

City of New Bedford
Department of Inspectional Services
133 William Street, Room 308
New Bedford, Massachusetts 02740

Tel. 508-979-1540 Fax: 508-961-3143
E-mail: danny.romanowicz@newbedford-ma.gov

DANNY D. ROMANOWICZ
Commissioner

December 10, 2018

Ericca Kennedy
P.O. Box 757
Wareham, Ma. 02571

Re: 161 Popes Island
Plot 60 Lot 26
Whisk & Jane L.L.C.

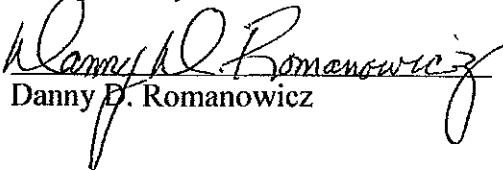
Dear Ericca Kennedy,

You have inquired if the above mentioned property was in a correct zoned district for a recreational cannabis facility. This property is in a correct zoned district but is in violation of Section 4131 B (ii)(a) (Location Requirements and Restrictions). " No Marijuana Establishment or Medical Marijuana Center shall be located within 500 feet of any playground or park."

I have included the Ordinance, pictures from my site visit, and other information pertaining to this location.

If you have any questions please do not hesitate to contact me .

Respectfully,


Danny D. Romanowicz

BUILDING 508-979-1540
WIRE 508-979-1470 • PLUMBING & GAS 508-979-1518
WEIGHTS & MEASURES 508-991-6144

Marijuana Retailer: means an entity licensed to purchase and transport cannabis or marijuana product from Marijuana Establishments and to sell or otherwise transfer this product to Marijuana Establishments and to consumers. Retailers are prohibited from delivering cannabis or marijuana products to consumers; and from offering cannabis or marijuana products for the purposes of on-site social consumption on the premises of a Marijuana Establishment.

Marijuana Transporter: an entity, not otherwise licensed by the Cannabis Control Commission, that is licensed to purchase, obtain, and possess cannabis or marijuana product solely for the purpose of transporting, temporary storage, sale and distribution to Marijuana Establishments, but not to consumers. Marijuana Transporters may be an Existing Licensee Transporter or Third Party Transporter.

Medical Marijuana Treatment Center, also known as a Registered Marijuana Dispensary (MMTC): means an entity registered under 105 CMR 725.100 that acquires, cultivates, possesses, processes (including development of related products such as edible cannabis or marijuana products, tinctures, aerosols, oils, or ointments), transfers, transports, sells, distributes, dispenses, or administers marijuana, products containing cannabis or marijuana, related supplies, or educational materials to registered qualifying patients or their personal caregivers for medical use.

Substance abuse treatment facility: a facility that provides substance abuse treatment programs, as that term is defined in 105 CMR 164.006, licensed by the Massachusetts Department of Public Health.

4130B. **General.**

4131B. Location Requirements and Restrictions.

- (i) Marijuana Establishments and Medical Marijuana Treatment Centers shall only be located in Industrial Districts A (IA), B (IB), and C (IC).
- (ii) No Marijuana Establishment or Medical Marijuana Treatment Center shall be located within:
 - (a) 500 feet of any public or private school providing education in kindergarten or any of grades 1 through 12, licensed daycare center, nursery school, preschool, building operated as part of the campus of any private or public institution of higher learning, playground, park, public library, church, **excluding chapels located within a cemetery**, substance abuse treatment facility, Marijuana Establishment, or Medical Marijuana Treatment Center; or

Location: 161 POPES ISLAND

Parcel ID: 60 26

Zoning: IA

Fiscal Year: 2018

Current Sales Information:

Sale Date:

05/12/2017

Sale Price:

\$850,000.00

Card No. 1 of 1

Legal Reference:

12072-166

Grantor:

POPES HAVEN MARINA INC,

Current Owner Information:

161 POPES ISLAND LLC

867 MIDDLE ROAD

ACUSHNET, MA 02743

This Parcel contains 0.65 acres of land mainly classified for assessment purposes as RST/BAR with a(n) RESTAURANT/BAR style building, built about 1990, having Conc Blk exterior, Rubber Sheathing roof cover and 10121 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 4 total half bath(s).

Building Value:

589000

Land Value:

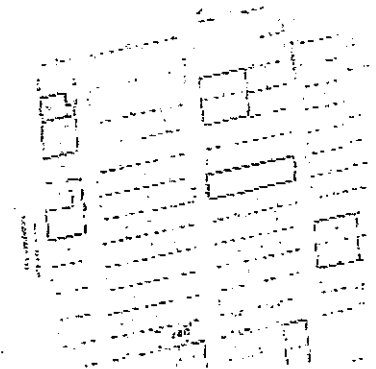
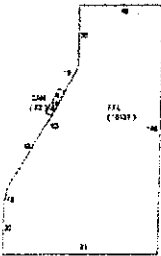
264800

Yard Items Value:

13000

Total Value:

866800



Fiscal Year 2018

Fiscal Year 2017

Fiscal Year 2016

Tax Rate Res.:	16.63	Tax Rate Res.:	16.69	Tax Rate Res.:	16.49
Tax Rate Com.:	35.65	Tax Rate Com.:	36.03	Tax Rate Com.:	35.83
Property Code:	326	Property Code:	326	Property Code:	326
Total Bldg Value:	589000	Total Bldg Value:	588900	Total Bldg Value:	527200
Total Yard Value:	13000	Total Yard Value:	13000	Total Yard Value:	13000
Total Land Value:	264800	Total Land Value:	264800	Total Land Value:	250000
Total Value:	866800	Total Value:	866700	Total Value:	790200
Tax:	\$30,901.42	Tax:	\$31,227.20	Tax:	\$28,312.87

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

Location: 86 POPES ISLAND

Parcel ID: 60 2

Zoning: 1A

Fiscal Year: 2018

Current Owner Information:

CITY OF NEW BEDFORD

MARINE PARK

131 WILLIAM ST

NEW BEDFORD , MA 02740

Current Sales Information:

Sale Date:

12/31/1989

Sale Price:

\$0.00

Legal Reference:

653-294

Grantor:

N/A

Card No. 1 of 1

This Parcel contains 9.73 acres of land mainly classified for assessment purposes as IMP-CTY CNCL with a(n) Public Office style building, built about 1991, having Wood Shingle exterior, Asphalt Shingles roof cover and 2190 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 1 total half bath(s).

Building Value:

226400

Land Value:

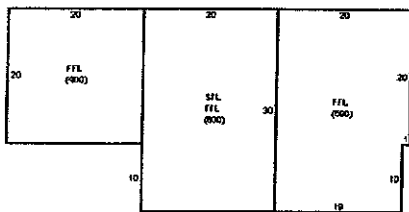
2668800

Yard Items Value:

994700

Total Value:

3889900



Fiscal Year 2018

Tax Rate Res.: 16.63

Tax Rate Com.: 35.65

Property Code: 931

Total Bldg Value: 226400

Total Yard Value: 994700

Total Land Value: 2668800

Total Value: 3889900

Tax: Exempt

Fiscal Year 2017

Tax Rate Res.: 16.69

Tax Rate Com.: 36.03

Property Code: 931

Total Bldg Value: 211500

Total Yard Value: 954100

Total Land Value: 2668800

Total Value: 3834400

Tax: Exempt

Fiscal Year 2016

Tax Rate Res.: 16.49

Tax Rate Com.: 35.83

Property Code: 931

Total Bldg Value: 221900

Total Yard Value: 962700

Total Land Value: 2668800

Total Value: 3853400

Tax: Exempt

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

Please find below the List of Abutters within 300 feet of the property known as 161 Popes Island (Map: 60, Lot: 26). 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
60-12	213 POPES ISLAND	POPES ISLAND HARBOR DEV CORP, 867 MIDDLE RD ACUSHNET, MA 02743
60-11	226 POPES ISLAND	FALTUS BRIAN L "TRS", BLF REALTY TRUST 59 ORCHARD STREET FAIRHAVEN, MA 02719
60-2	86 POPES ISLAND	CITY OF NEW BEDFORD, MARINE PARK 131 WILLIAM ST NEW BEDFORD, MA 02740
60-26	161 POPES ISLAND	POPES HAVEN MARINA INC, C/O IRENE CARR 161 Popes Island LLC 351 DANA FARMS 867 Middle Road FAIRHAVEN, MA 02719 Acushnet, MA 02743
60-18	243 POPES ISLAND - 255	POPES ISLAND HARBOR DEV CORP, 867 MIDDLE RD ACUSHNET, MA 02743
60-22	53 POPES ISLAND	PANAGAKOS MICHAEL, 133 FAUNCE CORNER ROAD DARTMOUTH, MA 02747
60-20	23 POPES ISLAND	POPES ISLAND REALTY ASSOCIATES LLC, 23 POPES ISLAND NEW BEDFORD, MA 02740
60-13	137 POPES ISLAND 143	SHORELINE RESOURCES, LLC, 706 ACUSHNET AVENUE NEW BEDFORD, MA 02740
60-19	83 POPES ISLAND	MITCHELL MARK S "TRUSTEE", MITCHELL CHARLES "TRUSTEE" CHARLES "TRUSTEE" 14 CEDAR STREET FAIRHAVEN, MA 02719



