

## IX. HOMEOWNER LICENSE EXEMPTION

### Supplement #1

The current exemption for "homeowner" was extended to include owner-occupied dwellings of two units or less and to allow such homeowners to engage an individual for hire who does not possess a license, provided that the owner acts as supervisor. (State Building Code Section 110.5)

### DEFINITION OF HOMEOWNER:

Person(s) who own a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one to two family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a homeowner. Such "homeowner" shall submit to the Building Official, on a form acceptable to the Building Official, that he/she shall be responsible for all such work performed under the building permit. (Section 110.5)

The undersigned "homeowner" assumes responsibility for compliance with the State Building Code and other applicable codes, ordinance, rules and regulations, and will comply with the City of New Bedford Building Department minimum inspection procedures and requirements.

HOMEOWNERS SIGNATURE \_\_\_\_\_

## X. CONSTRUCTION DEBRIS DISPOSAL

### Supplement #2

In accordance with provisions of Massachusetts General Law C40, S54, debris resulting from this work shall be disposed of in a properly licensed solid waste disposal facility as defined by Massachusetts General Law C111, S150A

The debris will be disposed of in: ABC Disposal

(Location of Facility)

10/18/18

Signature of Permit Applicant \_\_\_\_\_

Date

## XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

### Supplement #3

MGLC 142A requires that the "reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition, or construction of an addition to any pre-existing owner-occupied building containing at least one but not more than four dwelling units... or to structures which are adjacent to such residence of building" be conducted by registered contractors, with certain exceptions, along with other requirements.

Type of Work: Build A Commercial Building

Est. Cost \_\_\_\_\_

Address of Work: Acushnet Ave.

Owner Name: \_\_\_\_\_

Date of Permit Application: \_\_\_\_\_

I hereby certify that: Registration is not required for the following reason(s):

\_\_\_\_\_ Work excluded by law

\_\_\_\_\_ Job under \$1,000

\_\_\_\_\_ Building not owner-occupied

\_\_\_\_\_ Owner obtaining own permit

Other (specify): \_\_\_\_\_

Notice is hereby given that:

OWNERS OBTAINING THEIR OWN PERMIT OR EMPLOYING UNREGISTERED CONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OF GUARANTY FUND UNDER MGLC 142A.

signed under penalties of perjury:

I hereby apply for a permit as the agent of the owner:

Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_

Registration No. \_\_\_\_\_

OR:

Notwithstanding the above notice, I hereby apply for a permit as the owner of the above property:

Date \_\_\_\_\_

Owner Signature \_\_\_\_\_

## XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected

☒ ZBA-SPECIAL PERMIT - VARIANCE ADMINISTRATIVE APPEAL  
Reason For Rejection: Planning Board - Site Plan Review - Ground Sign  
CITY Council - SPECIAL PERMIT

Comments and Conditions:

"SEE ATTACHMENTS"

Signed \_\_\_\_\_

Date: 11/30

20 18

Title \_\_\_\_\_

Not valid unless signed (not stamped) by Building Commissioner



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES  
133 WILLIAM STREET - ROOM 308  
NEW BEDFORD, MA 02740

## *New Bedford Comprehensive Zoning Code Review Code of Ordinances - Chapter-9*

### Acushnet Avenue

2904 Acushnet Avenue - PLOT: 130D - LOT: 247 - ZONED DISTRICT: MUB

2914 Acushnet Avenue - PLOT: 130D - LOT: 248 - ZONED DISTRICT: MUB

ES Acushnet Avenue - PLOT: 130D - LOT: 117 - ZONED DISTRICT: MUB

SS Declan Drive - PLOT: 130D - LOT: 409 - ZONED DISTRICT: RA

SS Declan Drive - PLOT: 130D - LOT: 410 - ZONED DISTRICT: RA

WS Declan Drive - PLOT: 130D - LOT: 411 - ZONED DISTRICT: RA

WS Declan Drive - PLOT: 130D - LOT: 379 - ZONED DISTRICT: RA

NS Declan Drive - PLOT: 130D - LOT: 380 - ZONED DISTRICT: RA

SS Northside Drive - PLOT: 130D - LOT: 387 - ZONED DISTRICT: RA

Appealed decision to be heard by the Zoning Board of Appeal

Variance & Special Permit is Required from the Zoning Board of Appeals

Special Permit Required from the City Council

Site Plan Review Required from the Planning Board

Zoning Code Review as follows:

### Administrative Appeal

Zoning Board of Appeal

#### ❖ SECTION

- 3200 - Sign Regulations
- 3201 - Purpose
- 3220 - Prohibited Signs
- 3222 - Any sign which incorporates moving, flashing, animated or intermittent lighting, excluding public service signs such as those that display time and temperature.
- 5220 - Power: The Board of Appeals shall have and exercise all the powers granted to it by M.G.L.A. c. 40A, c. 40B, and c. 41 and by this Ordinance. The Board's powers are as follows:
  - 5223 - To hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L.A. c. 40A, §§ 7, 8 and 15.

### Variance

Zoning Board of Appeals

#### ❖ SECTIONS

- 3200 - Sign Regulations
- 3201 - Purpose
- 3210 - General Regulation
- 3250 - Regulation Governing Particular Types of Signs
  - 3254 - Ground Signs
  - 3255 - Area Restrictions for Ground Signs





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Special Permit

Zoning Board of Appeals

❖ SECTIONS

- 2300 - Use Regulations
- 2310 - General
- 2300 - Table of Principal Use Regulations - Appendix-A
  - 2325 - In residence districts, by special permit from the Board of Appeals, joint use of off-street parking facilities by buildings on contiguous lots provided that said parking facilities shall be used only by the occupants of the buildings they are intended to serve and by persons visiting or doing business with said occupants.
- 5300-5390 - Special Permit

Special Permit

City Council

❖ SECTIONS

- 2200 - Use Regulations
- 2210 - General
- 2230 - Table of Principal Use Regulations - Appendix-A
  - Commercial - #21. Motor vehicle light service
- 5300-5390 - Special Permit

Site Plan Review

Planning Board

❖ SECTIONS

- 5400 - Site Plan Review
- 5410 - Purpose
- 5420 - Applicability
  - 5421 - Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces.
  - 5423 - Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.
  - 5427 - Commercial or industrial ground signs.
- 5430-5490B

**2200. USE REGULATIONS.**

**2210. General.** No structure shall be erected or used or land used except as set forth in Section 2230, "Table of Use Regulations", unless otherwise provided by this Ordinance or by statute. Uses not expressly provided for herein are prohibited. Not more than one principal structure shall be placed on a lot, except in accordance with Section 2330.

Symbols employed below shall mean the following:

Y - A permitted use.

N - An excluded or prohibited use.

BA - A use authorized under special permit from the Board of Appeals as provided under Section 5300.

CC - A use authorized under special permit from the City Council as provided under Section 5300.

PB - A use authorized under special permit from the Planning Board as provided under Section 5300.

**2220. Applicability.** When an activity might be classified under more than one of the following uses, the more specific classification shall govern; if equally specific, the more restrictive shall govern.

**2230. Table of Use Regulations.** See Appendix A.

(Ord. of 12-23-03, § 1)



## DISTRICTS

[illegible]

[illegible]





## 2300. - ACCESSORY BUILDINGS AND USES.

2310. General. Any use permitted as a principal use is also allowed as an accessory use, as are others customarily accessory and incidental to permitted principal uses. Accessory uses are permitted only in accordance with lawfully existing principal uses. An accessory use may not, in effect, convert a principal use to a use not permitted in the zoning district in which it is located. Where a principal use is permitted under special permit, its accessory use is also subject to the special permit. In all instances where site plan review and approval is required for a principal use, the addition of any new accessory use to the principal use, where such addition exceeds the thresholds established in Section 5400, shall also require site plan review and approval.

### 2320. Accessory Uses.

2321. Accessory Scientific Uses. Uses, whether or not on the same parcel as activities permitted as a matter of right, which are necessary in connection with scientific research or scientific development or related production, may be permitted upon the issuance of a special permit by the Board of Appeals, provided that the Board of Appeals finds that the proposed use does not substantially derogate from the public good.

2322. Boarders in Single-Family Dwelling. The renting of rooms and/or furnishing of board to not more than two (2) persons in an owner occupied single-family dwelling by the owner/occupant thereof shall be a permitted accessory use. The renting of rooms and/or furnishing of board to three (3) or more persons in an owner occupied single-family dwelling by the owner/occupant thereof shall be deemed a boarding house subject to the provisions of Section 2230, herein.

2323. Family Day Care Homes. In all districts, family day care may be provided as an accessory use upon the issuance of Certificate of Approval by the Building Commissioner pursuant to the provisions of Sections 4900A through 4930A.

2324. In residence districts, by special permit from the Board of Appeals, off-street parking facilities for more than five (5) automobiles, provided that said parking facilities are on a lot directly across the street from the building they are intended to serve and that said parking facilities shall be used only by the occupants of the building and by persons visiting or doing business with said occupants.

2325. In residence districts, by special permit from the Board of Appeals, joint use of off-street parking facilities by buildings on contiguous lots provided that said parking facilities shall be used only by the occupants of the buildings they are intended to serve and by persons visiting or doing business with said occupants.

(Ord. of 12-23-03, § 1; Ord. of 1-20-15, § 2)

### 2330. Accessory Structures.



## 3200. SIGN REGULATIONS.

### 3201. Purpose.

- (A) Signs constitute a separate and distinct use of the land upon which they are placed and affect the use of adjacent streets, sidewalks and other public places and adjacent private places open to the public. The unregulated construction, placement and display of signs constitute a public nuisance detrimental to the health, safety, convenience and welfare of the residents of the City.
- (B) The purpose of article 3200 is to establish reasonable and impartial regulations for all exterior signs and those interior signs designed to attract the attention of persons located outdoors in order to: reduce traffic hazards caused by such unregulated signs which may distract and confuse, and impair the visibility of, motorists and pedestrians; ensure the effectiveness of public traffic signs and signals; protect property values by ensuring the compatibility of property with that surrounding it; provide an attractive visual environment throughout the City; protect the character and appearance of the various neighborhoods in the City; attract tourists to the City; protect the public investment in streets, highways, and other public improvements; and protect and improve the public health, safety, and general welfare. Additionally it is intended to protect the Central Business District and Historic District in accordance with the purposes stated in Section 3200AA.
- (C) The regulations contained in this Section advance these significant government interests and are the minimum amount of regulation necessary to achieve them.

(Ord. of 12-23-03, § 1)

### 3210. General Regulations.

This sign ordinance shall apply to all City signs and their supporting devices, including signs located within the Chapter 40C Historic District. Signs in the Historic District will require approval from the New Bedford Historical Commission.

This ordinance shall not apply to signs erected by government agencies.

Any sign or any related frame, structure or mounting device, deemed to be abandoned by the Inspector of Buildings must be removed from the premises by the owner of the premises upon cessation of the business, activity, trade, product or service.

Any sign, display or device allowed in this Section may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit, or to a commodity or service for sale, and that complies with all other requirements of this Chapter.

(Ord. of 12-23-03, § 1)

### 3220. Prohibited Signs.

The following signs are prohibited:

3221. Any sign which may be confused with or construed as a public safety device or sign or traffic or emergency light because of its color, shape or design.

3222. Any sign which incorporates moving, flashing, animated or intermittent lighting, excluding public service signs such as those that display time and temperature.

3223. Signs mimicking the appearance or copy of traffic signs or signals.

3224. Revolving signs.

3225. Portable signs mounted on wheeled trailers.

3226. Signs constructed, mounted or maintained upon the roof of any building.

3227. Off-Premise Signs—Types Defined: The following words, as used in Section 3228, shall have the following meaning:

Digital Sign (or) Digital Billboard: A sign on which the message is electronically or electrically displayed digitally through Light Emitting Diodes (LED), Liquid Crystal Display (LCD) or other means of electronic or other illumination to display and or change messages of words and numbers.

Dynamic Display: Any characteristics of a sign that appear to have movement or that appear to change, caused by any method other than physically removing and replacing the sign or its components, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. This includes a display that incorporates a technology or method allowing the sign face to change the image without having to physically or mechanically replace the sign face or its components. This also includes and rotating, revolving, moving, flashing, blinking, or animated display and any display that incorporates rotating panels, LED lights manipulated through digital input, "digital ink" or any other method or technology that allows the sign face to present a series of images or displays.

Commercial Electronic Variable Message Sign (or) CEVMS: An off-premise self luminous advertising sign utilizing Light Emitting Diodes (LED), Liquid Crystal Display (LCD), Organic Light Emitting Diodes (OLED), plasma or other electronic media or technology that electronically or digitally depicts any kind of light, color, or message change which ranges from static images to image sequences to full motion video. Also may be referred to as an Electronic Billboard (EBB) or a Digital Billboard (DBB).

Electronic Sign: A sign, display, or device that changes its messages or copy at intervals by programmable electronic, digital, or mechanical processes or by remote control.

3228. Off-Premise Signs Prohibited: The construction of new off-premise signs, including billboards, electronic signs, digital billboards, CEVMS or Dynamic Displays is prohibited throughout the City and the City may not issue permits for their construction or relocation. This prohibition shall include the



construction, reconstruction, enhancement, upgrading or conversion of an existing off-premise sign to an off-premise Dynamic Display Sign, Electronic Sign, or Commercial Electronic Variable Message Sign (CEVMS) such that no off-premise Dynamic Display Signs, Electronic Signs, or CEVMS are permitted.

(Ord. of 12-23-03, § 1; Ord. of 6-15-11, § 1)

3230. Permit Required. The following types of signs require a permit:

3240. Signs Extending Over a Street Layout. No person shall attach to or maintain on any building, structure or other support or otherwise locate or maintain any sign, board or other device in the nature of a notice, designation or other advertisement, so that it shall extend or project over the sidewalk of any street in the City, except under a permit therefor and in compliance with this Section.

3241. Display of banners. No banner shall be displayed across a street without the application to and issuance by the City Clerk, who shall consult with the Fire Department prior to the issuance of a permit.

3242. Awning, shade; minimum height; maximum projection. No awning or shade shall be placed or maintained on any building so as to project into the sidewalk area of a street, without a permit from the City clerk. All such awnings or shades shall be supported from above, and shall not be less than eight (8) feet above the level of the sidewalk over which they are placed, and shall not reach within twenty-four (24) inches of a line perpendicular to the outer edge of the curbing of said sidewalk. Nothing herein shall be construed to prohibit any marking or printing upon any awning constructed and maintained according to law.

(Ord. of 12-23-03, § 1)

### 3250. Regulations Governing Particular Types of Signs.

3251. Wall signs. Wall sign shall mean and include any sign attached to or erected against a building or other structure with the face of the sign in a plane parallel to such building or other structures and not projecting more than twelve (12) inches therefrom. Individual letters or devices cut into masonry or so affixed as to form an integral part of an exterior wall, shall not be considered wall signs if they are cut into or project out of said wall for a depth of one-fourth (1/4) of an inch or less.

3252. Area Restrictions for wall signs. In Mixed-Use Business districts, no wall sign shall have an area in square feet in excess of the product of the width of the building or storefront, as may be appropriate, times two (2). Such allowable area shall also include the length of the building, if on a corner lot, times two (2). This section shall not apply in the Central Business District (CBD) which is controlled by Section 3200A.

3253. Diagonal Walls. Where a wall upon which a wall sign is located is not parallel to the street toward which it faces, the length of the wall shall be calculated as the length of street frontage between two (2) lines developed perpendicular to the street line from the ends of the diagonal wall.

**3254. Ground Signs.** Ground sign shall mean and include any sign having as supports wood or metal columns, pipes, angle iron framing, masonry, plastic or any combination of these materials unattached to any building or other structure.

**3255. Area restrictions for ground signs.** In Mixed-Use Business districts, no ground sign shall exceed one square foot in area for each linear foot of street frontage of the lot upon which it is erected, but in no event shall such sign exceed twenty-five (25) square feet in area, nor shall there be a distance of more than ten (10) feet from the ground to the bottom of the sign and not more than fifteen (15) feet from the ground to the top of the sign.

**3256. Location restrictions.** No ground sign shall project over a public way, nor shall a ground sign be located closer than six (6) feet from a lot line. Only one ground sign shall be permitted per lot in a Mixed-Use Business district.

**3257. Deleted.**

**3258. Shopping Center signs.** Each shopping center in a Mixed-Use Business district is authorized to have a ground sign of the size allowed in Section 3212. This sign may identify the shopping center or list the several businesses therein, or a combination of the two. Separate ground signs identifying separate establishments are prohibited.

**3259. Signs on nonconforming buildings.** When a building used for business or industrial purposes exists in a residential district as a nonconforming use, wall signs in existence on the date of enactment of this Ordinance may be maintained, repaired or replaced provided in the latter case that the sign area is neither increased nor larger than would be allowed in a Mixed-Use Business district, whichever is smaller. Projecting, roof or ground signs are prohibited and cannot be replaced.

(Ord. of 12-23-03, § 1)

**3260. Application for and Issuance of Permits.** Upon application, the City Clerk may issue permits to the owner, lessee, or occupant of a building, structure or other support, for activities regulated by Section 3203, subject to the conditions, limitations and requirements of this Section. Every applicant for a permit shall sign an agreement on the application blank to observe and conform with the conditions, limitations and requirements, subject to which the permit is granted. The City Clerk shall not grant any such permit until such Clerk shall have submitted the application therefor to the Inspector of Buildings, and such Inspector shall have approved the definite location and construction thereof. In each application the specifications of the proposed construction shall be stated and said superintendent may require a plan thereof to be filed along with the application.

**3261. Permit fee.** A fee of one dollar (\$1.00) shall be charged by the City Clerk upon the issuance of any permit as required by the provisions of this Section.



## 5300. SPECIAL PERMITS.

5310. **Special Permit Granting Authority.** The Zoning Board of Appeals, the Planning Board or the City Council shall act as the Special Permit Granting Authority under this Chapter as specifically designated in a particular Section or in accordance with the Specific Designations in the Table of Principal Use Regulations under Appendix A of this Chapter.

(Ord. of 12-23-03, § 1; Ord. of 12-8-05, § 1)

5320. **Criteria.** Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the benefit to the City and the neighborhood outweigh the adverse effects of the proposed use, taking 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 in this Ordinance, the determination shall include consideration of each of the following:

5321. Social, economic, or community needs which are served by the proposal;

5322. Traffic flow and safety, including parking and loading;

5323. Adequacy of utilities and other public services;

5324. Neighborhood character and social structures;

5325. Impacts on the natural environment; and

5326. Potential fiscal impact, including impact on City services, tax base, and employment.

(Ord. of 12-23-03, § 1)

5330. **Procedures.** Applications for special permits shall be filed in accordance with the rules and regulations of the various special permit granting authorities, as may be applicable.

(Ord. of 12-23-03, § 1)

5340. **Plans.** An applicant for a special permit shall submit a plan in substantial conformance with the requirements of Section 5400, herein.

(Ord. of 12-23-03, § 1)

5350. **Development Impact Statement (DIS).** At the discretion of the special permit granting authority, the submittal of a development impact statement (DIS) may be required. The DIS shall be prepared by an interdisciplinary team including a Registered Landscape Architect or Architect, a Registered Professional or Civil Engineer, and a Registered Surveyor.

5351. **Physical Environment.**

(a)

Describe the general physical conditions of the site, including amounts and varieties of vegetation, general topography, unusual geologic, archeological, scenic and historical features or structures, location of significant viewpoints, stone walls, trees over sixteen (16) inches in diameter, trails and open space links, and indigenous wildlife.

- (b) Describe how the project will affect these conditions, providing a complete physical description of the project and its relationship to the immediate surrounding area.

#### 5352. Surface Water and Subsurface Conditions.

- (a) Describe location, extent, and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the site.
- (b) Describe any proposed alterations of shore lines, marshes, or seasonal wet areas.
- (c) Describe any limitations imposed on the project by the site's soil and water conditions.
- (d) Describe the impact upon ground and surface water quality and recharge, including estimated phosphate and nitrate loading on groundwater and surface water from septic tanks, lawn fertilizer, and other activities within the site.

#### 5353. Circulation Systems.

Project the number of motor vehicles to enter depart the site per average day and peak hour. Also state the number of motor vehicles to use streets adjacent to the site per average day and peak hour. Such data shall be sufficient to enable the special permit granting authority to evaluate (i) existing traffic on streets adjacent to or approaching the site, (ii) traffic generated or resulting from the site, and (iii) the impact of such additional traffic on all ways within and providing access to the site. Actual study results, a description of the study methodology, and the name, address, and telephone number of the person responsible for implementing the study, shall be attached to the DIS.

#### 5354. Support Systems.

- (a) **Water Distribution:** Discuss the types of wells or water system proposed for the site, means of providing water for firefighting, and any problems unique to the site.
- (b) **Sewage Disposal:** Discuss the type of on-site or sewer system to be used, suitability of soils, procedures and results of percolation tests, and evaluate impact of disposal methods on surface and groundwater.
- (c) **Refuse Disposal:** Discuss the location and type of facilities, the impact on existing City refuse disposal capacity, hazardous materials requiring special precautions.
- (d) **Fire Protection:** Discuss the type, location, and capacity of fuel storage facilities or other flammables, distance to fire station, and adequacy of existing firefighting equipment to confront potential fires on the proposed site.
- (e)



Recreation: Discuss the distance to and type of public facilities to be used by residents of the proposed site, and the type of private recreation facilities to be provided on the site.

- (f) Schools: Project the increase to the student population for nursery, elementary, junior high school, and high school levels, also indicating present enrollment in the nearest public schools serving these categories of students.

5355. Phasing. Where development of the site will be phased over more than one year, indicate the following:

- (a) Describe the methods to be used during construction to control erosion and sedimentation through use of sediment basins, mulching, matting, temporary vegetation, or covering of soil stockpiles. Describe the approximate size and location of portion of the parcel to be cleared at any given time and length of time of exposure.
- (b) Describe the phased construction, if any, of any required public improvements, and how such improvements are to be integrated into site development.

(Ord. of 12-23-03, § 1)

5360. Conditions. Special permits may be granted with such reasonable conditions, safeguards, or limitations on time or use, including performance guarantees, as the special permit granting authority may deem necessary to serve the purposes of this Ordinance.

(Ord. of 12-23-03, § 1)

5370. Lapse. Special permits shall lapse if a substantial use thereof or construction thereunder has not begun, except for good cause, within twelve (12) months following the filing of the special permit approval (plus such time required to pursue or await the determination of an appeal referred to in M.G.L.A. c. 40A, § 17, from the grant thereof) with the City Clerk.

(Ord. of 12-23-03, § 1)

5380. Regulations. The special permit granting authority may adopt rules and regulations for the administration of this Section.

(Ord. of 12-23-03, § 1)

5390. Fees. The special permit granting authority may adopt reasonable administrative fees and technical review fees for applications for special permits.

(Ord. of 12-23-03, § 1)

State Law reference— Special permits, M.G.L.A. c. 40A, § 9.

#### 5400. SITE PLAN REVIEW.

5410. **Purpose.** The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

(Ord. of 12-23-03, § 1)

5420. **Applicability.** The following types of activities and uses require site plan review by the Planning Board:

5421. Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces;

5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

5423. Any new construction or expansion of existing construction where a drive-thru window for any service including self-service is proposed; and any expansion of a structure presently containing a drive-thru; or any facility currently containing a drive-thru, at which the owner or operator of the drive-thru is altered or changed; or at which the drive-thru is closed for a period of 10 days or more and to be reopened.

5424. Any residential subdivision which is submitted under the subdivision control process;

5425. New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.

5426. Driveways in residential areas which require more than one new curb cut.

5427. Commercial or industrial ground signs.

(Ord. of 12-23-03, § 1; Ord. of 12-31-08, § 1)

5430. **Procedures.** Applicants for site plan approval shall submit seventeen (17) copies of the site plan to the Planning Board for distribution to City departments and commissions for their review. The Planning Board shall review and act upon the site plan, with such conditions as may be deemed appropriate and notify the applicant of its decision. In the event two (2) meetings have lapsed after the application for site plan approval is filed, without the Planning Board taking action on said site plan said Applicant may file a statement with the Board that the Board has received complete information in accordance with this Ordinance and has had adequate time to consider the Site Plan. Upon receiving said statement, the Planning Board shall act on said Site Plan at its next meeting, if said Board determines that the Board has, in fact, received complete information in accordance with this Ordinance. The decision of the Planning Board



shall be a vote of a majority of the members of the Planning Board and shall be in writing. No building permit, for activities requiring site plan approval, shall be issued by the Inspector of Buildings without the written approval of the site plan by the Planning Board.

5431. Application for Building Permit. An application for a building permit to perform work as set forth in Section 5410 available as of right shall be accompanied by an approved site plan.

5432. Application for Special Permit or Variance. An application for a special permit or a variance to perform work as set forth in Section 5420 shall be accompanied by an approved site plan; in the alternative, any special permit or variance granted for work set forth in Section 5420 shall contain the following condition and cause the same to be written on such special permit or variance:

The work described herein requires the approval of a site plan by the New Bedford Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed in such site plan approval shall also be conditions of this special permit/variance.

5433. Where the Planning Board approves a site plan "with conditions", and said approved site plan accompanies a special permit or variance application to the Board of Appeals, the conditions imposed by the Planning Board shall be incorporated into the issuance, if any, of a special permit or variance by the Board of Appeals.

5434. Where the Planning Board serves as the special permit granting authority for proposed work, it shall consolidate its site plan review and special permit procedures.

5435. The applicant may request, and the Planning Board may grant by majority vote of its' membership, an extension of the time limits set forth herein.

5436. No deviation from an approved site plan shall be permitted without modification thereof.

5437. Site plan approval does not constitute a certification that the proposed plan conforms to applicable zoning regulations, wetland regulations and/or any other City, state or federal requirements that must be obtained prior to implementation the of elements of the site plan.

(Ord. of 12-23-03, § 1)

5440. Preparation of Plans. Applicants are invited to submit a pre-application sketch of the proposed project to the Planning Department and are encouraged to schedule a pre-submission meeting with the Planning Department. Site Plans shall be submitted on 24-inch by 36-inch sheets. Plans shall be prepared by a Registered Professional Engineer, Registered Land Surveyor, Architect, or Landscape Architect, as appropriate. Dimensions and scales shall be adequate to determine that all requirements are met and to make a complete analysis and evaluation of the proposal. All plans shall have a minimum scale of 1" = 40'.

(Ord. of 12-23-03, § 1)

5450. Contents of Plan: The contents of the site plan are as follows:

5451. Plan sheets prepared at a scale of one inch equals forty (40) feet or such other scale as may be approved by the Planning Board. The plans are as follows:

5451.a. Site layout, which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, general circulation plan for vehicles and pedestrians, drive-thru windows, curb cut locations, parking, fences, walls, walks, outdoor lighting including proposed fixtures, loading facilities, solid waste storage locations, and areas for snow storage after plowing. The first sheet in this plan shall be a locus plan, at a scale of one inch equals one hundred (100) feet, showing the entire project and its relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Planning Board.

5451.b. Topography and drainage plan, which shall contain the existing and proposed final topography at two-foot intervals and plans for handling stormwater runoff drainage.

5451.c. Utility plan, which shall include all facilities for refuse and sewerage disposal or storage of all these wastes, the location of all hydrants, fire alarm and firefighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including floodplain areas.

5451.d. Architectural plan, which shall include the ground floor plan, proposed exterior building materials, treatments and colors and architectural elevations of all proposed buildings and a color rendering where necessary to determine the proposal's affect on the visual environment.

5451.e. Landscaping plan, showing the limits of work, existing tree lines as well as those tree lines to remain, and all proposed landscape features and improvements including screening, planting areas with size and type of stock for each shrub or tree, and including proposed erosion control measures during construction.

5451.f. Lighting plan showing the location and orientation of all existing and proposed exterior lighting, including building and ground lighting. The plan shall note the height, initial foot-candle readings on the ground and the types of fixtures to be used.

5452. The site plan shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof. There shall be submitted a written estimate, showing in detail the costs of all site improvements planned.

5453. A written summary of the contemplated project shall be submitted with the site plan indicating, where appropriate, the number of dwelling units to be built and the acreage in residential use, the 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, and any other evidence necessary to indicate compliance with this Ordinance.

5454. The site plan shall be accompanied by drainage calculations by a registered professional engineer as well as wetland delineations, if applicable. Storm drainage design must conform to City of New Bedford subdivision regulations.

5455. The Planning Board may require a DIS as set forth in Section 5300, above.

5456. Certification that the proposal is in compliance with the provisions, if applicable, of the Americans with Disabilities Act and the Massachusetts Architectural Barriers Board.

(Ord. of 12-23-03, § 1)

5460. Waivers. The Planning Board may, upon written request of the applicant, waive any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans.

(Ord. of 12-23-03, § 1)

5470. Approval. Site Plan approval shall be granted upon determination by the Planning Board that the plan meets the following objectives: The Planning Board may impose reasonable conditions at the expense of the applicant, including performance guarantees, to promote these objectives. Any new building construction or other site alteration shall provide adequate access to each structure for fire and service equipment and adequate provision for utilities and stormwater drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations. New building construction or other site alteration shall be designed in the Site Plan, after considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:

5471. Minimize: the volume of cut and fill, the number of removed trees six-inch caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of stormwater flow increase from the site, soil erosion, and the threat of air and water pollution;

5472. Maximize: pedestrian and vehicular safety to and from the site;

5473. Minimize obstruction of scenic views from publicly accessible locations;

5474. Minimize visual intrusion by controlling the layout and visibility of parking, storage, or other outdoor service areas viewed from public ways or premises which are residentially used or zoned;

5475. Minimize glare from vehicle headlights and lighting fixtures;

5476. Minimize unreasonable departure from the character, materials, and scale of buildings in the vicinity, as viewed from public ways and places.

5477. Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of solid and liquid wastes and hazardous substances;

5478. Ensure compliance with the provisions of this Zoning Ordinance.

5479. Minimize damage to existing adjacent public ways.

5479A. Promote orderly and reasonable internal circulation within the site so as to protect public safety and not unreasonably interfere with access to a public way or circulation of traffic on a public way in general.

(Ord. of 12-23-03, § 1)

5480. **Lapse.** Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may, for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one-year period.

(Ord. of 12-23-03, § 1)

5490. **Regulations.** The Planning Board may adopt and from time to time amend reasonable regulations for the administration of these Site Plan guidelines.

(Ord. of 12-23-03, § 1)

5490A. **Fee.** The Planning Board may, from time to time, adopt reasonable administrative fees and technical review fees for site plan review.

(Ord. of 12-23-03, § 1)

5490B. **Appeal.** Any person aggrieved by a decision of the Planning Board rendered pursuant to Section 5400 may appeal such decision to the Zoning Board of Appeals as provided in M.G.L.A. c. 40A, § 8.

(Ord. of 12-23-03, § 1)





City of New Bedford, Massachusetts  
Building Department  
Application for Plan Examination  
and Building Permit

FOR BUILDING DEPT. USE

DATE RECEIVED: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

ISSUED BY: \_\_\_\_\_

IMPORTANT — COMPLETE ALL ITEMS — MARK BOXES WHERE APPLICABLE — PRINT

Permit No. \_\_\_\_\_  
Completion Date \_\_\_\_\_

(AT LOCATION) Acushnet Avenue  
(NO.) \_\_\_\_\_ (STREET) \_\_\_\_\_  
BETWEEN Ashley Blvd. AND Bowles Street  
(CROSS STREET) \_\_\_\_\_ (CROSS STREET) \_\_\_\_\_  
PLOT 130D LOT 247, 248, 117, 409, 410, 411, 379, 380, 387 DISTRICT MUB  
PLANS FILED ☒ YES ☐ NO ACCEPTED STREET Yes

II. TYPE AND COST OF BUILDING — all applicants complete parts A through D — PRINT

A. TYPE OF IMPROVEMENT

- 1 ☒ New Building
- 2 ☐ Addition (if residential, enter number of new housing units added, if any, in Part D, 14)
- 3 ☐ Alteration (if residential, enter number of new housing units added, if any, in Part D, 14)
- 4 ☐ Repair, replacement
- 5 ☐ Demolition (if multifamily residential, enter number of units in building in Part D, 14; if non-residential, indicate most recent use checking D-18 - D-32)
- 6 ☐ Moving (relocation)
- 7 ☐ Foundation only

B. OWNERSHIP

- 8 ☒ Private (individual, corporation, nonprofit institution, etc.)
- 9 ☐ Public (Federal, State, or local government)

C. COST

(Unit cents)

10. Cost of construction .....\$  
To be installed but not included in the above cost:
  - a. Electrical .....
  - b. Plumbing .....
  - c. Heating, air conditioning .....
  - d. Other (elevator, etc.) .....
11. TOTAL VALUE OF CONSTRUCTION .....\$650,000
12. TOTAL ASSESSED BLDG. VALUE .....

D.1. PROPOSED USE — For demolition most recent use

Residential

- 13 ☐ One-family
- 14 ☐ Two or more family — Enter number of units .....
- 15 ☐ Transient hotel, motel, or dormitory — Enter number of units .....
- 16 ☐ Garage
- 17 ☐ Carport
- 18 ☐ Other — Specify .....

Nonresidential

- 19 ☐ Amusement, recreational
- 20 ☐ Church, other religious
- 21 ☐ Industrial
- 22 ☐ Parking garage
- 23 ☐ Service station, repair garage
- 24 ☐ Hospital, institutional
- 25 ☐ Office, bank, professional
- 26 ☐ Public utility
- 27 ☐ School, library, other educational
- 28 ☐ Stores, mercantile
- 29 ☐ Tanks, towers
- 30 ☐ Funeral home
- 31 ☐ Food establishments
- 32 ☐ Other — Specify .....

D.2. Does this building contain asbestos?

☐ YES ☐ NO If yes complete the following:

Name & Address of Asbestos Removal Firm: \_\_\_\_\_

Submit copy of notification sent to DEOE and the State Dept. of Labor & Industries and results of air sample analysis after asbestos removal is completed

D.3. Non-residential: — Describe in detail proposed use of buildings, e.g., food processing plant, machine shop, laundry building at hospital, elementary school, secondary school, college, parochial school, parking garage for department store, rental office building, office building at industrial plant. If use of existing building is being changed, enter proposed use.

There are two proposed commercial buildings for this project.

Cumberland Farms store & gas station, and Carwash building.

III. SELECTED CHARACTERISTICS OF BUILDING —

For new buildings complete part E through I; for demolition, complete only parts G, H & I; for all others, (additions, alterations, repair, moving, foundation), complete E through I.

E. PRINCIPAL TYPE OF FRAME

- 33 ☐ Masonry (wall-bearing)
- 34 ☒ Wood frame
- 35 ☐ Structural steel
- 36 ☐ Reinforced concrete
- 37 ☐ Other — Specify .....

G. TYPE OF SEWAGE DISPOSAL

- 43 ☒ Public or private company
- 44 ☐ Private (septic tank, etc.)

H. TYPE OF WATER SUPPLY

- 45 ☒ Public or private company
- 46 ☐ Private (well, cistern)

F. PRINCIPAL TYPE OF HEATING FUEL

- 39 ☒ Gas
- 39 ☐ Oil
- 40 ☐ Electricity
- 41 ☐ Coal
- 42 ☐ Other — Specify .....

I. TYPE OF MECHANICAL

- Is there a fire sprinkler system?
- 47 ☒ YES
  - 48 ☐ NO
- Will there be central air conditioning?
- 49 ☒ Yes
  - 50 ☐ No
- Will there be an elevator?
- 51 ☐ Yes
  - 52 ☒ No

J. DIMENSIONS

- 53 Number of stories .....1
- 54 Height .....33'
- 55 Total square feet of floor area, all floors based on exterior dimensions .....5,275 & 2,580
- 56 Building length .....See Plan
- 57 Building width .....
- 58 Total sq. ft. of bldg. footprint .....
- 59 Front lot line width .....
- 60 Rear lot line width .....
- 61 Depth of lot .....
- 62 Total sq. ft. of lot area .....
- 63 % of lot occupied by bldg. (58 ÷ 62) .....
- 64 Distance from lot line (front) .....
- 65 Distance from lot line (rear) .....
- 66 Distance from lot line (left) .....
- 67 Distance from lot line (right) .....



## OTHER APPLICABLE REVIEWS

## K. FLOODPLAIN


Is location within flood hazard area? yes no

If yes, zone: \_\_\_\_\_ and base elevation \_\_\_\_\_

## L. WETLANDS PROTECTION

Is location subject to flooding? NoIs location part of a known wetland? NoHas local conservation commission reviewed this site? Yes

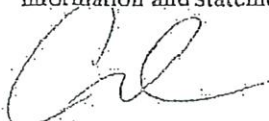
## IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Mih 1, LLC	401 County Street, New Bedford, 02740		508-717-3479
Kevin Burgess	2904 Acushnet Avenue, New Bedford 02745		774-888-8306
Neil Meunier	2914 Achusnet Avenue, New Bedford 02745		774-888-8306
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Farland Corporation, Inc.	401 County Street, New Bedford, MA	LICENSE # 47544	508-717-3479
		HOME IMP #	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
		10/15/13	

Omission of reference to any provision shall not nullify any requirement of this code nor exempt any structure from such requirement.

The applicants understands and warrant that they will comply with all pertinent federal and state statutes, local ordinances and all federal, state, and local regulations, including those of the Architectural Barriers board, Department of Environmental Protection Agency and may be forwarded for review to all pertinent local city agencies which may express specific concerns. It is understood that the issuance of a permit shall not serve as an acceptance or acknowledgment of compliance nor exempt any structure from such requirement. The permit shall be a license to proceed with the work and shall not be construed as authority to violate, cancel, or set aside any of the provisions of the State Building Code or local code of ordinances, except as specifically stipulated by modification or legally granted variation in accordance with Section 122.0 of State Building Code or local code of ordinances.

I have read the above and sign under pain and penalty of perjury as to the truth of all of the information and statements contained in sections I through IV of this application.



Applicant's Signature

401 County Street

Address

New Bedford

City





The Commonwealth of Massachusetts  
Department of Industrial Accidents  
Office of Investigations  
600 Washington Street  
Boston, MA 02111  
www.mass.gov/dia

Workers' Compensation Insurance Affidavit: Builders/Contractors/Electricians/Plumbers  
Applicant Information Please Print Legibly

Name (Business/Organization/Individual): Farland Corporation, Inc.

Address: 401 County Street

City/State/Zip: New Bedford, MA 02740

Phone #: 508-717-3479

Are you an employer? Check the appropriate box:

- |   |  |
|---|--|
| <p>1. <input checked="" type="checkbox"/> I am an employer with <u>40</u> employees (full and/or part-time).*</p> <p>2. <input type="checkbox"/> I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]</p> <p>3. <input type="checkbox"/> I am a homeowner doing all work myself. [No workers' comp. insurance required.] †</p> | <p>4. <input type="checkbox"/> I am a general contractor and I have hired the sub-contractors listed on the attached sheet. ‡ These sub-contractors have workers' comp. insurance.</p> <p>5. <input type="checkbox"/> We are a corporation and its officers have exercised their right of exemption per MGL c. 152, §1(4), and we have no employees. [No workers' comp. insurance required.]</p> |
|---|--|

Type of project (required):

6. ☒ New construction
7. ☐ Remodeling
8. ☐ Demolition
9. ☐ Building addition
10. ☐ Electrical repairs or additions
11. ☐ Plumbing repairs or additions
12. ☐ Roof repairs
13. ☐ Other \_\_\_\_\_

\*Any applicant that checks box #1 must also fill out the section below showing their workers' compensation policy information.

† Homeowners who submit this affidavit indicating they are doing all work and then hire outside contractors must submit a new affidavit indicating such.

‡ Contractors that check this box must attach an additional sheet showing the name of the sub-contractors and their workers' comp. policy information.

I am an employer that is providing workers' compensation insurance for my employees. Below is the policy and job site information.

Insurance Company Name: Partners

Policy # or Self-ins. Lic. #: 4TH-UB-6G656644-18

Expiration Date: 1/1/19

Job Site Address: Acushnet Avenue

City/State/Zip: New Bedford, MA 02745

Attach a copy of the workers' compensation policy declaration page (showing the policy number and expiration date).

Failure to secure coverage as required under Section 25A of MGL c. 152 can lead to the imposition of criminal penalties of a fine up to \$1,500.00 and/or one-year imprisonment, as well as civil penalties in the form of a STOP WORK ORDER and a fine of up to \$250.00 a day against the violator. Be advised that a copy of this statement may be forwarded to the Office of Investigations of the DIA for insurance coverage verification.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct.

Signature: \_\_\_\_\_

Date: 10/18/18

Phone #: 508-717-3479

Official use only. Do not write in this area, to be completed by city or town official.

City or Town: \_\_\_\_\_ Permit/License # \_\_\_\_\_

Issuing Authority (circle one):

1. Board of Health 2. Building Department 3. City/Town Clerk 4. Electrical Inspector 5. Plumbing Inspector  
6. Other \_\_\_\_\_

Contact Person: \_\_\_\_\_

Phone #: \_\_\_\_\_

# V. OTHER JURISDICTION APPROVALS AND NOTIFICATION

APPROVAL	CHECK	DATE OBTAINED	BY
Electrical			
Plumbing			
Fire Department			
Water			
Planning			
Conservation			
Public Works			
Health			
Licensing			
Other			

## VI. ZONING REVIEW

DISTRICT: MUB

USE: Convenient Store, Car Wash and Fueling Station

FRONTAGE:

LOT SIZE:

SETBACKS:

FRONT:

LEFT SIDE:

RIGHT SIDE:

REAR:

PERCENTAGE OF LOT COVERAGE PRIMARY BUILDING

VARIANCE HISTORY

## VII. WORKER'S COMPENSATION INSURANCE AFFIDAVIT

I, Christian Farland

(licensee/permittee) with a principal place of business/residence at:

Farland Corporation, Inc. - 401 County Street, New Bedford, MA 02740

(City/State/Zip) do hereby certify, under the pains and penalties of perjury, that:

☒ I am an employer providing worker's compensation coverage for my employees working on this job.

Partners

4TH-UB-6G656644-18

Insurance Company

Policy Number

☐ I am a sole proprietor and have no one working for me.

☐ I am a sole proprietor, general contractor, or homeowner and have hired the contractors listed below who have the following worker's compensation insurance policies:

Name of contractor

Insurance Company/policy number

Name of contractor

Insurance Company/policy number

☐ I am a homeowner performing all the work myself.

NOTE: Please be aware that while homeowners who employ persons to do maintenance, construction or repair work on a dwelling of not more than three units in which the homeowner also resides or on the grounds appurtenant thereto are not generally considered to be employers under the Workers' Compensation Act (GL. C. 152, sect. 1(5)), application by a homeowner for a license or permit may evidence the legal status of an employer under the Workers' Compensation Act.

I understand that a copy of this statement will be forwarded to the Department of Industrial Accidents' Office of Insurance for coverage verification and that failure to secure coverage as required under Section 25A of MGL 152 can lead to the imposition of criminal penalties consisting of a fine of up to \$100.00 and/or imprisonment of up to one year and civil penalties in the form of a Stop Work Order and a fine of \$100.00 a day against me.

Signed this 18th day of October, 2018





ENGINEERING / BETTER TOMORROW  
ENGINEERING | SITE WORK | LAND SURVEYING

October 18, 2018

City of New Bedford  
Inspection Services  
Attn.: Danny D. Romanowicz  
133 William Street  
New Bedford, MA 02740

RE: Rejection Packet for Site Plan Review Submittal  
2904 & 2914 Acushnet Avenue  
New Bedford, MA 02745

Dear Danny:

Attached is the building permit application and plan set for proposed work at the above referenced address. We are in need of a rejection packet for Site Plan Review submittal. This plan has been modified from the March 8<sup>th</sup> application that was submitted for denial by adding the proposed car wash structure and associated pavement and features.

If you should have any questions, please feel free to contact me.

Very truly yours,

FARLAND CORP., INC.

  
Matthew J. White, E.I.T.  
Project Manager

Location: 2904 ACUSHNET AVE

Parcel ID: 130D 247

Zoning: MUB

Fiscal Year: 2018

Current Owner Information:  
BURGESS KEVIN

2904 ACUSHNET AVENUE

NEW BEDFORD, MA 02745

Current Sales Information:

Sale Date:

06/26/2014

Sale Price:

\$100.00

Legal Reference:

11105-298

Grantor:

BURGESS, BROOKE A

Card No. 1 of 1

This Parcel contains 0.24 acres of land mainly classified for assessment purposes as Single Fam with a(n) One- One & Half Story (Small-Old Style) style building, built about 1921, having Vinyl exterior, Asphalt Shingles roof cover and 1068 Square Feet, with 1 unit(s), 5 total room(s), 3 total bedroom(s) 1 total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

93800

Land Value:

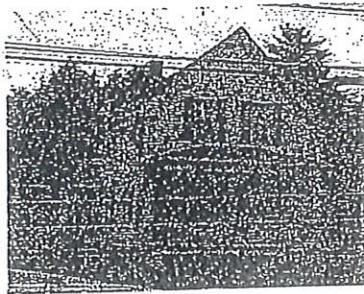
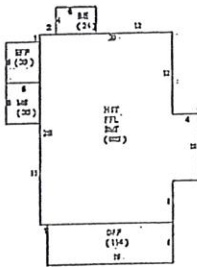
115400

Yard Items Value:

21600

Total Value:

230800



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:	101	Property Code:	101	Property Code:	101
Total Bldg Value:	93800	Total Bldg Value:	82300	Total Bldg Value:	76500
Total Yard Value:	21600	Total Yard Value:	20000	Total Yard Value:	19900
Total Land Value:	115400	Total Land Value:	111000	Total Land Value:	106500
Total Value:	230800	Total Value:	213300	Total Value:	202900
Tax:	\$3,838.20	Tax:	\$3,559.98	Tax:	\$3,345.82

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:** 2914 ACUSHNET AVE**Parcel ID:** 130D 248**Zoning:** MUB**Fiscal Year:** 2018**Current Owner Information:**MEUNIER NEIL A  
MEUNIER ERICA S  
2914 ACUSHNET AVENUE

NEW BEDFORD, MA 02745

**Current Sales Information:****Sale Date:**

03/31/2008

**Sale Price:**

\$185,000.00

**Legal Reference:**

8991-270

**Grantor:**

CHAPDELAINE ROBERT R,

Card No. 1 of 1

This Parcel contains 0.19 acres of land mainly classified for assessment purposes as Single Fam with a(n) One- One & Half Story (Small-Old Style) style building, built about 1911, having Vinyl exterior, Asphalt Shingles roof cover and 1075 Square Feet, with 1 unit(s), 6 total room(s), 3 total bedroom(s) 1 total bath(s), 0 3/4 baths, and 0 total half bath(s).

**Building Value:**

83600

**Land Value:**

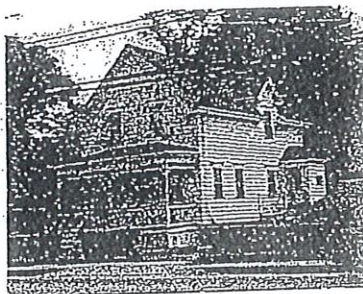
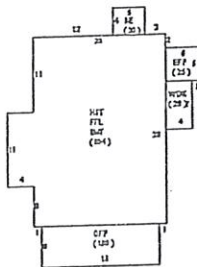
105000

**Yard Items Value:**

13100

**Total Value:**

201700

**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:	101	Property Code:	101	Property Code:	101
Total Bldg Value:	83600	Total Bldg Value:	74400	Total Bldg Value:	69100
Total Yard Value:	13100	Total Yard Value:	12100	Total Yard Value:	12100
Total Land Value:	105000	Total Land Value:	101000	Total Land Value:	97000
Total Value:	201700	Total Value:	187500	Total Value:	178200
Tax:	\$3,354.27	Tax:	\$3,129.38	Tax:	\$2,938.52

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: WS DECLAN DR

Parcel ID: 130D 379

Zoning: RA

Fiscal Year: 2018

Current Owner Information:  
NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

Current Sales Information:

Sale Date:

08/29/2005

Sale Price:

\$1,400,000.00

Legal Reference:

7734-340

Grantor:

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.19 acres of land mainly classified for assessment purposes as Land

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	40600	0	40600

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	40600	Total Land Value:	39800	Total Land Value:	36500
Total Value:	40600	Total Value:	39800	Total Value:	36500
Tax:	\$675.18	Tax:	\$664.26	Tax:	\$601.89

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: ES ACUSHNET AVE

Parcel ID: 130D 117

Zoning: MUB

Fiscal Year: 2018

Current Owner Information:  
NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

**Current Sales Information:**

**Sale Date:**

08/29/2005

**Sale Price:**

\$1,400,000.00

**Legal Reference:**

7734-340

**Grantor:**

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.19 acres of land mainly classified for assessment purposes as Undev

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	10200	0	10200

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	132	Property Code:	132	Property Code:	132
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	10200	Total Land Value:	10000	Total Land Value:	9200
Total Value:	10200	Total Value:	10000	Total Value:	9200
Tax:	\$169.63	Tax:	\$166.90	Tax:	\$151.71

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: SS DECLAN DR

Parcel ID: 130D 409

Zoning: RA

Fiscal Year: 2018

**Current Owner Information:**

NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

**Current Sales Information:**

**Sale Date:**

08/29/2005

**Sale Price:**

\$1,400,000.00

**Legal Reference:**

7734-340

**Grantor:**

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.18 acres of land mainly classified for assessment purposes as Land.

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	40000	0	40000

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	40000	Total Land Value:	39200	Total Land Value:	36000
Total Value:	40000	Total Value:	39200	Total Value:	36000
Tax:	\$665.20	Tax:	\$654.25	Tax:	\$593.64

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: SS DECLAN DR

Parcel ID: 130D 410

Zoning: RA

Fiscal Year: 2018

Current Owner Information:  
NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

Current Sales Information:

Sale Date:

08/29/2005

Sale Price:

\$1,400,000.00

Legal Reference:

7734-340

Grantor:

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.18 acres of land mainly classified for assessment purposes as Land

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	40000	0	40000

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	40000	Total Land Value:	39200	Total Land Value:	36000
Total Value:	40000	Total Value:	39200	Total Value:	36000
Tax:	\$665.20	Tax:	\$654.25	Tax:	\$593.64

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: WS DECLAN DR

Parcel ID: 130D 411

Zoning: RA

Fiscal Year: 2018

**Current Owner Information:**  
NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

**Current Sales Information:****Sale Date:**

08/29/2005

**Sale Price:**

\$1,400,000.00

**Legal Reference:**

7734-340

**Grantor:**

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.27 acres of land mainly classified for assessment purposes as Land

<b>Building Value:</b>	<b>Land Value:</b>	<b>Yard Items Value:</b>	<b>Total Value:</b>
0	46200	0	46200

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	46200	Total Land Value:	45300	Total Land Value:	41600
<b>Total Value:</b>	<b>46200</b>	<b>Total Value:</b>	<b>45300</b>	<b>Total Value:</b>	<b>41600</b>
Tax:	\$768.31	Tax:	\$756.06	Tax:	\$685.98

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: NS DECLAN DR

Parcel ID: 130D 380

Zoning: RA

Fiscal Year: 2018

Current Owner Information:  
NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

Current Sales Information:

Sale Date:

08/29/2005

Sale Price:

\$1,400,000.00

Legal Reference:

7734-340

Grantor:

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.28 acres of land mainly classified for assessment purposes as Land

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	47000	0	47000

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	130	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	47000	Total Land Value:	46000	Total Land Value:	42300
Total Value:	47000	Total Value:	46000	Total Value:	42300
Tax:	\$781.61	Tax:	\$767.74	Tax:	\$697.53

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: SS NORTHSIDE DR

Parcel ID: 130D 387

Zoning: RA

Fiscal Year: 2018

**Current Owner Information:**  
NEW BEDFORD COUSINS LLC

P O BOX 36

SCITUATE, MA 02066

**Current Sales Information:**

**Sale Date:**

08/29/2005

**Sale Price:**

\$1,400,000.00

**Legal Reference:**

7734-340

**Grantor:**

SHAW'S REALTY TRUST,

Card No. 1 of 1

This Property contains 0.26 acres of land mainly classified for assessment purposes as Undev

Building Value:	Land Value:	Yard Items Value:	Total Value:
0	11400	0	11400

No  
Sketch  
Available

NO  
IMAGE  
AVAILABLE



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:	132	Property Code:	130	Property Code:	130
Total Bldg Value:	0	Total Bldg Value:	0	Total Bldg Value:	0
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	11400	Total Land Value:	44600	Total Land Value:	40900
Total Value:	11400	Total Value:	44600	Total Value:	40900
Tax:	\$189.58	Tax:	\$744.37	Tax:	\$674.44

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.



ACUSHNET

RHONDA DRIVE

RHONDA DRIVE

PHILLIPS RD

MONSON STREET

private MONSON STREET

NORTSIDE DRIVE

ACUSHNET AVE

MONSON STREET

DECLAN DRIVE (private)

VICTORIA ST

ACUSHNET AVE

ASHLEY BLV

GLEN ST

ABRAHAM ST

TERRY LN

TACOMA ST

City of New Bedford  
Massachusetts

Map: 130D

Fiscal Year 2017  
The parcel map should be used for planning  
and assessment purposes only.

Map prepared by:  
City of New Bedford  
Department of  
Management Information Systems  
January 2017

- Easement
- Planned Subdivision
- Town Boundary
- Water Bodies
- Combined Parcels
- Master Parcel Linking to Assessing DB
- Assessed Parcels
- Engineering Lot Number
- Lot Area

1 inch = 50 feet

MONSON STREET  
RES.

DECLAN DRIVE(private)

New Proposed Lot

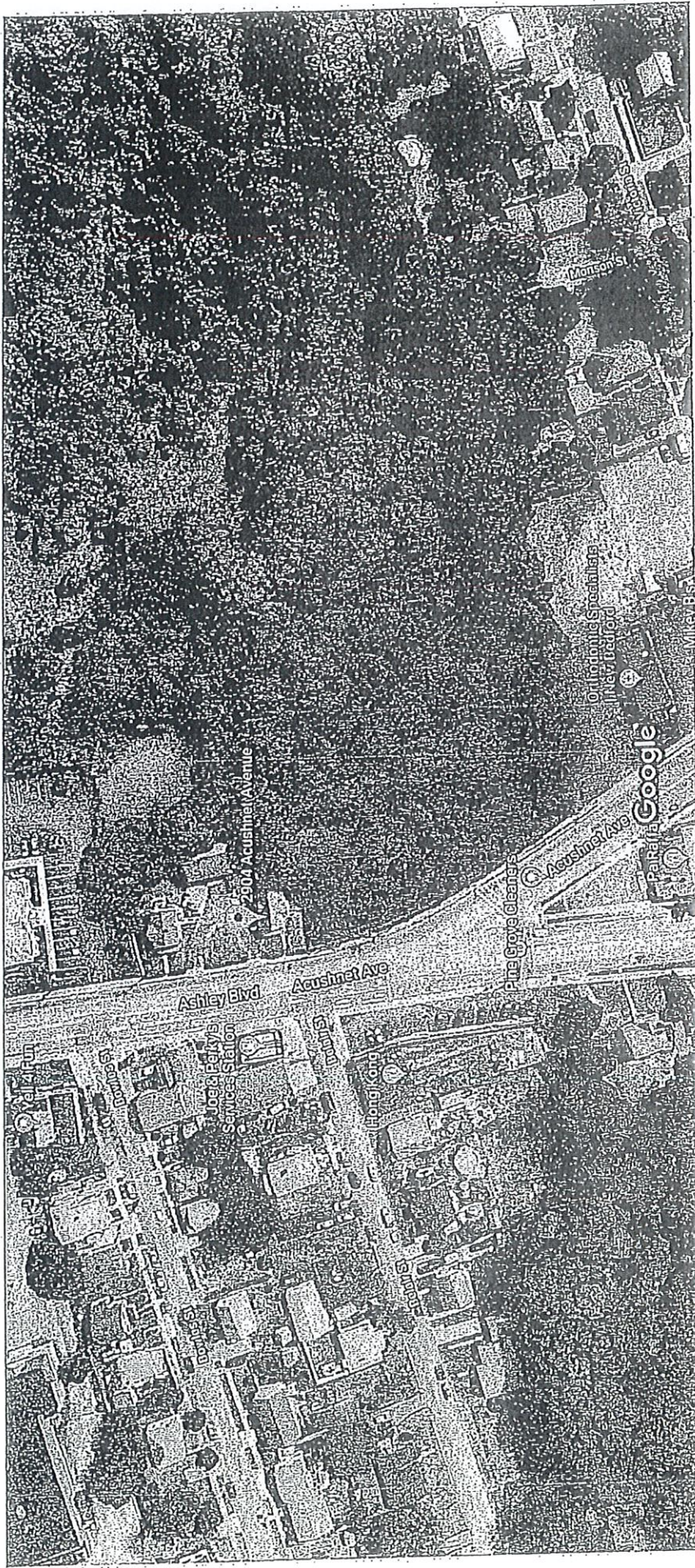
AVE

RES. A

BUS.

60







Google Maps 2914 Ashley Blvd



Image capture: Aug 2017 © 2018 Google

New Bedford, Massachusetts



Street View - Aug 2017



Google Maps 1372 Ashley Blvd

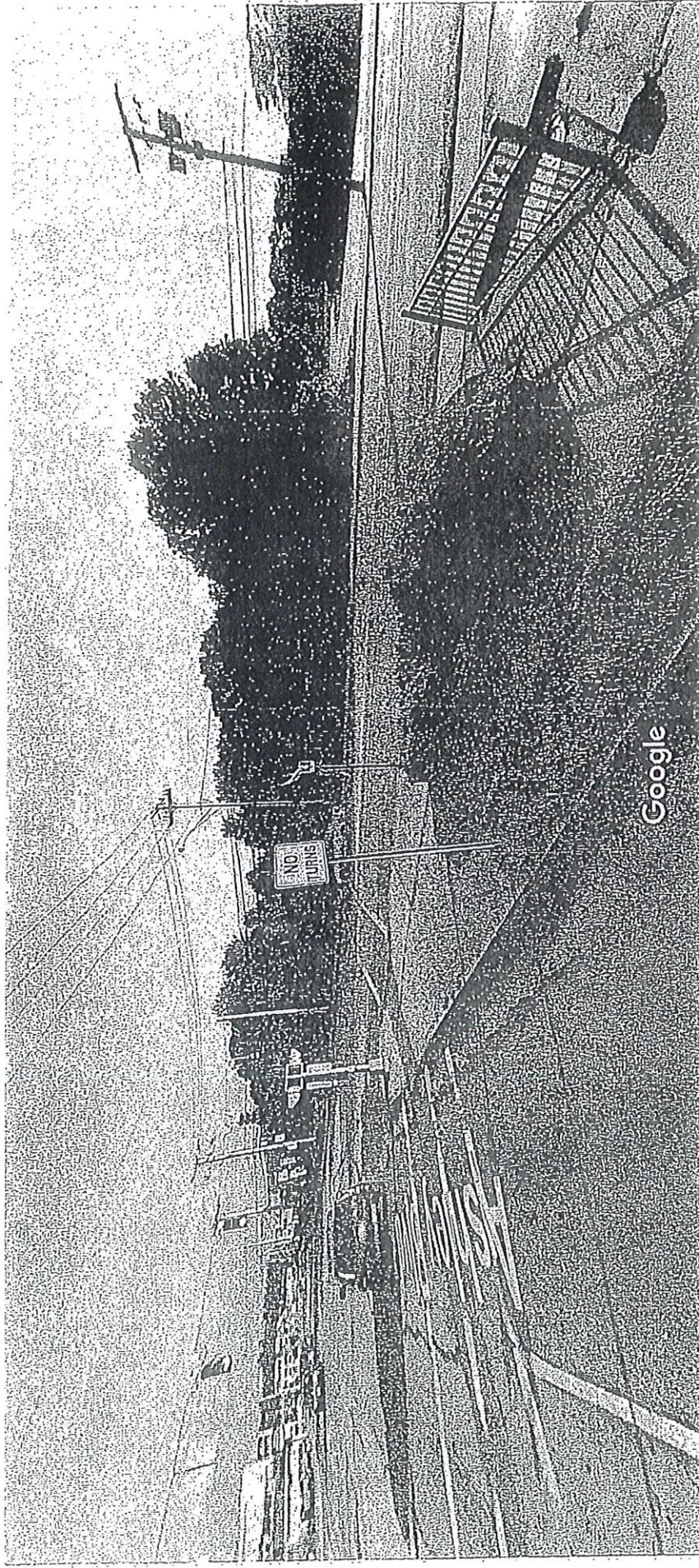


Image capture: Oct 2012. © 2018 Google.

New Bedford, Massachusetts

Google, Inc.

Street View - Oct 2012





Image capture: Aug 2017 © 2018 Google

New Bedford, Massachusetts

Google, Inc.

Street View - Aug 2017

