



City of New Bedford

Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

PATRICK J. SULLIVAN
DIRECTOR

STAFF COMMENTS

PLANNING BOARD MEETING
JANUARY 13, 2016

Case # 01-16: SPECIAL PERMIT
838-842 Purchase Street
Map: 53 Lots: 30, 30A, 30B
& 30C

Case #02-06: SITE PLAN REVIEW
838-842 Purchase Street
Map: 53 Lots: 30, 30A, 30B
& 30C

Applicant: Daniel P. Faber
Dan's Restoration Company, Inc
49 Doolittle Avenue
Dartmouth, MA 02747

Owner: Greater New Bedford Community Health Center, Inc
874 Purchase Street
New Bedford, MA 02740



Overview of Request

Request to consider a Special Permit for reduction of parking spaces, and Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Streets (Map 53, Lots 30, 30A, 30B & 30C), in the Mixed Use Business zoning district and Central Business District.

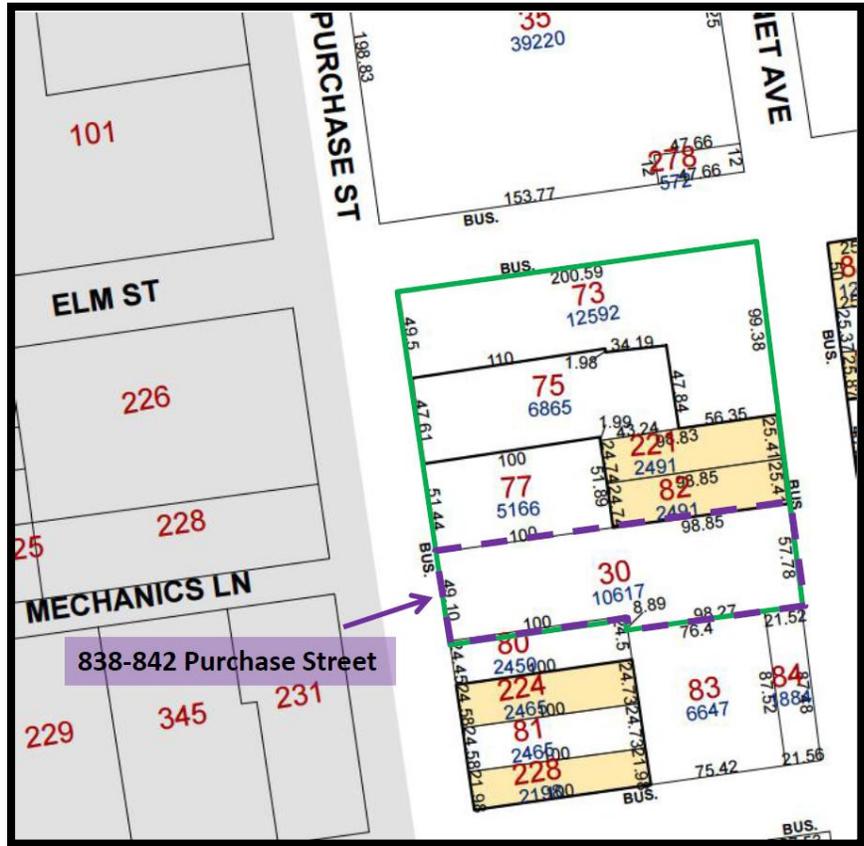
The existing use of this Medical Office, Center or Clinic predates the City of New Bedford 2003 zoning code revision and is a preexisting use in the Mixed Use Business zoning district.

Under this proposal for construction expansion, the Department of Inspectional Services calculates forty-nine (49) additional parking spaces are required for compliance with City of New Bedford Parking and Loading requirements. *The applicant petitions the Planning Board to grant a Special Permit for Parking Reduction from forty-nine (49) spaces to thirty-nine (39).*

Existing Conditions

Renovation construction is proposed at Map 53, Lot 30 (30A, 30B, & 30C), known as 838-842 Purchase Street.

In total, the site of the Greater New Bedford Community Health Center brick exterior structure encompasses 35,240+/- SF, excluding the 4,982+/- SF rear parking area/courtyard. Parcels associated with the health care center include Map 53, Lots 73, 75, 77, 221, 82 & 30 (for assessment purposes: 30A, 30B, & 30C). This clinic is located at the southeast corner of Purchase and Elm Streets. Linear frontage at Purchase Street where primary ingress and egress occurs is 197.65 feet. Secondary ingress and egress is provided from the courtyard/parking area (Lots 221 and 82) and includes an outdoor picnic table and bike rack. An area is dedicated for a single dumpster on Lot 221. There is an ingress/egress which appears to serve in emergencies along the 200.59 linear frontage at Elm Street, near the intersection of Acushnet Avenue.



Site visit conducted by staff finds nine (9) parking spaces laid out at the south side of the courtyard/parking lot (221 & 82), three (3) handicap spaces identified at the north side of the courtyard/parking lot, and two (2) additional spaces parallel to the structure located on Lot 73.

Neighboring commercial entities include: Bamboo Garden Restaurant, BayCoast Bank, Rite Aid Corporation, Verizon New England, Olympia Building, and Bank of America building. A private parking lot is located at the southwest corner of Purchase and Elm Streets.

Proposed Conditions

The applicant intends to increase the square footage of the community health center from 4,854+/- SF to 14,562+/- SF with the addition of a second and third level above the Wellness Connection site. New construction will provide fourteen (14) exam rooms, four (4) patient education rooms and space for fourteen (14) professional/staff offices. The project proposal includes the redesign of the first floor interior space to facilitate improvement in spatial planning needs for better patient care and staff productivity. No change of use is proposed (Attachment 3).

The applicant plans to match new construction materials to the existing red brick façade. Anticipated project completion is 10-12 months, at an estimated cost of \$1,600,000.00.

Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

For comments from the Department of Public Infrastructure and Conservation Commission, please see Attachment 3.

The Planning Department awaits other comments.

Site Plan Review

The project proposal is for construction expansion of an existing building. While the case submittal documents include a plan set of architectural schematics, drawings pertinent to site plan review under section 5450 and City of New Bedford Planning Board Site Plan Review Application Checklist are omitted. Staff has requested revised plans which are forthcoming. It is anticipated the applicant will ask for a continuance at the January 13 meeting of the Board.

As this is a zero lot line urban reconstruction project, running from edge of pavement to edge of pavement, for public safety consideration, the applicant should provide a site layout plan for construction, as applicable to the project's scope and analysis, showing the construction site office, off loading and storage facilities, construction vehicle parking, entrances and temporary entrances, signage, potable water site storage, erosion control, site security, dumpster and trash receptacles, fencing, construction trailers, stockpile area, pedestrian access, topography and drainage, emergency vehicle access, utility serve, areas of cut and fill, and areas of vegetation. *For additional information on construction plan requirements, please see Site Plan Review Application Checklist 3d.

The applicant has not provided a description of plan for signage or lighting. *For additional information on plan requirements, please see Site Plan Review Application Checklist 3k and 3l.

Plans submitted for consideration:

The submittal is shown as the Proposed GNBCHC HIIP Project for 838-842 Purchase Street in New Bedford, MA dated 12/09/2015 prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, Inc., 10 Whitewood Drive, Dartmouth, MA 02747 (Attachments 4 & 5).

Title Sheet T0.0

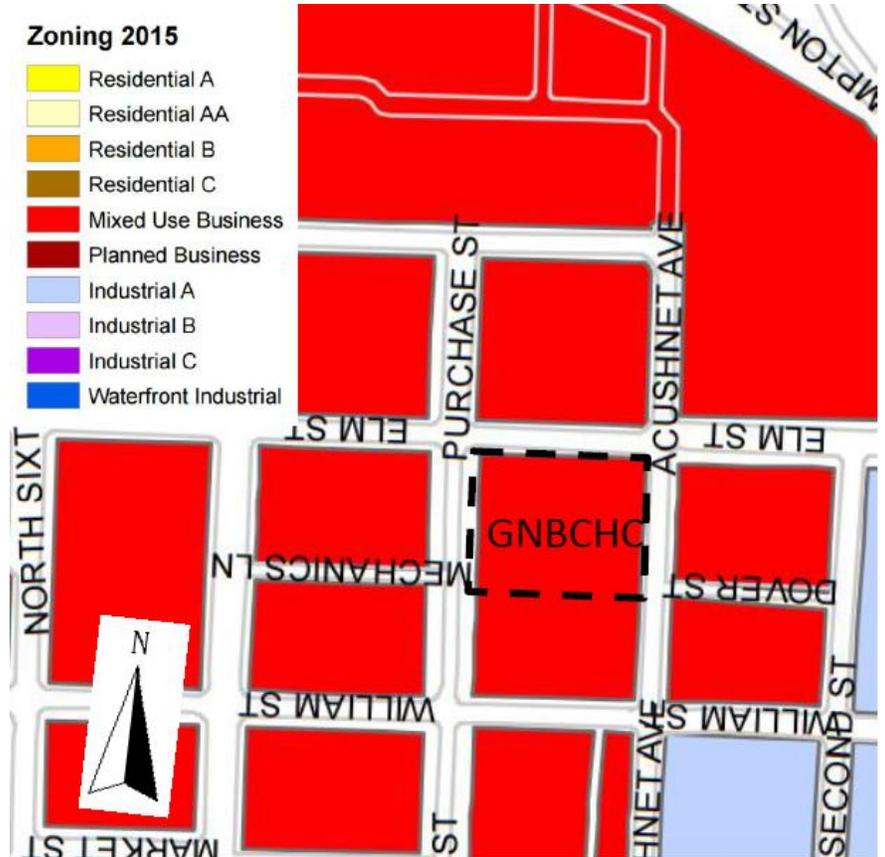
Omissions: Deed Book and Page
Context Aerial/Locus Plan
North Arrow
Name with address of property owner
Zoning Requirements Table
*For additional information on plan requirements, please see Site Plan Review Application Checklist 3a.

Schematic Design SD1

Omissions: Elevation Drawings are not dimensioned nor drawn to scale
SD1 Schematic Design may be re-titled to read: Floor Plan as it illustrates the information listed under 3i.

Schematic Design SD2

- Omissions:**
- Scale
 - North Arrow
 - Building set backs from streets and sidewalk
 - Building and area site dimensions
 - Parking and loading dimensions
 - Location of bike rack
 - Location of dumpster
 - Traffic flow and circulation (To include Emergency Response Vehicles)
 - Existing drainage
 - Existing utilities and infrastructure
 - Existing curb cuts, etc.
- *For additional information on plan requirements, please see Site Plan Review Application Checklist Existing Conditions Plan 3b.



Schematic Design SD3

- Omissions:** *For additional information on plan requirements, please see Site Plan Review Application Checklist Plan 3j.

Demolition Plan-Interior D1.0

- Omissions:** *Please see Site Plan Review Application Checklist 3c.

Existing Conditions EX1

- Omissions:** *For additional information on plan requirements, please see Site Plan Review Application Checklist Existing Conditions Plan 3b.

No waiver requests were presented with deliverables. If the applicant seeks to petition the Board for waiver requests under Site Plan Review Application Checklist items 3e. Grading and Drainage Plan, 3f. Utility and Grading Plan, 3g. Landscape Plan, 3h. Erosion Control Plan and 3m. Detail Sheets the applicant should prepare written waiver requests for the Planning Board’s consideration and vote.

Special Permit for Parking Reduction

When considering an application for Special Permit, the Board takes into account the characteristics of the site and of the proposal in relation to that site, in addition to any specific factors that may be set forth under Section 5300 of the zoning ordinance. As to those thresholds, the staff offers the following considerations:

- **Social, economic, or community needs which are served by the proposal.**

According to the Greater New Bedford Community Health Center, Inc., website (<http://www.gnbchc.org/services.htm>), this private, non-profit health organization provides access to healthcare services for low-income men, women and children. The health care center operates an \$18 million dollar

budget, with on-site laboratory and radiology services provided by St. Luke’s Hospital, and employs 248 personnel including 30 medical providers and 40 nurses. The proposed expansion of this facility will allow GNBCHC to improve productivity for patient care and provide positive business growth and development for the New Bedford healthcare sector.

- **Traffic flow and safety, including parking and loading.**

On February 17, 2010 the Planning Board granted a Special Permit for Parking Reduction to GNBHNC. A shuttle provides service between Elm Street Garage and the medical center/clinic.

- **Adequacy of utilities and other public services.**

Whereas the applicant is renovating an existing structure within an area with complete utility and public services, there is no issue with this adequacy. A solar array is installed on the roof.

- **Neighborhood character and social structures.**

The City of New Bedford Tax Assessor’s parcel data describes the structure as having been constructed in 1890. In 1993 the health care clinic moved to its present location at 874 Purchase Street witnessing multiple expansions in services and funding. Exterior remodeling was last completed in June 2010 for the third story addition at 874 Purchase Street.

- **Impacts on the natural environment**

The applicant is renovating an existing structure and should, therefore, maintain and care for existing landscape area surrounding the building.

- **Potential fiscal impact, including impact on City services, tax base, and employment**

As the City of New Bedford Master Plan states in Chapter 5. Jobs and Business, the well being of any community is often measured by the strength of its economy. The GNBHNC presents via their website a strong history of protecting the public health through quality, accessible, and culturally competent primary health care by providing services for men, women and children by operating an \$18 million budget, and employing 248 personnel and 30 medical providers. The intent is to add five (5) employees to the existing fourteen (14) and increase the level of patient care from forty (40) to sixty-five (65) patients per day.

- **Master Plan Goal**

This proposal is consistent with the master plan’s goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it restores blighted property, improves the neighborhood, develops strategic sites, and attracts emerging business.

For Board Member Consideration

The proposals for Site Plan Approval and Special Permit Request for parking reduction is consistent with the master plan’s goal to expand workforce opportunities as improves the neighborhood setting and communicates a positive message for business development.

Attachments:

1. Special Permit Decision for Reduction of Parking
2. Narrative
3. Comments from DPI
4. Construction Control Affidavit
5. Plan Set

6. Site Plan Review Application Checklist
7. Special Permit Application
8. Site Plan Approval Application
9. Deed – Bristol County (S.D) Registry of Deeds Book 11076, Page 125
10. Photo



PLANNING BOARD

CITY OF NEW BEDFORD
SCOTT W. LANG, MAYOR

CITY CLERK
2010 FEB 19 A 10:46
CITY CLERKS OFFICE
NEW BEDFORD, MA

February 18, 2010

Ms. Rita Arruda, City Clerk
133 William Street
New Bedford, MA 02740

RE: Special Permit Decision for Reduction of Parking – Greater New Bedford
Community Health Center

Dear Ms Arruda:

Please be advised that the New Bedford Planning Board held a public hearing on February 17, 2010 to discuss the application for a special permit to reduce the required off street parking, for the proposed renovations to the Greater New Bedford Community Health Center, located at 874 Purchase Street, Plot53, Lot 73.

The Planning Board voted to reduce the off-street parking from the required sixty (60) spaces to ten (10) which are currently provided, with access from Acushnet Avenue, in accordance with the provisions of Chapter 9, Section 3120 of the City Code. The Board cited the fact that since there is the ability to provide limited parking on site and with the proximity to the, under capacity, Elm Street garage, parking relief may be granted without derogating from the intent or purpose of the zoning by-laws.

Sincerely,

George N. Smith
George N. Smith
Chairman

Cc: Danny Romanowicz, Commissioner DIS
Greater New Bedford Community Health Center

PLANNING
DEC 11 2015
DEPARTMENT

ATTACHMENT 1

DAN'S RESTORATION49 Doolittle Avenue
North Dartmouth
MA 02747Phone 508-993-8540
Fax 508-993-8540

December 12, 2015

PROJECT NARRATIVE:**PROPERTY OWNER:** Greater New Bedford Community Health Center
874 Purchase Street
New Bedford, MA 02740**APPLICANT:** Daniel P. Faber
49 Doolittle Avenue
Dartmouth, MA 02747**LOCATION:** 838 - 842 Purchase Street
New Bedford, MA 02740**ZONING DISTRICT:** Mixed Use Business

The proposed project will allow GNBCHC to add a second and third floor to the site located at 838-842 Purchase Street and reconfigure and improve the current first floor of 4,854 SF. The addition of the second and third floors will triple the square footage of the building (from 4,854 SF to 14,562 SF). The proposed project will result in: 14 exam rooms, 4 patient education rooms, 14 provider/staff offices, and improved configuration of the first floor interior space for ideal patient flow and staff productivity.

1. Property maintenance will be provided by the existing employees from the GNBCHC.
2. Existing parking at the rear of the property consist of 10 vehicle spaces. Also, there are 30 monthly parking passes and 2 Vendor Only parking passes at the Elm Street Garage. Pass #'s 10006564 AWID26 and 10006565 AWID26.
3. Any modifications to the outside of building will match existing facade.
4. The project is projected to take approximately 10-12 months to complete with a preliminary construction cost estimate of \$1,600,000.

PLANNING

CAB 01-16 AND 02-16 DEC 16 2015

DEPARTMENT

ATTACHMENT 2



Department of Public Infrastructure

Ronald H. Labelle
Commissioner

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Energy

MEMORANDUM

To: City of New Bedford Planning Board

From: Ronald H. Labelle, Commissioner

Date: December 21, 2015

RE: Proposed GNBCHC HIIP Project
838-842 Purchase Street
Plot 53 Lot 30

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DEPARTMENT

The Department of Public Infrastructure has reviewed the proposed site plan referenced above. Since there is no work within the City of New Bedford layout the Department of Public Infrastructure has no comments.

Cc: Department of Inspectional Services
Environmental Stewardship
Caldwell Architectural Associates, Inc.
Greater New Bedford Community Health Center

CASE 01-16 +02-16

ATTACHMENT 3



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

January 8, 2016

PLANNING
JAN 08 2016
DEPARTMENT

To: Constance Brawders, Staff Planner
From: Sarah Porter, Conservation Agent
Re: Planning Board comments for 1/13/2016 meeting

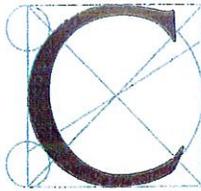
The following comments are provided with respect to the applicable items on the 1/13/2016 Planning Board agenda:

Case 01-16: Greater New Bedford Community Health Center HIIP Project - Request by applicant for a Special Permit for reduction of parking spaces, and **Case 02-16: Greater New Bedford Community Health Center HIIP Project** - Request by applicant for Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Street (Map 53, Lots 30, 30A, 30B & 30C), in the Mixed Use Business zoning district. Applicant: Daniel P. Faber, Dan's Restoration Company, Inc., 49 Doolittle Avenue, Dartmouth, MA 02747. *The proposed project is not in or within 100' of State or Local Wetland Resource Areas. Therefore no permit is required from the Conservation Commission for this proposed activity.*

Case 03-16: 50 Duchaine Boulevard - Request by applicant for Site Plan approval for a liquid waste disposal and recycling facility, located at 50 Duchaine Boulevard [Map 134, Lots 456, 457, 458 & 459 (f/k/a Map 133, Lot 15A)], in New Bedford Business Park in the Industrial C zoning district. Applicant: Parallel Products of New England, Inc., 401 Industry Road, Louisville, KY 40208. *The proposed project is a redevelopment project, portions of which fall within the 100' Buffer Zone to Bordering Vegetated Wetlands. A Notice of Intent has been filed with the Conservation Commission and an initial Hearing was held on January 5, 2016. The proposed stormwater management system is undergoing a peer engineering review by the Commission's engineer. The next Hearing is scheduled for January 19th, 2016.*

cc via email: Conservation Commissioners, Neil Mello, Michele Paul, Jane Medeiros-Friedman, DPI, BOH, DIS

Cc via email: Conservation Commissioners, Neil Mello, Michele Paul, Jane Medeiros-Friedman, DPI, BOH, DIS



caldwell
architectural
associates

residential • commercial • sustainable

CONSTRUCTION CONTROL AFFIDAVIT

To be submitted with the building permit by a
Registered Design Professional
for work per the 8th edition of the
Massachusetts State Building Code, 780 CMR, Section 107

Project Title: Greater New Bedford Community Health Center Date: October 21, 2015

Project Address: 840 Purchase Street, New Bedford, MA

Project: New Construction Existing Construction

Project Description: Demolition of interior partitions - no exterior or structural work at present

Architect/Engineer: Kevin S. Caldwell Caldwell Architectural Associates, Inc.

I, Kevin S. Caldwell, Mass. Registration No. 20537
am a Registered Design Professional, and I have prepared or directly supervised the preparation of all
design plans, computations, and specifications concerning:

- Entire Project
- Architectural
- Structural
- Mechanical
- Fire Protection
- Electrical
- Other

for the above named project and that to the best of my knowledge, such plans, computations and specifications meet the applicable provisions of the Massachusetts State Building Code (780 CMR), and accepted engineering practices for the proposed project. I understand and agree that I (or my designee) shall perform the necessary professional services and be present on the construction site on a regular and periodic basis to:

1. Review of shop drawings, samples, and other submittals of the contractor as required by the construction contract documents as submitted for approval of the Building Permit, and approve for the conformance to the design concept.
2. Review and approval of the quality control procedures for all materials required by code.
3. Be present at intervals appropriate to the stage of construction to become generally familiar with the process and quality of the work and to determine, in general, if the work is being performed in a manner consistent with the terms and conditions of the Building Permit.

Nothing in this document relieves the contractor of its responsibility regarding the provisions of 780 CMR 107.

When required by the building official, I shall submit field/progress reports (see item 3) together with pertinent comments, in a form acceptable to the building official.

Upon completion of the work, I shall submit to the building official a "Final Construction Control Document".

Signature and seal of registered professional  Date 10/21/2015



PLANNING
DEC 11 2015
DEPARTMENT

GREATER NEW BEDFORD COMMUNITY HEALTH CENTER, INC. PROPOSED GNBCHC HIIP PROJECT

838-842 PURCHASE STREET, NEW BEDFORD, MA

DOCUMENTS ISSUED FOR SITE PLAN REVIEW PACKAGE

DRAWING DIRECTORY FIRST ISSUE OR WITH REVISIONS
 SECOND ISSUE OR WITH REVISIONS
 THIRD ISSUE OR WITH REVISIONS
 DRAWING ISSUED WITH INFORMATION
 STILL UNDER DESIGN REVIEW

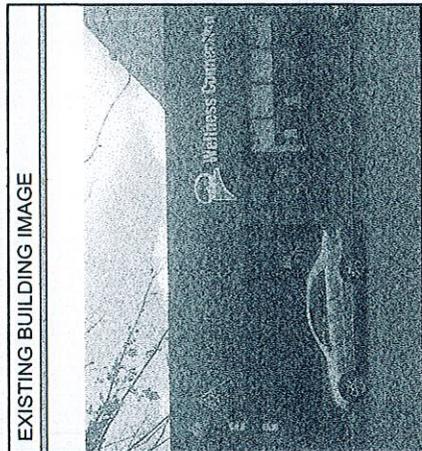
SHEET NO.	CONTENTS	DATE	REVISIONS
010	TITLE SHEET	12/19/2015	
020	FLOOR PLANS & STREET ELEV. - PROPOSED	12/19/2015	
030	EXTERIOR ELEVATIONS - PROPOSED	12/19/2015	
040	FIRST FLOOR PLAN - DEMOLITION	12/19/2015	
050	FIRST FLOOR PLAN / ELEV. - EXISTING	12/19/2015	

PROJECT DIRECTORY

ARCHITECT
CALDWELL ARCHITECTURAL ASSOCIATES, INC.
10 WHITEHEAD DRIVE
DARTMOUTH, MA 02747
WWW.CALDWELLARCHITECT.COM

STRUCTURAL ENGINEER
TRANSITION ENGINEERING, LLC
100 WASHINGTON ST., 4TH FLOOR
MIDDLEBORO, MA 02346
PH: 508-494-0358

GENERAL CONTRACTOR
DAN FABER
DAN'S RESTORATION COMPANY, INC.
49 DOUGLASS AVENUE
DARTMOUTH, MA 02747
PH: 508-813-6487



GENERAL NOTES

- EXPANSION OF EXISTING BUILDING VIA NEW ADDITIONAL FLOOR LEVEL(S)
 - EXISTING FOOTPRINT TO BE MAINTAINED - NO ADDITION TO FOOTPRINT AS PART OF PROJECT
 - NO CHANGE IN USE
 - PROJECT TO INCLUDE NEW ELEVATOR, ACCESSIBILITY AND LIFE SAFETY IMPROVEMENTS
 - EXISTING BUILDING MATERIALS TO BE MATCHED AND EXTENDED INTO NEW PARTS OF FACADE
- PARKING REQUIREMENTS:**
REQUIREMENTS FOR THIS PROJECT - 4854 SF (X2 NEW FLOOR LEVEL(S)) = 9708 SF
9708 / 200 SF PER PARKING SPACE = 49 REQUIRED PARKING SPACES
10 PARKING SPACES CURRENTLY PROVIDED IN ELM STREET GARAGE, ALONG WITH SHUTTLE SERVICE.
ADDITIONAL 39 PARKING SPACES TO BE PROVIDED AS PART OF PROJECT.

DECEMBER 2015

CITY OF NEW BEDFORD

11 1 35



KEVIN S. CALDWELL, AIA, LEED AP
caldwell architectural associates, inc.
10 whitehead drive
dartmouth, MA 02747
(617) 598-9655
(M) www.caldwellarchitect.com

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PROPOSED
GNBCHC
HIIP PROJECT

838-842 PURCHASE STREET
NEW BEDFORD, MA

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#	DATE	NOTES

REVISIONS

GNBCHC
2015-05

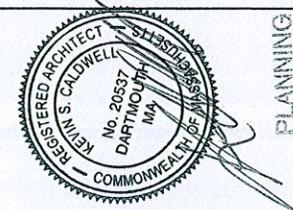
DATE 12/19/2015

BY AS NOTED

SCALE AS NOTED

T.O.O
01-16-15 02-16

TITLE SHEET



PLANNING DEPARTMENT

DEC 14 2015

CITY PLANNING OFFICE
NEW BEDFORD, MA
2015 DEC 11 P 1:35
CITY CLERK

lockwell
architectural
associates
INCORPORATED
KENS S. CALDWELL, MA LEED AP
codwell architectural associates, inc.
10 whittiered drive
dartmouth, MA 01927
(6) lockarch@comcast.net
(M) www.lockwellarchitect.com

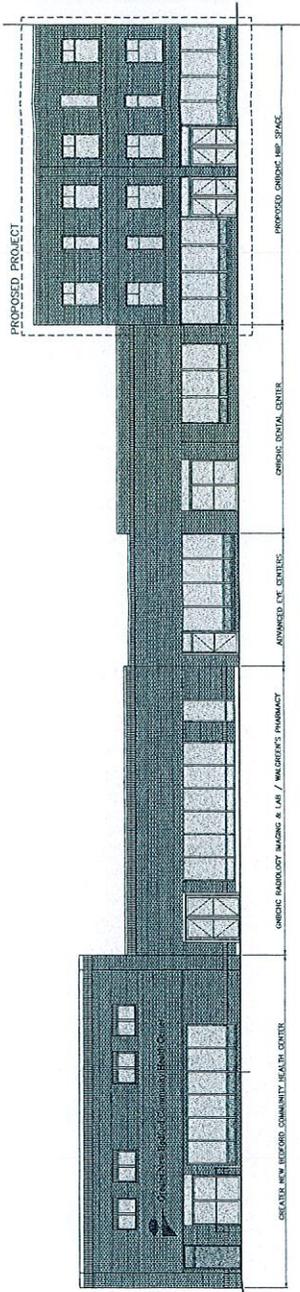
PROPOSED GNBCHC HIP PROJECT

838-842 PURCHASE STREET
NEW BEDFORD, MA

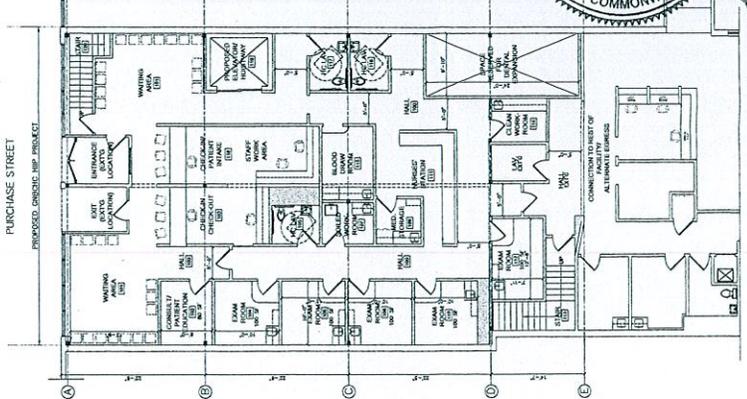
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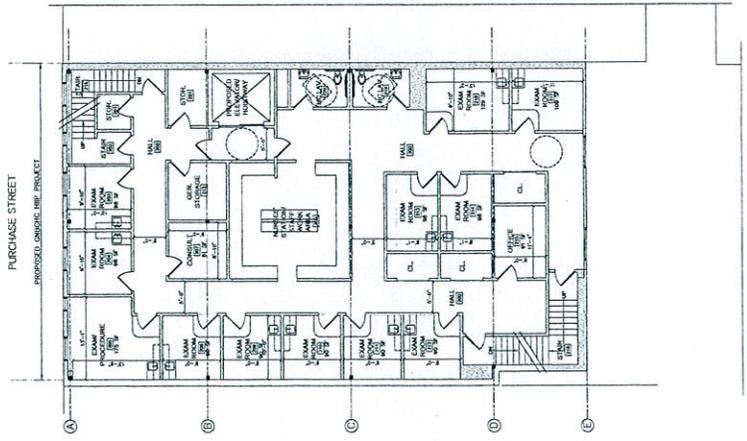
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12/11/2015
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SD1
2015-05-16
SCHEMATIC DESIGN



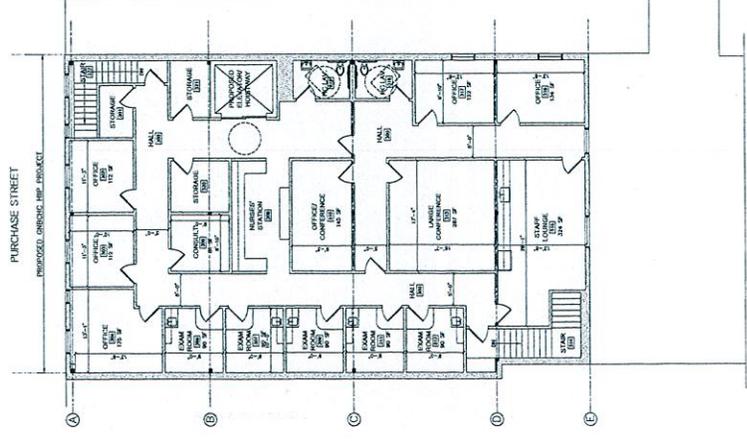
1. PURCHASE STREET ELEVATION - PROPOSED
SCALE 1/8" = 1'-0"



2. MAIN FLOOR PLAN - PROPOSED
SCALE 1/8" = 1'-0"



3. SECOND FLOOR PLAN - PROPOSED
SCALE 1/8" = 1'-0"



4. THIRD FLOOR PLAN - PROPOSED
SCALE 1/8" = 1'-0"



PLANNING DEPARTMENT
DEC 11 2015

codwell architectural ASSOCIATES
 ARCHITECTS • PLANNERS • INTERIORS

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 codwell architectural associates, inc.
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 dartmouth, ma 01928
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**PROPOSED
 GNBCHC
 HIP PROJECT**

838-842 PURCHASE STREET
 NEW BEDFORD, MA

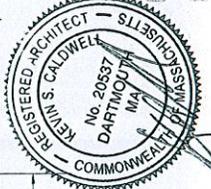
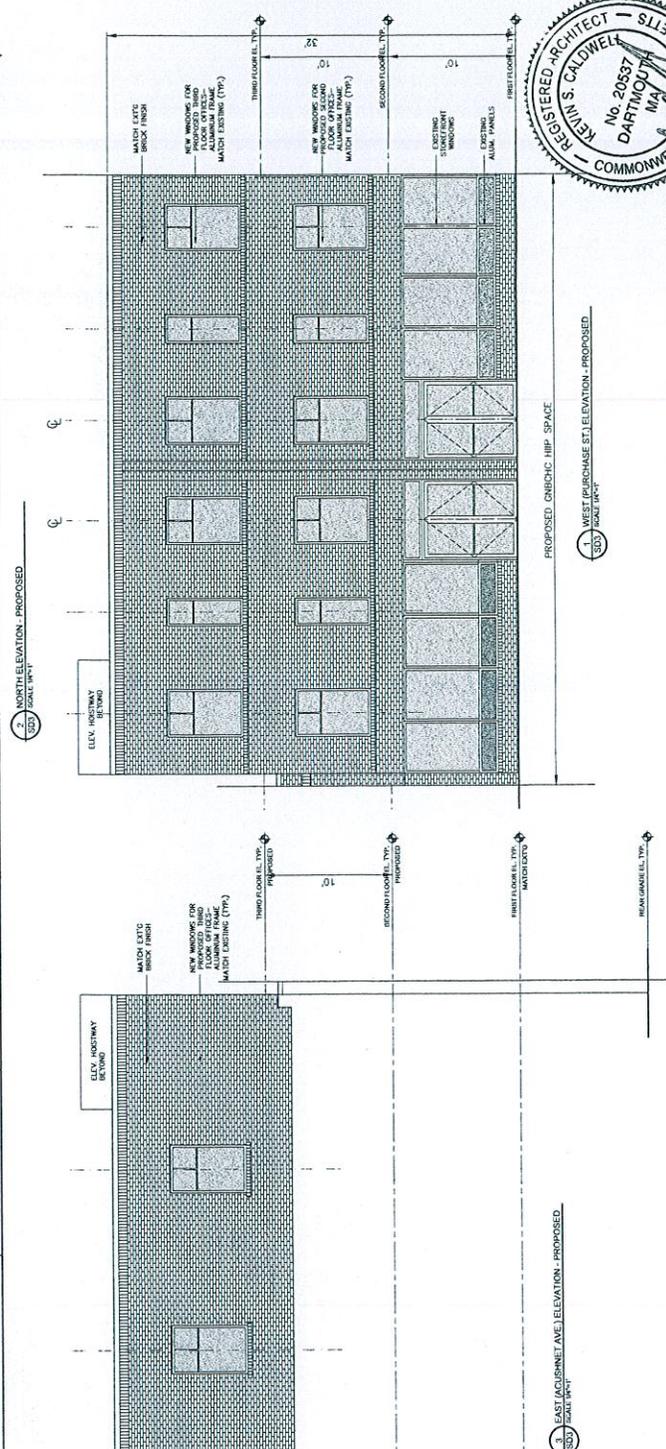
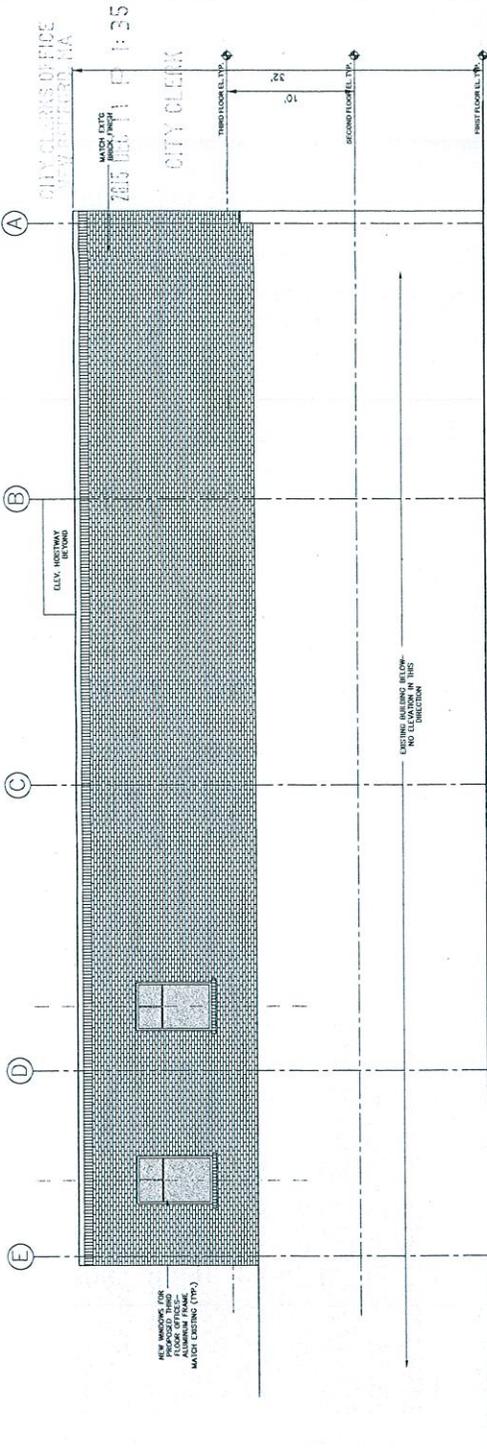
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#	DATE	NOTES

PROJECT	GNBCHC	2015-05
DATE	12/19/2015	
AS NOTED	KSC	

SD3
 CASE 2015-02-16
 SCHEMATIC
 PLANNING DESIGN

DEC 17 2015
 DEPARTMENT





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:

= Shown on Plans = Waiver Requested = Not Applicable

Staff Applicant

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

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

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)

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Case 01-16 +02-16



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



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

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.

3d. Construction/Layout Plan

- Proposed Buildings and Structures

Staff Applicant

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

3e. 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.

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

Staff Applicant

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections
- Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

NA **3g. Landscape Plan**

- Location, species & size of all proposed plantings
- All existing landscaping to be removed or retained
- Plant and tree legend
- Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- Snow storage areas
- Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- Verify sight distances at entrances

NA **3h. Erosion Control Plan** (show appropriate information from Existing Conditions and Construction/Layout Plans)

- Straw bales or straw bale/silt fence combination and compost filter tubes
- Anti-tracking BMP area at all construction entrances
- Dust Control (Methods of)
- Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- Delineation of all temporary stockpile areas
- Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- Straw bales or straw bale/silt fence combination around all stockpiles
- Include the following notes:
 - All BMP erosion control measures shall be in place prior to demolition or any site work.
 - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
 - Maintenance specifications for all proposed erosion and sedimentation controls.

NA **3i. Floor Plan**

- Include complete floor plan of all floors (entire building), including existing & proposed work
- Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- Show the location of all existing and proposed doors, windows, and walls
- 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

Staff Applicant

- Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

X **3j. Building Elevations**

- Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- For additions/alterations: label existing and new construction, as well as items to be removed
- 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
- Show any exterior mechanical, duct work, and/or utility boxes
- Include dimensions for building height, wall length and identify existing and proposed floor elevations

w **3k. Sign Plan**

- Fully-dimensioned color elevations for all proposed signs
- Total square footage of existing signs and total square footage of proposed signs
- Existing and proposed sign locations on site plan
- Existing and proposed materials and methods of lighting for all signs

NA **3l. Lighting Plan**

- Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- Height and initial foot-candle readings on the ground and the types of fixtures to be used
- Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- Provide Cut Sheet for All Lighting Fixtures

NA **3m. Detail Sheets (Typical Details)**

- | | |
|--|--|
| <input type="checkbox"/> Pavement Section Detail | <input type="checkbox"/> Sewer Manhole Detail (26" cover) |
| <input type="checkbox"/> Sidewalk Detail | <input type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input type="checkbox"/> Curb Detail | <input type="checkbox"/> Detention Basin Outlet Structure Detail |
| <input type="checkbox"/> Driveway Detail | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details |
| <input type="checkbox"/> Wheel Chair Ramp Detail | <input type="checkbox"/> Infiltration Device Details |
| <input type="checkbox"/> Concrete Pad Detail | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.) |
| <input type="checkbox"/> Catch Basin Detail | <input type="checkbox"/> Bollards |
| <input type="checkbox"/> Drainage Manhole Detail | |
| <input type="checkbox"/> Water/Sewer Trench Details (12" envelope) | |

Staff Applicant

- | | |
|--|--|
| <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 | |

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

- If submitting a Development Impact Statement (DIS), this Narrative shall be submitted as part of that document
- 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

9 **5. Certified Abutters List** (4 copies)

9 **6. Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 4 Copies)

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

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

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

- MADEP Stormwater Standards Compliance Checklist (signed & stamped)

Staff Applicant

- Overall Project Description
- Existing Conditions
- 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:**

Staff Applicant

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_General1.dwg

12-34_Generale.dwg

- 11. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)
- 12. **Completed Department Sign-Off Sheet** (1 original copy)
- 13. **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: _____



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

CENTRAL
BUSINESS
DISTRICT

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

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: HURP Projects by: Caldwell Architectural dated: 10/25/2015

1. Application Information

Street Address: 838 - 842 Purchase Street

Assessor's Map(s): 53 Lot(s) 30, 30A, 30B, 30C

Registry of Deeds Book: 11076 Page: 125

Zoning District: MUB

Applicant's Name (printed): Daniel P. Faber

Mailing Address: 49 Deal Hill Ave Dartmouth Ma 02747
(Street) (City) (State) (Zip)

Contact Information: 508-813-6497 Telephone Number dow's Restoration@gmail.com Email Address
DANS RESTORATION@gmail.com

Applicant's Relationship to Property: Owner Contract Vendee Other Contractor

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.

12/10/2015
Date

Daniel P. Faber
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

Case 01-16

ATTACHMENT 7

2. Zoning Classifications

Present Use of Premises: Wellness Center

Proposed Use of Premises: New Adult Medicine

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

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

The proposed project will allow GNBCHC to add a second and third floor to a site located at 838-842 Purchase St. and reconfigure and improve the current first floor of 4,854 s.f. The addition of the second and third floors will triple the square footage of the building (from 4,854 s.f. to 14,562 s.f.). The proposed project will result in: 14 exam rooms; four patient education rooms; 14 provider/staff offices; and improved configuration of the first floor interior space for ideal patient throughput and staff productivity, including an intake and waiting area, a central work station area for staff, and a lab drawing station.

4. Please complete the following: *Revised To Reduce Parking*

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	10,617		10,617
Lot Width (ft)	49' 57'		49' 57'
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	4854		14708 = 14562
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)	4854		14708
Building Height (ft)	18'		32'
Front Setback (ft)	0		0
Side Setback (ft)	0		0
Side Setback (ft)	0		0
Rear Setback (ft)	0		0
Lot Coverage by Buildings (% of Lot Area)	100%		100%
Permeable Open Space (% of Lot Area)	0%		0%
Green Space (% of Lot Area)	0%		0%
Off-Street Parking Spaces	10*32	Elm Street Garage	48
Long-Term Bicycle Parking Spaces	4		4
Short-Term Bicycle Parking Spaces	4		4
Loading Bays	0		0

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>40</u>	<u>65</u>
b) Number of employees:	<u>14</u>	<u>19</u>
c) Hours of operation:	<u>8 AM 5 PM</u>	<u>8 AM 5 PM</u>
d) Days of operation:	<u>6</u>	<u>6</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 type="checkbox"/> Other: <u>None</u>	

6. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Daniel P. Laha

at the following address: 49 Doolittle Ave N. Portsmouth

to apply for: Special Permit

on premises located at: 838 - 842 Purchase Street NB.

in current ownership since: New Bedford Community Health

whose address is: 874 Purchase Street NB.

for which the record title stands in the name of: New Bedford Community Health

whose address is: 874 Purchase Street NB.

by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: 11076 Page: 125

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.

02/10/18
Date

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

- 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
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- 12-34_Generali1.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: _____ All materials submitted: Yes No

Signature: _____ Fee _____

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)



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: HZIP Project by: Caldwell Architectural dated: 10/20/2015

1. Application Information

Street Address: 838-842 Purchase Street New Bedford

Assessor's Map(s): 53 Lot(s) 30 30A 30B 30C

Registry of Deeds Book: 11076 Page: 125

Zoning District: MUB

Applicant's Name (printed): Daniel Faber

Mailing Address: 49 Doolittle Ave Taunton Ma 02747
(Street) (City) (State) (Zip)

Contact Information: 508-813-6497

Applicant's Relationship to Property: Telephone Number Email Address
 Owner Contract Vendee Other Contractor

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.

12/10/2015
Date

Daniel Faber
Signature of Applicant

PLANNING
DEC 11 2015
DEPARTMENT

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

CASE 02-16

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 checked="" type="checkbox"/> Commercial	<input checked="" 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 type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: PATIENT HEALTHCARE

Proposed Use of Premises: SAME

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

4. Briefly Describe the Proposed Project:

The proposed project will allow GNBCHC to add a second and third floor to expand Adult Medicine.....

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	10,617		16,617
Lot Width (ft)	49'-57"		49' 57"
Number of Dwelling Units	0		0
Total Gross Floor Area (sq ft)	4854		9708
Residential Gross Floor Area (sq ft)			
Non-Residential Gross Floor Area (sq ft)	4854		9708
Building Height (ft)	18'		32'
Front Setback (ft)	0		0
Side Setback (ft)	0		0
Side Setback (ft)	0		0

Rear Setback (ft)	0		0
Lot Coverage by Buildings (% of Lot Area)	600%		100%
Permeable Open Space (% of Lot Area)	0%		0%
Green Space (% of Lot Area)	0%		0%
Off-Street Parking Spaces	10 * 32 Elm street Garage		10
Long-Term Bicycle Parking Spaces	4		4
Short-Term Bicycle Parking Spaces	4		4
Loading Bays	0		0

Total 42

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>40</u>	<u>65</u>
b) Number of employees:	<u>10</u>	<u>15</u>
c) Hours of operation:	<u>8:30am - 5 PM</u>	<u>8 AM - 5 PM</u>
d) Days of operation:	<u>6</u>	<u>6</u>
e) Hours of deliveries:	<u>0</u>	<u>0</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: <u>None</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.

Reduction in parking
Section 3100-3130 & 5300-5390

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

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: Daniel Faber

at the following address: 49 Don't Ask Ave Dartmouth MA

to apply for: Site Plan Review

on premises located at 638 - 842 Purchase Street N.B.

in current ownership since: New Bedford Community Health

whose address is: 874 Purchase Street New Bedford

for which the record title stands in the name of: Greater New Bedford Community Health

whose address is: 874 Purchase Street New Bedford

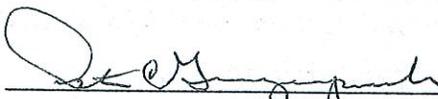
by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11076 Page: 125

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.

12/10/16
Date


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

CONDOMINIUM UNIT DEED

840 Purchase Street
New Bedford, MA

High Point Treatment Center, Inc., having its principal place of business at 98 North Front Street, New Bedford, Massachusetts 02740 ("Grantor"), for consideration of \$500,000.00, grant to Greater New Bedford Community Health Center, Inc., having its principal place of business at 874 Purchase Street, New Bedford, Massachusetts ("Grantee"), with QUITCLAIM COVENANTS, the unit ("Unit") known as Unit 1 and the Unit known as Unit 2 and both units having an address of 840 Purchase Street, New Bedford, Bristol County, Massachusetts, in the building known as Purchase Street Condominium, New Bedford, Bristol County, Massachusetts ("Building"), a condominium ("Condominium") established by Joseph A.M. Pires, Trustee of the Joseph Anthony Condominium Trust, pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 30, 2006, and recorded with Bristol County (S.D.) Registry of Deeds in Book 8217, Page 302 as amended by an instrument entitled "Amendment To The Master Deed" amending the Mater Deed and the Purchase Street Condominium Owners' Association Trust and Bylaws Rules and Regulations dated September 18, 2006 recorded with said Registry of Deeds in Book 8320, Page 189.. Subject Units are shown on the floor plans ("Plans"), as amended of the Building recorded simultaneously with the Master Deed, and as subsequently amended in Plan Book 159, Page 45 and is shown on the copy of a portion of the Plans, as amended, attached the Deed recorded with said Registry of Deeds in Book 8320, Page 238, to which is affixed the verified statement of a registered land surveyor in the form required by Section 9 of Chapter 183A.

The Units are conveyed together with:

1A. For Unit 1 an undivided interest of .191779 in the common areas and facilities ("Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.

1B. For Unit 2 an undivided interest of .016307 in the common-area and facilities ("Common Elements") of the Condominium described in the Master Deed, attributable to the Unit.

Said units are also conveyed together with:

2. An easement for the continuance of all encroachments by the Unit(s) on any adjoining or Common Elements existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of the repair or restoration of the Building or of the Unit(s) after damage or destruction by fire or other casualty, or after taking in condemnation or eminent domain

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DEPARTMENT
ATTACHMENT 9

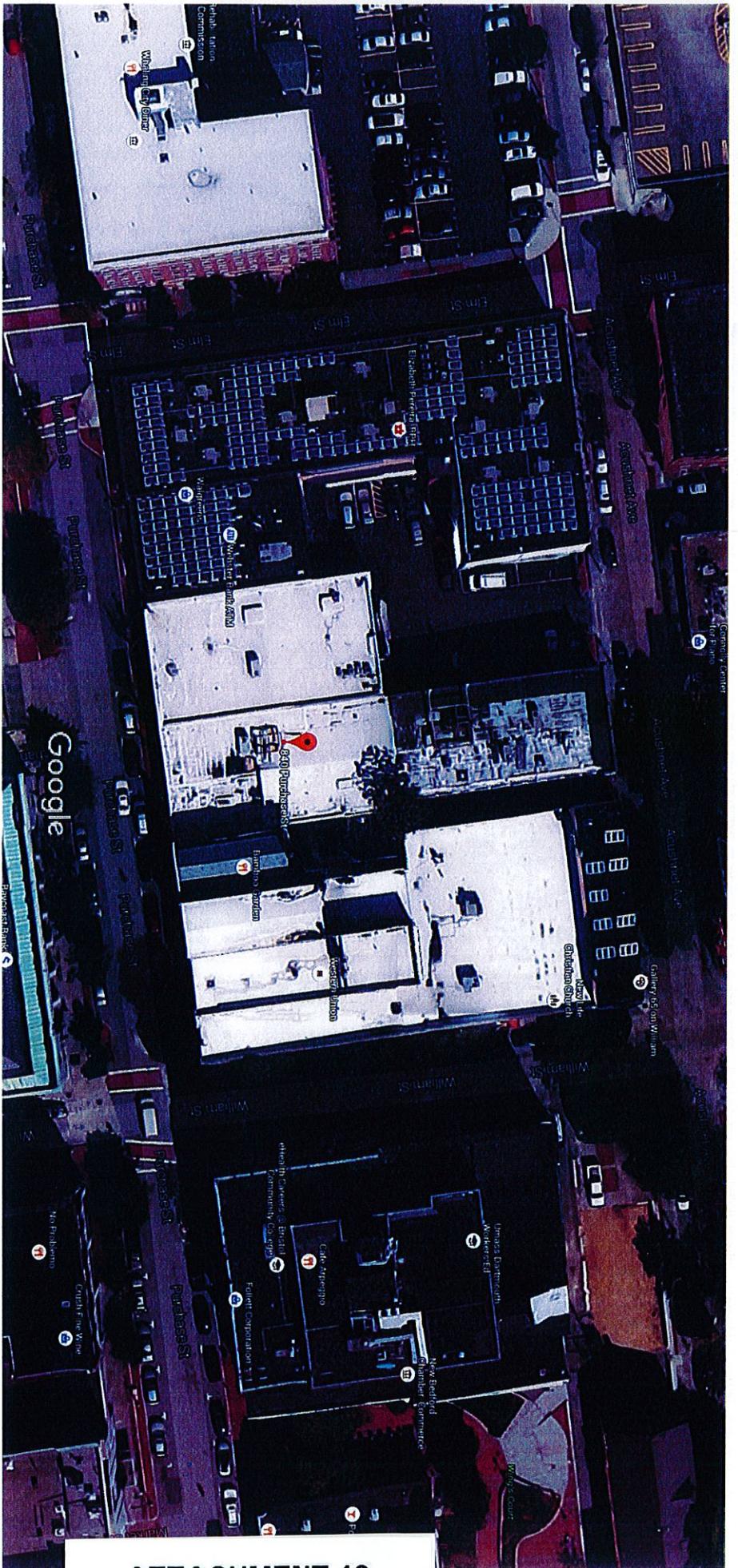
Case 01-16 +
02-16

proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Trustees.

3. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines, and other Common Elements located in any of the other units or elsewhere in the Condominium and serving the Unit(s).
4. Rights and easements in common with other Unit Owners as described in the Master Deed.

Said Unit(s) are conveyed subject to:

- i. The Right of First Refusal recorded with the Bristol County S.D. Registry of Deeds in Book 8218, Page 1.
- ii. Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units or Common Elements on the Unit, now existing as a result of construction of the Building, or which may come into existence hereafter as a result of settling or shifting of the Building, or as a result of repair or restoration of the Building or of any adjoining unit(s) or of the Common Elements after damage or destruction by fire or other casualty, or after a taking in condemnation or eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with consent of the Trustees.
- iii. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines, and other Common Elements located in the Unit(s) or elsewhere in the Condominium and serving such other units.
- iv. Exclusive rights in favor of the owner of any unit(s) to use any storage room(s) or common area(s), common bathroom(s) or common stairs so designated as "limited" for that particular unit or units or to be shared in common with other units as shown on the Plan(s) or as stated in the Master Deed.
- v. The provisions of this Unit Deed, the Master Deed, the Declaration of Trust, Bylaws, Rules and Regulations and the Plans, as the same may be amended from time to time by instrument recorded in Bristol County (S.D.) Registry of Deeds, which provisions, together with any amendments thereto, shall constitute covenants running with the land and shall bind any entity or person having at any time any interest or estate in the Unit, family, employees, servants, visitors, guests and invitee(s) as well as lessees and tenants as though such provisions were recited and stipulated at length herein.



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