



ZONING BOARD OF APPEALS

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

Appeal Nr. 4178

Petition for a **Special Permit**

Date: 3-27-15

The undersigned petitions the Board of Appeals to grant a Special Permit in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

1. Application Information

Street Address:	<u>591 County Street</u>			CITY CLERKS OFFICE NEW BEDFORD, MA 2015 MAR 27 10 41 CITY CLERK
Assessor's Map(s):	<u>58</u>	Lot(s)	<u>149</u>	
Registry of Deeds Book:	<u>1919</u>	Page:	<u>533</u>	
Zoning District:	<u>MUB</u>			
Applicant's Name (printed):	<u>Michelle Conlan</u>			
Mailing Address:	<u>7 Westview St.</u>	<u>Westport</u>	<u>MA 02790</u>	
	(Street)	(City)	(State) (Zip)	
Contact Information:	<u>Christopher T. Saunders, Esq., 508-999-0600, csaunders@saunderslawllp.com</u>			
	Telephone Number	Email Address		
Applicant's Relationship to Property:	<input type="checkbox"/> Owner <input type="checkbox"/> Contract Vendee <input checked="" type="checkbox"/> Other Purchaser of Property			

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

Exhibit A, Appendix, Deed, Permission Letter, Abutter's List, Building Permit Application & Denial, and Plot Plan.

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 Division staff and Zoning 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.

3/26/2015
Date

Michelle A. Conlan
Signature of Applicant

CITY CLERKS OFFICE
NEW BEDFORD, MA

2015 MAR 27 A 10:41

CITY CLERK

*16. Verification of Ownership. By signing this application the petitioner is read and understand this application and the accompanying instructions petition is granted, the approvals are specific to the plans submitted, unl otherwise. Also, if granted, that the Special Permit must be recorded and ac year.

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

I hereby authorize the following Applicant: Michelle Conlan

at the following address: 591 County St.

to apply for: DOG GROOMING PERMIT

on premises located at: 591 County ST. NB

in current ownership since: 1985

whose address is: 591 County ST NB

for which the record title stands in the name of: STEVEN + CHEYL ALVES

whose address is: 591 County ST. NB

by a deed duly recorded in the:

Registry of Deeds of County: BRISTOL Book: 1919 1149

OR Registry District of the Land Court, Certificate No.: _____ Book: _____

I/we acknowledge that all information presented herein is true to the best of n I/we further understand that any false information intentionally provided or o for the revocation of the approval(s). I/we also give Planning Department staff Board Members the right to access the premises (both interior and exterior) at and upon reasonable notice for the purpose of taking photographs and conduc inspections.

3-19-15
Date

Stev Alves
Signature of Land Owner (If authorized Trustee, Officer or

EXHIBIT A

Michelle Conlan (hereinafter referred to as "Applicant") seeks a Special Permit to operate a home office at 591 County Street, New Bedford, Massachusetts, and more particularly identified in the City of New Bedford Assessor's Map 58, Lot 149. The 2,439 square foot home is located on 5,320 square feet of land in a Mixed Use Business Zoning District.

The Applicant is the Manager of Go Fetch, LLC, a Massachusetts Limited Liability Company. Go Fetch, LLC is a business presently operating at 582 Kempton Street, New Bedford, Massachusetts, and provides dog grooming services. The Applicant has signed a Purchase and Sales Agreement to buy 591 County Street, New Bedford, Massachusetts as her primary residence and seeks a Special Permit to operate her dog grooming business as a home office at the premises.

The Applicant intends to operate Go Fetch at 591 County Street with the assistance of one other employee. The business hours will be 8:00 a.m. to 5:00 p.m. Tuesday through Saturday with occasional Monday services provided. The dog grooming service is provided by appointment only and serves 10 customers per day on average. The property contains a driveway that can accommodate off street parking for four vehicles via Maxfield Street. The peak demand for parking for the business will be a maximum of two. This ratio is well within the 35% parking ratio as called for in the City of New Bedford Zoning By-Law Section 2527. Based on the business history on Kempton Street, it is anticipated that a customer with an appointment would park in the off street parking spaces provided and drop off their dog for its dog grooming service and stay no more than ten minutes per visit. The service provided to the dog lasts approximately one and a half hours. After the service is provided, the customer is

called to pick up their dog and the total pick up time is no more than ten minutes. The Applicant presently shares five off street parking spaces with another tenant at 582 Kempton Street and it has been proven to be an adequate amount of off street parking for this type of business.

The Applicant will have a sign with the name of "Go Fetch" in front of the home and it will not exceed 3 square feet in area as permitted by the City of New Bedford Zoning By-Law Section 2526.

The Applicant respectfully request the Zoning Board of Appeals grant the Special Permit to allow her to operate a dog grooming service within her home located on the stated premises. The Applicant meets the requirements as set forth in the City of New Bedford Zoning By-Law Section 2530 and meets the criteria as outlined in the City of New Bedford Zoning By-Law Section 5320. Specifically, the Special Permit will allow the continuation of an existing business in the City of New Bedford creating a positive impact on the economic and social needs as outlined in Section 5321. The Proposal submitted details a safe and adequate off street parking as required by Section 5322. The project does not require the running of additional utilities or the creation of additional other public services as outlined in Section 5323. The dog grooming business will not have a detrimental impact on the neighborhood character or the social structures as outlined in Section 5324. The Proposal will not have any adverse impacts on the natural environment as called for in Section 5325. Finally, the Proposal will have an overall positive fiscal impact on the tax base for the City of New Bedford and represent a positive fiscal impact as called for in Section 5326.

APPENDIX

- (1) Owner's/Landlord's Name Steven Alves
- (2) Title Reference to Property Book 1919, Page 533

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

- (3) If the Applicant is Not the Owner, Provide:
1. Notarized authorization letter from owner to tenant or buyer for application for this permit, on letterhead.
 2. Copy of Purchase & Sale Agreement or lease, where applicable.
 3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

Bristol South
Registry of Deeds

Not for Official Use

4892

I, PAUL D. GAGNON,

of New Bedford

Bristol County, Massachusetts

do hereby grant, for consideration of \$25,000.00

paid,

grant to STEVEN ALVES

Living-unmarried

who resides at 82 Washington Street in Fairhaven, Massachusetts

with quitclaim covenants,

the land, with any buildings thereon, in said New Bedford, bounded and described as follows:

BEGINNING at the northeast corner of the land herein described at a point formed by the intersection of the southerly line of Maxfield Street with the westerly line of County Street;

thence SOUTHERLY in line of said County Street, sixty-three and 75/100 (63.75) feet to land of parties unknown;

thence WESTERLY in line of last-named land, eighty-three and 75/100 (83.75) feet to land now or formerly of Lesander Brown;

thence NORTHERLY in line of last-named land, sixty-three and 75/100 (63.75) feet to the said line of Maxfield Street; and

thence EASTERLY in line of said Maxfield Street, eighty-three and 75/100 (83.75) feet to the said line of County Street and the point of beginning.

CONTAINING nineteen and 98/100 (19.59) square rods, more or less.

FOR TITLE, see deed from George N. Gagnon, et ux, dated October 6, 1983 and recorded in Bristol County S. D. Registry of Deeds in Book 1874, Page 869.

SUBJECT to the 1983 fiscal year real estate taxes which the grantee assumes and agrees to pay.

Property Address: 91 County Street
New Bedford, Massachusetts

The address in the margin is
not a part of this conveyance.
Its accuracy has not been
verified.

PK1919PC05

Bristol South
Registry of Deeds

Not for Official Use

Not for

Not for

Bristol South
Registry of Deeds

Not for Official Use

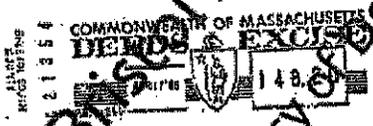
Bristol South
Registry of Deeds

1919 P0534

Witness our hand and common seal this 17th day of April 1985

Executed in the presence of

William L. ...
Paul D. Gagnon



Commonwealth of Massachusetts

Bristol, ss. New Bedford, April 17, 1985

who personally appeared the above named Paul D. Gagnon

and acknowledged the foregoing instrument to be his free act and deed.

Read & Recorded April 17, 1985 before me *William L. ...* Notary Public
at 2 hrs. & 59 min P.M.

Attest: *John ...* Register My commission expires *10/92*

Bristol South
Registry of Deeds

Bristol South
Registry of Deeds

Not for Official Use

Not for

Not for Official Use

Not for

South
Deeds

ial Use

STEVENS HOME IMPROVEMENT COMPANY

119 ALDEN ROAD
FAIRHAVEN, MA 02719
(508) 997-9495 1-800-696-9495 MA
FAX (508) 997-9738

City of New Bedford

William St

New Bedford, MA

To whom it may concern.

I, Steven Alves, verify I am the current owner of 591 County St New Bedford and hereby give permission to Michelle Conlon to apply for a permit to conduct a business at the above address. I have a purchase and sales AGREEMENT in place.

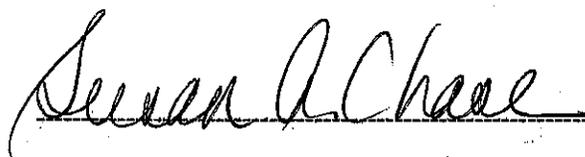
Any questions please contact my broker Dave Garro. 508-400-7876

Sincerely,

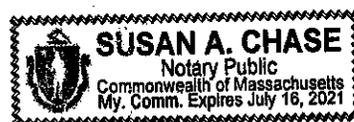
Steven Alves

3/23/15

Then personally appeared Steven Alves and acknowledges the forgoing to be his free act and deed and provided a MA license as identification to me.



Notary Public



REQUEST FOR CERTIFIED LIST OF ABUTTERS

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.

I, Carole Annando, 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: 3/24/2015

SUBJECT PROPERTY:

MAP 58 LOT 149

LOCATION 591 COUNTY ST

OWNER'S NAME MICHELLE COULAN

MAILING ADDRESS 591 COUNTY ST

CONTACT PERSON _____

TELEPHONE NUMBER 508-728-9980

EMAIL ADDRESS _____

REASON FOR REQUEST: SPECIAL PERMIT - HOME OCCUPATION

PLANNING

MAY 20 2015

DEPARTMENT

CITY CLERKS OFFICE
NEW BEDFORD, MA

2015 MAR 27 A.D. 4

CITY CLERK

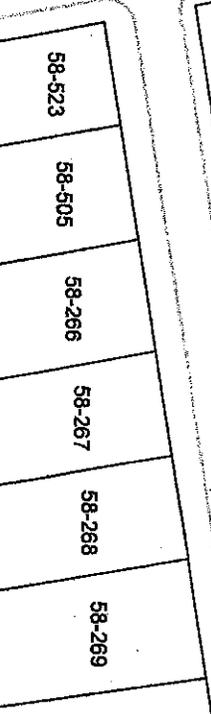
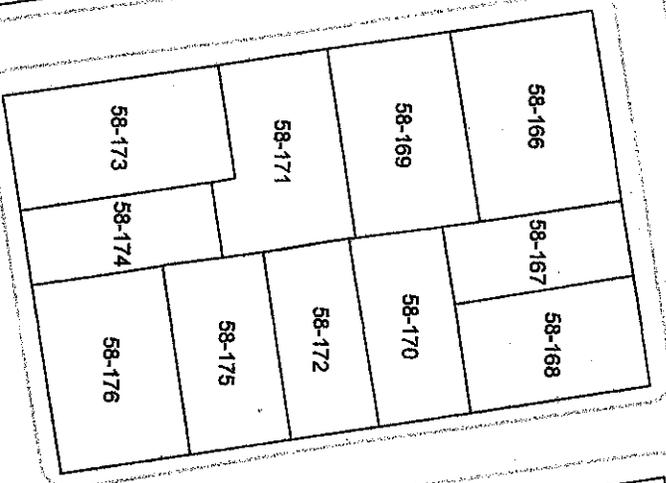
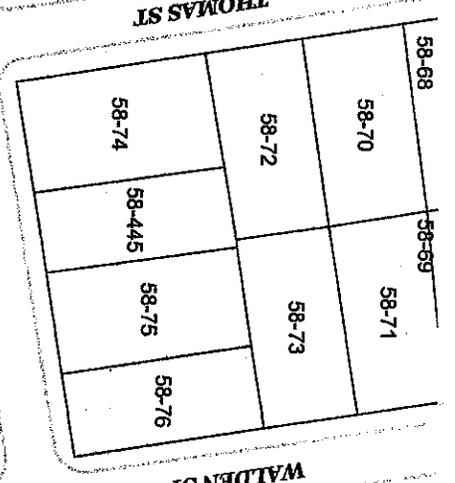
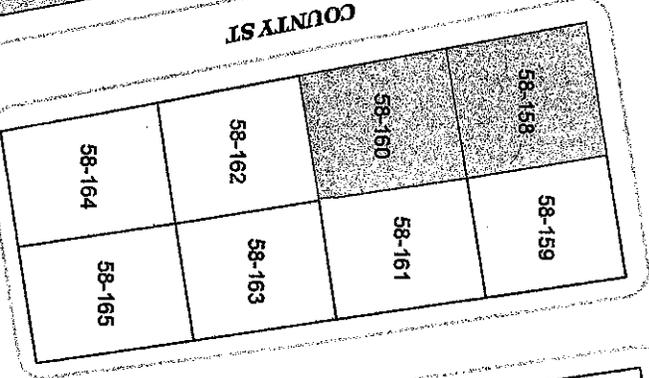
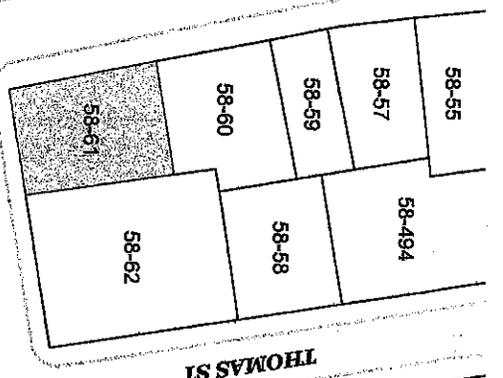
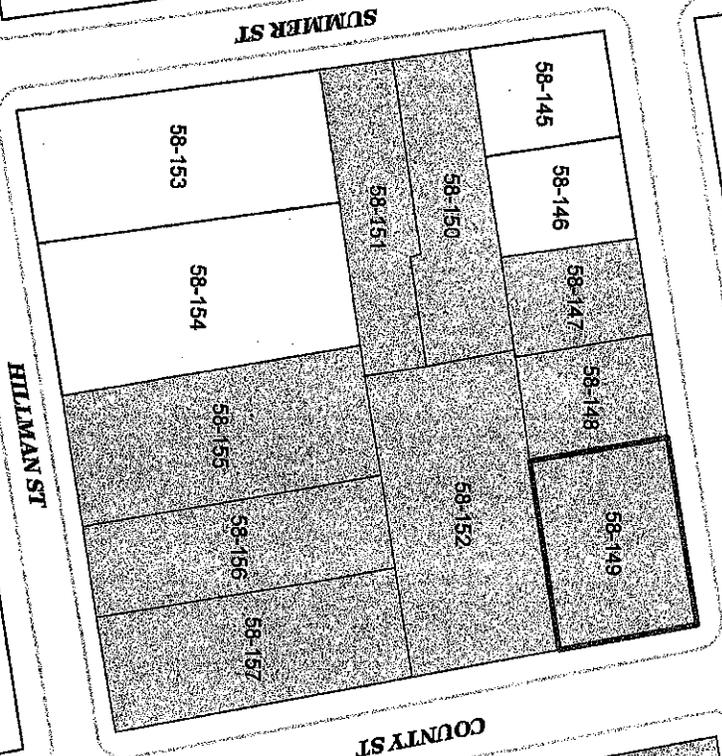
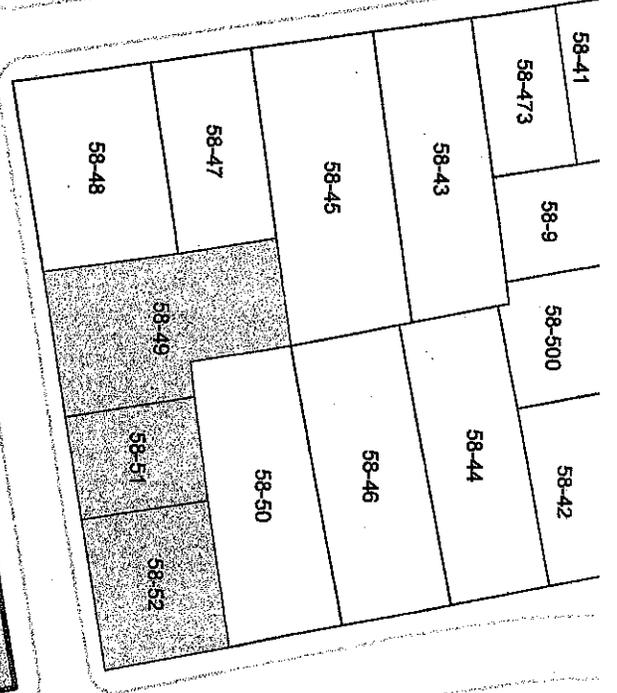
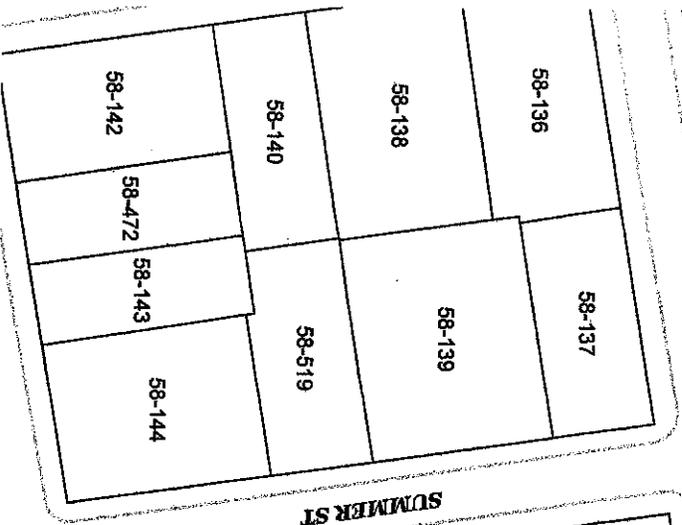
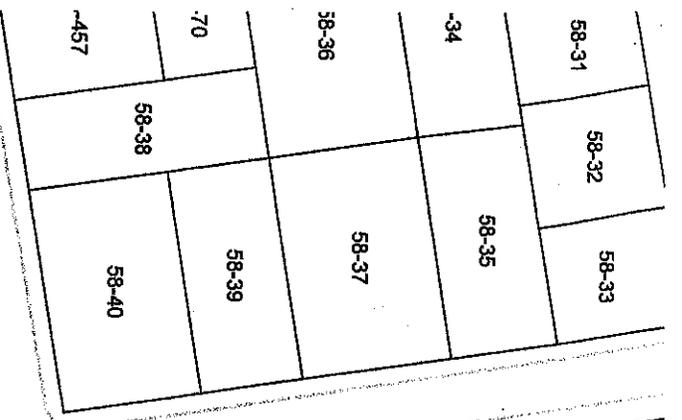
March 23, 2015

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 591 County Street (58-149) 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
58-150	130 SUMMER ST	WELCH KEVIN, 1128 ACUSHNET AVENUE NEW BEDFORD, MA 02746-1902
58-148	186 MAXFIELD ST	REBELLO CHARLES P JR, 1022 WILDWOOD ROAD NEW BEDFORD, MA 02745-1727
58-160	584 COUNTY ST	VAUGHAN LAURA L, 584 COUNTY STREET NEW BEDFORD, MA 02740-6515
58-152	583 COUNTY ST	A.D.J.V. INCORPORATED, 94 LONG ROAD FAIRHAVEN, MA 02719-4206
58-155	113 HILLMAN ST	AZEVEDO MANUEL, AZEVEDO EUGENIA R 113 HILLMAN ST NEW BEDFORD, MA 02740-6508
58-52	597 COUNTY ST	KALIFE ELIZABETH T, 597 COUNTY STREET NEW BEDFORD, MA 02740-6517
58-149	591 COUNTY ST	ALVES STEVEN, 119 ALDEN ROAD FAIRHAVEN, MA 02719-4722
58-156	111 HILLMAN ST	ALVES ARTUR, 111 HILLMAN ST NEW BEDFORD, MA 02740-6508
58-157	109 HILLMAN ST	FINIGAN PROPERTY GROUP,LLC, 22 BATES ROAD MASHPEE, MA 02649-3208 3280
58-151	65 SUMMER ST	WELCH KEVIN E, 1128 ACUSHNET AVENUE NEW BEDFORD, MA 02746-1908
58-158	174 MAXFIELD ST	LEAL GREGORY J, LEAL ANNETTE R 174 MAXFIELD STREET NEW BEDFORD, MA 02740-6529
58-51	185 MAXFIELD ST	LYNCH KEVIN M, LYNCH LESLIE A. 185 MAXFIELD STREET NEW BEDFORD, MA 02740-6510
58-147	190 MAXFIELD ST	DESMARAIS DANIELLE J, 102 MAPLE STREET SWANSEA, MA 02777-4592



SUMMER ST

HILLMAN ST

COUNTY ST

THOMAS ST

WALDEN ST

DEPARTMENT SIGN-OFF SHEET

ZONING BOARD OF APPEALS SPECIAL PERMIT REVIEW

DEPARTMENT	COPIES	SIGNATURE	DATE
BOARD MEMBERS CITY HALL, ROOM 303	5	<i>[Signature]</i>	3/27/15
CITY PLANNING CITY HALL, ROOM 303	1	<i>[Signature]</i>	3/27/15
CITY CLERK (Original) CITY HALL, ROOM 118	1	<i>[Signature]</i>	3/27/15
CITY SOLICITOR CITY HALL, ROOM 203	1	<i>[Signature]</i>	3/27/15
INSPECTORIAL SERVICES CITY HALL, ROOM 308	1	<i>[Signature]</i>	3/27/15
PUBLIC INFRASTRUCTURE 1105 SHAWMUT AVENUE	1	<i>[Signature]</i>	4/11/15
CONSERVATION COMMISSION CITY HALL, ROOM 304	1	<i>[Signature]</i>	3/27/15
FIRE DEPARTMENT 1204 PURCHASE STREET	1	<i>[Signature]</i>	4/11/15