



PLANNING BOARD

CITY CLERKS OFFICE
NEW BEDFORD, MA

2016 MAY 16 P 3:52

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 02740

SITE PLAN REVIEW APPLICATION FOR NEW GROUND SIGN

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled:
_____ by: _____ dated: _____.

1. Application Information

Street Address: 128 UNION ST. NEW BEDFORD, MA

Assessor's Map(s): 47 Lot(s) 5

Registry of Deeds Book: 11623 Page: 200

Zoning District: MURB, CBD + DBOD

Applicant's Name (printed): LEONARD M. POYANT POYANT SIGNS INC.

Mailing Address: 125 SAMUEL BARNET BLVD. NEW BEDFORD, MA 02745
(Street) (City) (State) (Zip)

Contact Information: CELL 508-989-1927 LPOYANT@POYANTSIGNS.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:

- (16) 11x17 copies of construction drawings with photos & site plan
- (4) 24x36" site plans
- (16) application w/ land lord authorization

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.

5/13/16
Date

Leonard M. Poyant
Signature of Applicant

2. Zoning Classifications

Present Use of Premises: Office space & Banking

Proposed Use of Premises: Office space, Banking, Education

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

3. Will sign be illuminated? YES, How? Internally w/ LEDs & lamps

4. Will sign overhang a public sidewalk? NO, If yes, an indemnification certificate must be obtained from the City Council Clerk's Office, City Hall Room 215

5. Briefly Describe the Proposed Project:

1. Reface & repaint existing wall sign on Union Street. 2. (2) new sets of channel letters. One facing south and one facing East. Both internally illuminated with LEDs. 3. New single faced internally illuminated cabinet to be added to existing monument.

6. Please complete the following:

	Existing	Allowed/Required	Proposed
Total Sign Area (sq ft)		1,515	551.62
Sign Height (ft)	varies		see Dwg - varies by sign
Total Number of Signs at Subject Parcel(s)	5		3 new 1 reface
Front Setback (ft)			
Side Setback (ft)			
Side Setback (ft)			

7. 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:

8. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Poyant Signs, Inc.

at the following address: 125 Samuel Barnett Blvd, New Bedford

to apply for: new signs

on premises located at: 128 Union Street

for which the record title stands in the name of: 128 Union Street LLC DBA/D.I.C.

whose address is: 117 Hathaway Rd, Dartmouth, MA 02747

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11623 Page: 206

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.

5/16/16

Date

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

(see Attached letter)



128 UNION STREET LLC.
DBA/D.I.C

Demello International Center

BUSINESS AND EDUCATION FOR THE NEXT GENERATION

05/08/16

To whom it may concern:

RE: James DeMello , owner.

128 Union Street, New Bedford, MA, 02740

Dear Sir or Madam,

I, James DeMello, as owner of the "DeMello international center" hereby gives its consent to

Poyant Signs, Inc., 125 Samuel Barnet Blvd., New Bedford, MA 02745. I also give my project manager, Dylan Fagundes, authority to sign off , give necessary information, and deal directly with your organization acting as my surrogate.

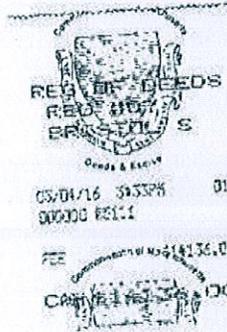
To act as it's agent for the subject property noted above and to apply for and have issued any and all permits regarding the construction and installation of any signage, including temporary and permanent signs for the Job Location and related improvements to the subject property and to other work required to the existing properties at 128 Union Street, New Bedford , MA, 02740.

Sincerely,

7749295563

Case 20-16
05/16/2016

Record and return to:



118624

BK 11623 PG 206
03/04/16 02:39 DOC. 4905
Bristol Co. S.D.

This space reserved for Recorder's use only

DEED

SANTANDER BANK, N.A., successor to Sovereign Bank, N.A., successor to Sovereign Bank, successor to Compass Bank for Savings, a national banking association ("**Grantor**"), for consideration paid, and in full consideration of **THREE MILLION ONE HUNDRED THOUSAND AND 00/100 DOLLARS (\$3,100,000.00)**, grants to **128 UNION STREET, LLC**, a Massachusetts limited liability company with an address of 117 Hathaway Road, Dartmouth, Massachusetts 02747 ("**Grantee**"), with quitclaim covenants,

Two parcels of land, with all buildings and improvements thereon, located in New Bedford, Bristol County, Massachusetts, and more particularly bounded and described as follows:

Parcel One: Unregistered Land

Beginning at a stone bound in the southerly sideline of Union Street, said bound being the northwest corner of the parcel to be described; thence,

North 81°53'06" East, 161.71 feet by the southerly sideline of Union Street to a point; thence,

By a curve to the right having a radius of 12.00 feet, a distance of 15.38 feet to a point in the westerly sideline of Second Street; thence, 15.39

By a curve to the right having a radius of 91.80 feet, a distance of 27.11 feet to a point; thence, ✓

South 07°44'10" East, 425.00 feet to a point in the northerly sideline of School Street. ✓
Said last two courses being by the westerly sideline of Second Street; thence,

South 81°27'30" West, 186.89 feet by the northerly sideline of School Street to a point in the easterly sideline of Acushnet Avenue; thence, ✓

North 08°01'37" West, 449.73 feet by the easterly sideline of Acushnet Avenue to a stone bound; thence, ✓

Property address: 128 Union Street, New Bedford, Massachusetts

118624

BK 11623 PG 209

Executed as an instrument under seal this 2nd day of March, 2016.

SANTANDER BANK, N.A. 91679
110396
114089

By: Patricia B. Davis
Patricia B. Davis, Senior Vice President

COMMONWEALTH OF MASSACHUSETTS

Suffolk, ss.

On March 2, 2016, before me, the undersigned notary public, personally appeared Patricia B. Davis, Senior Vice President of Santander Bank, N.A. (the "Principal"), and acknowledged to me that the Principal signed the preceding or attached document voluntarily for its stated purpose. The Principal proved to me through satisfactory evidence of identification that the Principal is the person whose name is signed on the preceding or attached document. The satisfactory evidence of identification provided to me was:

- A current document issued by a federal or state government agency bearing the photographic image of the Principal's face and signature; or
- On the oath or affirmation of a credible witness unaffected by the document or transaction who is personally known to the notary public and who personally knows the Principal; or
- Identification of the Principal based on the notary public's personal knowledge of the identity of the Principal; or
- The following evidence of identification: _____

Kathleen M. Stinson
Notary Public

Printed Name: _____

My Commission Expires: _____



[Seal]

By a curve to the right having a radius of 12.00 feet, a distance of 18.83 feet to a stone bound and the point of beginning. ✓

Containing 86,569 square feet, more or less. Meaning and intending to describe Lot 1 on a plan entitled "Approval Not Required Plan of Land in New Bedford, Massachusetts, prepared for Compass Bank, scale 1" = 30', Aug. 10, 1998", prepared by SITEC, Inc. and recorded in the Bristol County (S.D.) Registry of Deeds in Plan Book 141, Page 46.

The above-described premises includes registered land as set forth in Certificate of Title No. 18588, as hereinafter described and conveyed.

For Grantor's title see that certain deed dated November 23, 1998, and recorded with the South Bristol Registry of Deeds in Book 4272, Page 206.

Parcel Two: Registered Land

EASTERLY	by land now or formerly of the city of New Bedford, thirteen and 30/100 (13.30) feet;
SOUTHERLY	by land now or formerly of Carlo D. Finni, six and 83.100 (6.83) feet;
WESTERLY	by land now or formerly of Fannie Zeitz, Trustee, thirteen and 30/100 (13.30) feet; and
NORTHERLY	by land now or formerly of Edith L. Maine, et al, six and 83/100 (6.83) feet.

All said boundaries are determined by the Court to be located as shown on plan 12795A, drawn by Frank M. Metcalf, Civil Engineer, dated Mar. 8, 1928, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in Bristol County (S.D.) Registry of Deeds, in Land Registration Book 10, Page 3, with Certificate of Title No. 2132.

IMAGE UNAVAILABLE

FOR TITLE see Certificate of Title No. 18588.

Subject to the covenants and stipulations referred to in Paragraphs A and B, Subparagraphs 1.a, 1.b and 1.c of Paragraph C, as set forth in a deed from New Bedford Redevelopment Authority to Malcolm W. Frasier, dated February 4, 1972 and recorded in the Bristol County (S.D.) Registry of Deeds, Land Court Department as Document No. 31625.

Subject to the outstanding Notice of Decision on Zoning Variance Petition from the City of New Bedford, Board of Appeals to erect a 5-6 story office building dated October 2, 1998 and recorded on December 4, 1998 in the Bristol County (S.D.) Registry of Deeds in Book 4272, Page 204.

118624

BK 11623 PG 208

Subject to an outstanding Grant of Easement to the New England Telephone and Telegraph Company dated January 22, 1999 and recorded on January 28, 1999 in the Bristol County (S.D.) Registry of Deeds in Book 4322, Page 138.

Subject to an outstanding Notice of Lease to Joseph Barry, Co., LLC dated October 13, 2010 and recorded on October 15, 2010 in the Bristol County (S.D.) Registry of Deeds in Book 9859, Page 186.

This is not a transfer of all or substantially all of the assets of the Grantor located in the Commonwealth of Massachusetts.

The Grantee assumes and agrees to pay the real estate taxes coming due on the premises conveyed hereunder for the tax period ending June 30, 2017.

[SIGNATURE FOLLOWS ON NEXT PAGE]

PROVISIONAL