



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA

2016 JUN -9 P 1:20

CITY CLERK

PLANNING BOARD

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

MODIFICATION SITE PLAN REVIEW APPLICATION

23-15
35-14

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan Approval Modification Plan by: Site Design Engineering, LLC dated: 6/7/16

1. Application Information

Street Address: 2301 Purchase Street, Site Plan Case #23-15

Assessor's Map(s): 97 Lot(s) 9, 151-153, 164, 176 & 180

Registry of Deeds Book: Cert # 11822 et. al. Page: 19950, 11822, 11823, 20776

Zoning District: Industrial A & Industrial B

Applicant's Name (printed): Friends Realty, Inc.

Mailing Address: 2301 Purchase Street New Bedford MA 02746
(Street) (City) (State) (Zip)

Contact Information: Thomas W. Hardman, PLS, 508-219-0202, thardman@sitedesigneng.com

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

List all submitted materials (include document titles & volume numbers where applicable) below:

Site Plan Approval Modification Plan
Project Narrative
Parking Anaysis

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.

6/7/16
Date

[Signature]
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 21-16

06/09/2016

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

Category

- Residential
- Commercial
- Industrial
- Mixed (Check all categories that apply)

Construction

- New Construction
- Expansion of Existing
- Conversion
- Rehabilitation

Scale

- < 2,000 gross sq feet
- > 2,000 gross sq feet
- 3 or more new residential units
- 1 or more new units in existing res. multi-unit
- Drive Thru Proposed
- Ground Sign Proposed
- Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Office, Retail, Warehouse, Distribution

Proposed Use of Premises: Office, Retail, Warehouse, Distribution

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

4. Briefly Describe the Proposed Project:

The project involves the construction of a 57,000 ± sq. ft. addition to the existing Sid Wainer & Son building with associated parking and utilities. This application is for revisions to the previously granted site plan approval. Refer to the Project Narrative for a detailed description of the project.

5. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	7.2 Acres	0	7.2 Acres
Lot Width (ft)	N/A	N/A	N/A
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)	148,028	50%	205,028
Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Non-Residential Gross Floor Area (sq ft)	148,028	50% coverage	199,928
Building Height (ft)	<100'	100'	35'
Front Setback (ft)	40.9'	25'	26.7
Side Setback (ft)	24.1'	25'	25'
Side Setback (ft)			

Rear Setback (ft)	26'	25'	26'
Lot Coverage by Buildings (% of Lot Area)	24.4%	50%	
Permeable Open Space (% of Lot Area)	11%	20%	12.7%
Green Space (% of Lot Area)	11%	20%	12.7%
Off-Street Parking Spaces	196	148	
Long-Term Bicycle Parking Spaces	N/A		
Short-Term Bicycle Parking Spaces	N/A		
Loading Bays	4	7	24

6. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>30</u>	<u>30</u>
b) Number of employees:	<u>165</u>	<u>165</u>
c) Hours of operation:	<u>24</u>	<u>24</u>
d) Days of operation:	<u>362</u>	<u>362</u>
e) Hours of deliveries:	<u>5-5</u>	<u>5-5</u>
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

7. Planning Board Special Permits:

The applicant is also requesting a Special Permit from the Planning Board.
 Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

The applicant is also requesting a special permit from the ZBA:
 Specify zoning code section & title

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: Friends Realty, Inc.

at the following address: 2301 Purchase Street, New Bedford

to apply for: Site Plan Review

on premises located at: 2301 Purchase Street

in current ownership since: 1989

whose address is: 2301 Purchase Street, New Bedford

for which the record title stands in the name of: Friends Realty, Inc.

whose address is: 2301 Purchase Street, New Bedford

by a deed duly recorded in the:

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

OR Registry District of the Land Court, Certificate No.: ^{11822 et. al} _____ Book: _____ Page: _____
19958, 11822, 11823, 20476, 11824, 20068

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.

6/7/16
Date


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