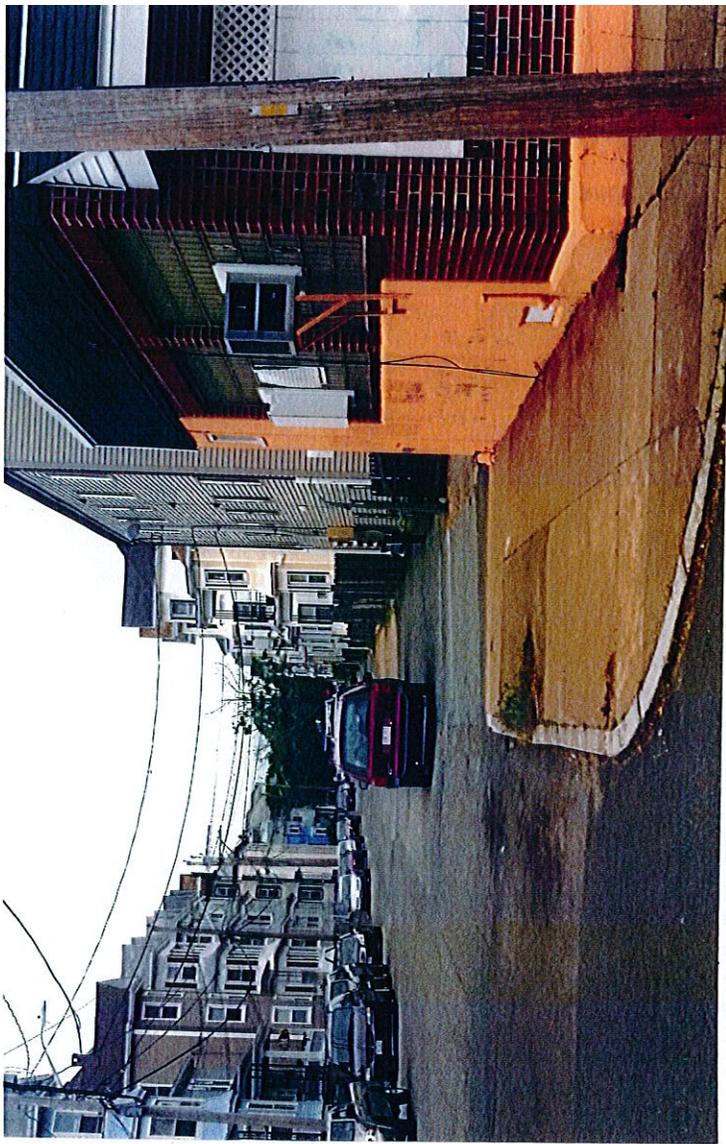
ATTEST:

REGISTER



PLANNING
JUN 11 2015
DEPARTMENT

FILE COPY



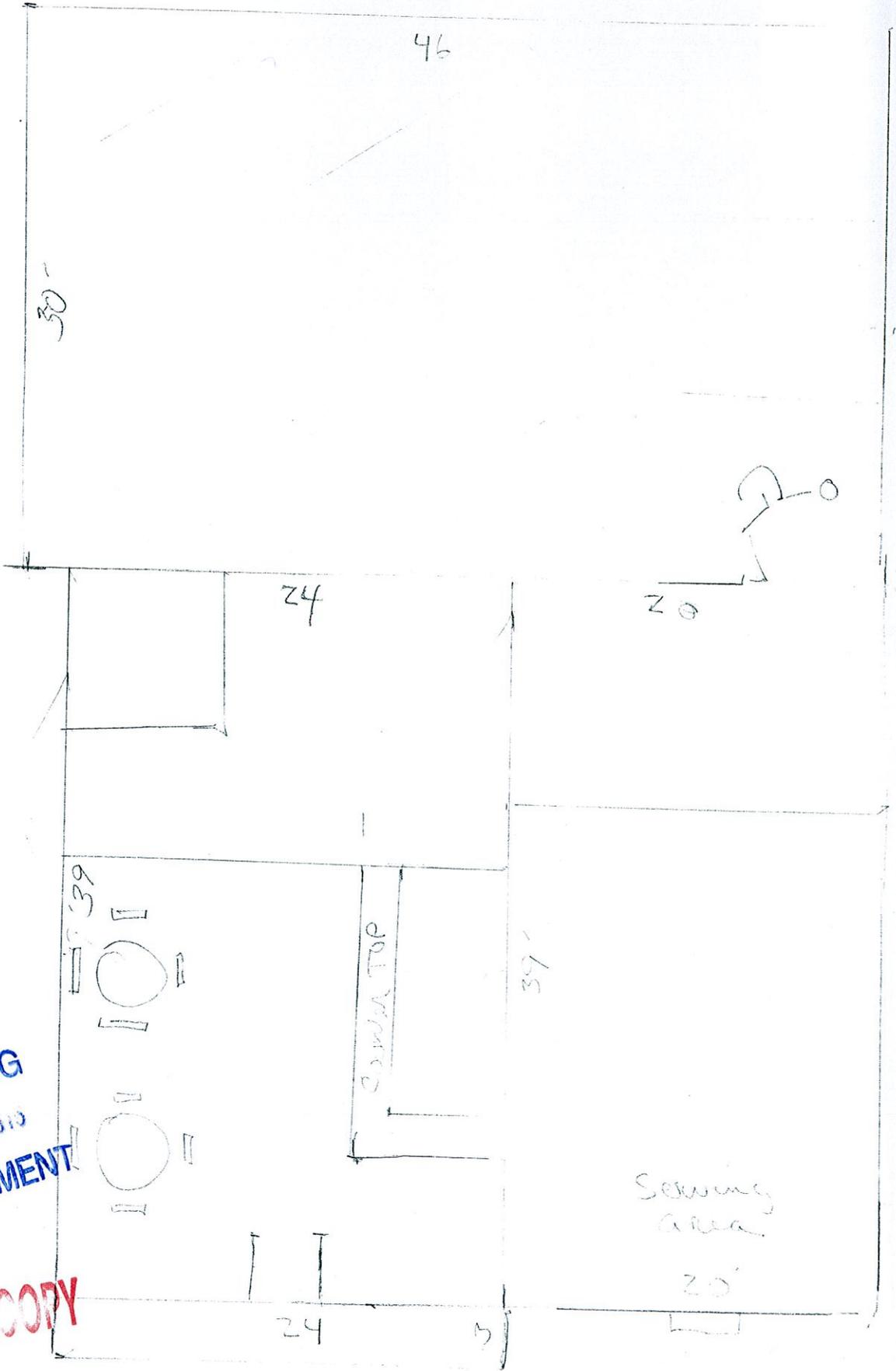
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DEPARTMENT
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 JUN 7 2010
 DEPARTMENT

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1/8" = 1'

Floor Plan of Sewing Room

2015 JUN 11 A 9:48

REQUEST FOR CERTIFIED LIST OF ABUTTERS
CITY CLERK

Attach the Certified List of Abutters to this Certification Letter and Submit all.

The applicant shall complete the request form below, and submit to Planning Department, City Hall, 133 William Street, Room 303, so that a list may be created for use by the applicant.



Carlos Armas, Administrative Assistant to the Board of Assessors of the City of New Bedford, 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.

Date: 5/27/2015

SUBJECT PROPERTY:

MAP 238 LOT 32
LOCATION 391 Bolton St.
OWNER'S NAME Vincent Perez
MAILING ADDRESS 391 Bolton St.
CONTACT PERSON Vincent Perez
TELEPHONE NUMBER 508 991 0700
EMAIL ADDRESS Vperez32434@hotmail.com
REASON FOR REQUEST: ZBA

PLANNING

MAY 22 2015

DEPARTMENT

May 26, 2015
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 391 Bolton St (23-32) 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
23-32	391 BOLTON ST	PRAGANA WAYNE M "TRUSTEE", WAK NOMINEE TRUST <i>new Bedford</i> 152 CHIPAWAY ROAD <i>1213 Purchase St. Economic Development</i> FREETOWN, MA 02717 <i>New Bedford, MA 02740 Council Inc.</i>
23-33	RIVET ST	CITY OF NEW BEDFORD, ASHLEY PARK <i>6694</i> 431 WILLIAM ST <i>133</i> NEW BEDFORD, MA 02740
23-295 <i>GS</i>	BOLTON ST	CLARK'S COVE DEVELOPMENT CO, LLC, 651 ORCHARD STREET SUITE 200 NEW BEDFORD, MA 02744 <i>-1097</i>
23-283 <i>SS</i>	LARCH ST	SILVA MARIA CLEMENTINA, 28 LARCH ST NEW BEDFORD, MA 02740 <i>-2036</i>
23-46	389 BOLTON ST	DEALMEIDA MICHAEL, 106 KATHARINE STREET NEW BEDFORD, MA 02744 <i>-1016</i>
23-40	18 SWIFT ST	COUTO GIL P, COUTO LUCIA 1432 PHILLIPS ROAD NEW BEDFORD, MA 02745 <i>-1958</i>
23-285A (Condo)	4 LARCH ST	FRAGA JOSE, 4 LARCH STREET - UNIT 1 NEW BEDFORD, MA 02740 <i>-2070</i>
23-27A (Condo)	17 SWIFT ST	FERREIRA ELSA, 17 SWIFT STREET UNIT# 2 NEW BEDFORD, MA 02740 <i>-2001</i>
23-26	23 SWIFT ST <i>25</i>	BARBOSA MAYLENA, 23 SWIFT ST NEW BEDFORD, MA 02740 <i>-2059</i>
23-20A (Condo)	24 LARCH ST	SALGADO MARIA P, 24 LARCH STREET - UNIT #1 NEW BEDFORD, MA 02740 <i>-2073</i>
23-285B (Condo)	4 LARCH ST	VIANA FRANCISCO VIANA HELENA 4 LARCH STREET UNIT# 2 NEW BEDFORD, MA 02740 <i>-2070</i>
23-285C (Condo)	4 LARCH ST	EVANGELISTA JOAO M 4 LARCH STREET UNIT 3 NEW BEDFORD, MA 02740 <i>-2070</i>
23-285D (Condo)	4 LARCH ST	FREITAS MARIA 4 LARCH STREET UNIT # 4 NEW BEDFORD, MA 02740 <i>-2070</i>
23-285E (Condo)	4 LARCH ST	CUNHA ISABEL M P O BOX 40863 NEW BEDFORD, MA 02744 <i>-0008</i>

May 26, 2015
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 391 Bolton St (23-32) 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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23-285F (Condo)	4 LARCH ST	FIDALGO JOAO P. 4 LARCH STREET - UNIT # 6 NEW BEDFORD , MA 02740 - 2070
23-285G (Condo)	4 LARCH ST	HUGHES MARILYN 4 LARCH STREET - UNIT #7 NEW BEDFORD , MA 02740 - 2071
23-285H (Condo)	4 LARCH ST	AGUIAR MARIA A. 236 ROCKLAND STREET DARTMOUTH, MA 02748 - 2334
23-285J (Condo)	4 LARCH ST	FIDALGO LINDA 99 BROCK AVENUE NEW BEDFORD , MA 02744 - 1315
23-285K (Condo)	4 LARCH ST	BRANCO MANUEL C BRANCO IRMA M 5108 JULIET COURT SPRINGHILL , FL 34606 - 1525
23-27B (Condo)	17 SWIFT ST	FERREIRA ELSA 17 SWIFT STREET UNIT# 2 NEW BEDFORD , MA 02740 - 2001
23-27C (Condo)	17 SWIFT ST	FIGUEIRA ADELINO 17 SWIFT STREET UNIT 3 NEW BEDFORD , MA 02740 - 2601
23-27D (Condo)	17 SWIFT ST	FURTADO MARIA C/O MARIA M ROSA 17 SWIFT STREET UNIT# 4 NEW BEDFORD , MA 02740 - 2001
23-27E (Condo)	17 SWIFT ST	COSTA LUDOVINA R 17 SWIFT STREET UNIT #5 NEW BEDFORD , MA 02740 - 2601
23-27F (Condo)	17 SWIFT ST	DESOUSA ANTONIO M 17 SWIFT STREET APT#6 NEW BEDFORD , MA 02740 - 2001
23-27G (Condo)	17 SWIFT ST	LOPES ALDA C 342 CEDAR STRET NEW BEDFORD , MA 02740 - 4561
23-27H (Condo)	17 SWIFT ST	BARBOZA JANICE 153 GULF ROAD 17 Swift St. Unit #8 SOUTH DARTMOUTH, MA 02748 New Bedford, MA 02740 - 2061
23-27J (Condo)	17 SWIFT ST	DEFRAGA JOSE I 17 SWIFT STREET UNIT 9 NEW BEDFORD , MA 02740 - 2061
23-27K (Condo)	17 SWIFT ST	RITA GUILHERME RITA MARIA O 17 SWIFT STREET UNIT#10 NEW BEDFORD , MA 02740 - 2061

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23-27L (Condo)	17 SWIFT ST	MEDEIROS EMANUEL P MEDEIROS ROSIE L 60 LIBERIA LANE NEW BEDFORD, MA 02746-1100
23-27K (Condo)	17 SWIFT ST	MEDEIROS EMANUEL P <i>Guilherme + Maria Rita</i> MEDEIROS MARIA R 60 LIBERIA LANE <i>17 Swift St. Unit #10</i> NEW BEDFORD, MA 02745 <i>02740-2061</i>
23-20B (Condo)	24 LARCH ST	PEDRA LOUIS PEDRA MARY V 24 LARCH STREET - UNIT #2 NEW BEDFORD, MA 02744 <i>02740-2073</i>
23-20C (Condo)	24 LARCH ST	VALENTE ANTONIA "TRUSTEE" DIAS, ANDREA "TRUSTEE" MCKINNO 24 LARCH STREET UNIT 3 NEW BEDFORD, MA 02740-2073
23-20D (Condo)	24 LARCH ST	FIDALGO JOAO P FIDALGO IRENE 24 LARCH STREET UNIT #4 NEW BEDFORD, MA 02740-2073
23-20E (Condo)	24 LARCH ST	LAVADINHO JOHN 24 LARCH STREET - UNIT #5 NEW BEDFORD, MA 02740-2073
23-20F (Condo)	24 LARCH ST	MARTINS CHRISTOPHER L 24 LARCH STREET - UNIT #6 NEW BEDFORD, MA 02740-2074
23-20G (Condo)	24 LARCH ST	CAMARAO ELISABETE M 24 LARCH STREET UNIT #7 <i>307 Smith Neck Road</i> New Bedford, MA 02740 <i>Dartmouth MA 02748</i>
23-20H (Condo)	24 LARCH ST	INACIO MANUEL INACIO FERNANDA SANTOS- 26 WHITE STREET TAUNTON, MA 02780-4642
23-20J (Condo)	24 LARCH ST	PACHECO FATIMA M 5 BRIGHTMAN LANE SOUTH DARTMOUTH, MA 02748-1119
23-20K (Condo)	24 LARCH ST	DUMAS ELSIE DUMAS JAMES M 24 LARCH ST UNIT #10 NEW BEDFORD, MA 02740-2074