



City of New Bedford
REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

APR 26 2019

SUBJECT PROPERTY	
MAP #	1300 130D LOT(S)# 117, 247, 248, 447
ADDRESS: 2904 & 2914 Acushnet Avenue, New Bedford, MA	
OWNER INFORMATION	
NAME: See attached list of owners.	
MAILING ADDRESS:	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Cumberland Farms, Inc.	
MAILING ADDRESS (IF DIFFERENT): c/o Michael A. Kehoe, Esq., 128 Union St., Suite 500, New Bedford, MA	
TELEPHONE #	774.206.8294
EMAIL ADDRESS:	mkehoe@psh.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input checked="" type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input checked="" type="checkbox"/>	OTHER (Please explain):

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I 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.

Carlos Amado

Printed Name

Carlos Amado
Signature

5/3/2019
Date

April 26, 2019
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 2904 & 2914 Acushnet Ave (Map: 130D, Lot: 117,247,248,447). 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
130D-140	ARNOFF ST	GARDEN RESTAURANT INC, C/O M BOBOLA P O BOX D 12 FAIRHAVEN, MA 02719
130D-141	ARNOFF ST	GARDEN RESTAURANT INC, C/O BOBOLA M P O BOX D12 FAIRHAVEN, MA 02719-0720
130D-142	ARNOFF ST	GARDEN RESTAURANT INC, C/O M BOBOLA P O BOX D 12 FAIRHAVEN, MA 02719
130D-389	2926 ACUSHNET AVE	SOUTHERN MASS CREDIT UNION, 123 ALDEN ROAD FAIRHAVEN, MA 02719
130D-117	29 ACUSHNET AVE	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740
130D-379	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740
130B-171	1373 ASHLEY BLVD	MELLO WAYNE P, Mejia Diego E, Ventura Maria E. 1373 ASHLEY BLVD NEW BEDFORD, MA 02745
130D-409	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740
130D-408	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740
130D-410	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740
130D-392	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740
130B-882	2925 ACUSHNET AVE	J J & P REALTY CORPORATION, 2907 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-386	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 30 North Water St. SCITUATE, MA 02066 New Bedford, MA 02740

April 26, 2019

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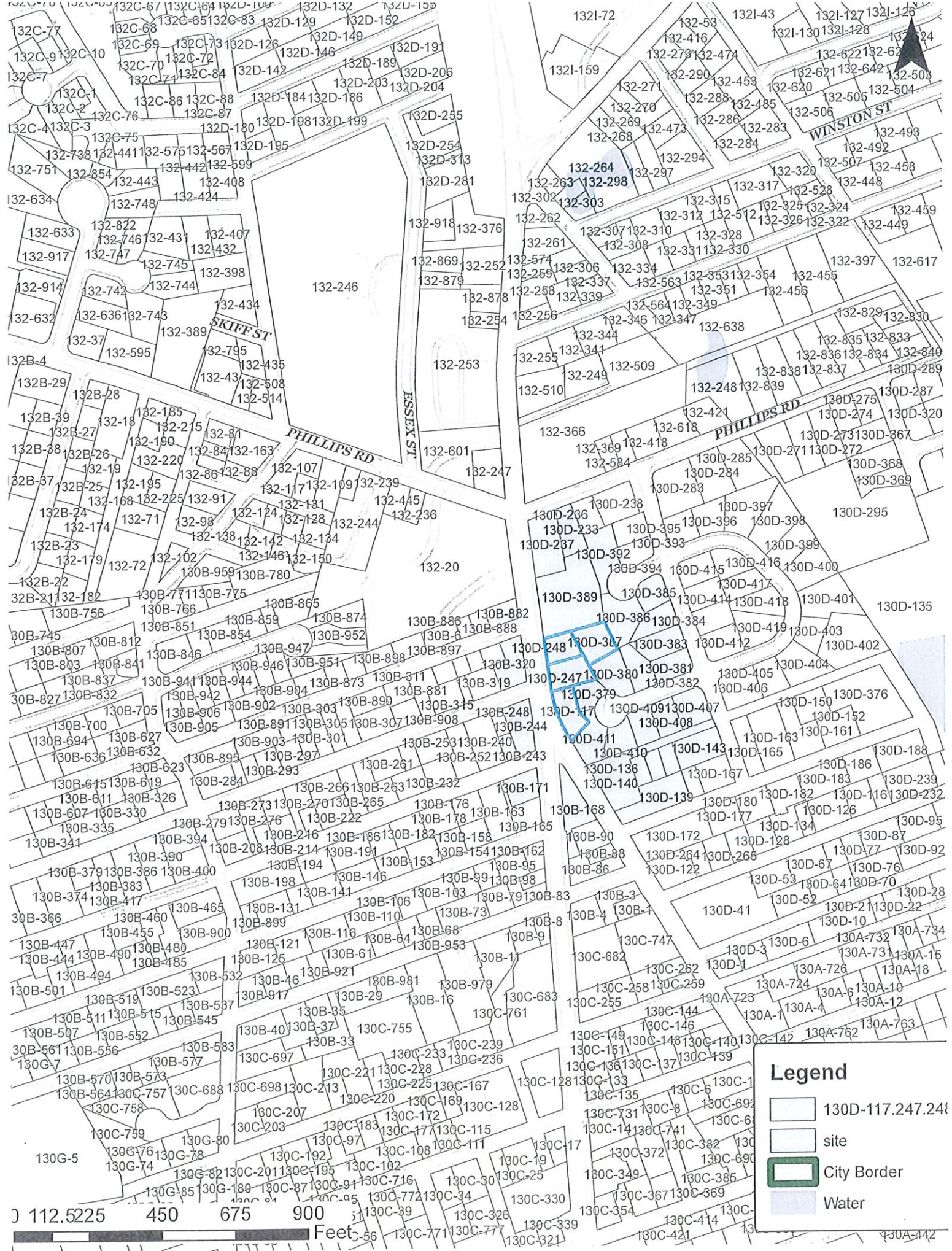
Parcel	Location	Owner and Mailing Address
130D-411 <i>New Lot</i>	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St.</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130B-244	2883 ACUSHNET AVE	CARVALHO EVELYN F "TRUSTEE", EVELYN F CARVALHO REALTY TRUST 232 LAWRENCE STREET NEW BEDFORD, MA 02745
✓130D-407	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St.</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130D-247	2904 ACUSHNET AVE	BURGESS KEVIN, 2904 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-380	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130D-382	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St.</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130D-381	DECLAN DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130B-320	2907 ACUSHNET AVE	CARVALHO EVELYN F "TRS", EVELYN F CARVALHO REALTY TRUST 232 LAWRENCE STREET NEW BEDFORD, MA 02745-1418
130D-248	2914 ACUSHNET AVE	MEUNIER NEIL A, MEUNIER ERICA S 2914 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-383	MONSON ST	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St.</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130D-387	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130D-384	MONSON ST	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>
130D-385	NORTHSIDE DR	NEW BEDFORD COUSINS LLC, MIHI LLC P O BOX 36 <i>30 North Water St.</i> SCITUATE, MA 02066 <i>New Bedford, MA 02740</i>

April 26, 2019
Dear Applicant,

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Parcel	Location	Owner and Mailing Address
130D-237	2942 ACUSHNET AVE	LEISAM REALTY LLC, 2942 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-233	982 PHILLIPS RD	WILKINSON CORA A, 982 PHILLIPS RD NEW BEDFORD, MA 02745
130B-168	2857 ACUSHNET AVE	RAFFA VINCENT, 3570 ACUSHNET AVE NEW BEDFORD, MA 02745
130D-136	2856 ACUSHNET AVE	2856 ACUSHNET AVENUE LLC, 2856 ACUSHNET AVENUE NEW BEDFORD, MA 02745
130D-139	989 VICTORIA ST	GARDEN RESTAURANT INC, C/O M BOBOLA P O BOX D 12 FAIRHAVEN, MA 02719
130D-143	ARNOFF ST	LEMAIRE PAUL R, LEMAIER TAMMY 967 VICTORIA STREET NEW BEDFORD, MA 02745



Legend

- 130D-117.247.241
- site
- City Border
- Water



Owner Information

Map #1300, Lots 117, 247, 248, 447

MIH1, LLC
401 County Street
New Bedford, MA 02740

Kevin Burgess
2904 Acushnet Avenue
New Bedford, MA 02745

Neil Meunier
Erica Meunier
2914 Acushnet Avenue
New Bedford, MA 02745

Quitclaim Deed

I, Robert Raymond Chapdelaine, of 532 Faunce Corner Rd., Dartmouth, Massachusetts 02747

in consideration of One Hundred Eighty-Five Thousand and 00/100 Dollars (\$185,000.00)

grant to Neil A. Meunier and Erica S. Meunier, Husband and Wife, as tenants by the entirety, of 2914 Acushnet Avenue, New Bedford, Massachusetts 02745

with **QUITCLAIM COVENANTS**

the land in said New Bedford, Bristol County, Massachusetts, bounded and described as follows:

BEGINNING at the southwest corner thereof at a point in the easterly line of Acushnet Avenue and the northwest corner of Parcel B as shown on plan of land hereinafter mentioned;

thence North 6 degrees 53' 00" EAST in said easterly line of Acushnet Avenue eighty-one (81) feet to a drill hole;

thence North 89 degrees 09' 00" EAST eighty-seven and 78/100 (87.78) feet to a drill hole and land now or formerly of Alfred Thomas;

thence South 14 degrees 06' 00" EAST by last named land eighty-two and 46/100 (82.46) feet to said Parcel B; and

thence South 89 degrees 09' 00" WEST by last named parcel one hundred seventeen and 55/100 (117.55) feet to said easterly line of Acushnet Avenue and the point of beginning.

Containing 8,241 square feet, more or less, and being Parcel A on plan entitled "Subdivision of Land in New Bedford, Massachusetts belonging to Odelle Chapdelaine, Scale 1" 40', November 10, 1975 and recorded with Bristol County (S.D.) Registry of Deeds in Plan Book 96, Page 23.

Also note that part of the barn presently located on said premises and shown on the aforesaid plan is subject to an agreement between the grantee herein and George Ernest Chapdelaine such that said barn is considered personalty. A copy of said agreement is on file with the Board of Appeals for the City of New Bedford.

REG OF DEEDS
REG #07
BRISTOL S
03/31/08 10:42AM
00000 #0002
FEE \$843.60
CASH \$843.60

Being the same premises conveyed to the grantor by deed dated February 13, 1976 and recorded with the Bristol South Registry of Deeds at Book 1714 Page 303.

Property Address: 2914 Acushnet Avenue, New Bedford, Massachusetts 02745

©1986-2008 Standard Solutions, Inc. 781-324-0550

Deed

BK 8991 PG 271

Executed as a sealed instrument this 31st day of March, 2008.

Robert Raymond Chapdelaine
Robert Raymond Chapdelaine

Commonwealth of Massachusetts

Bristol, ss:

On this 31st day of March, 2008, before me, the undersigned notary public, personally appeared Robert Raymond Chapdelaine, proved to me through satisfactory evidence of identification, which were ☐ Driver's License; ☐ State ID; ☐ Passport; ☐ Other Government Issued ID; ☐ Other, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he/she/they signed it voluntarily for its stated purpose.

Raymond J. Quintin
Raymond J. Quintin, Notary Public
My Commission Expires: July 10, 2009



Property Address: 2914 Acushnet Avenue, New Bedford, Massachusetts 02745
©1986-2008 Standard Solutions, Inc. 781-324-0550

Deed

QUITCLAIM DEED

, BROOKE A. ASHLEY, formerly known as Brooke A. Burgess, of 4208 Acushnet Avenue, New Bedford, Massachusetts 02745

for consideration paid, and in full consideration of One Dollar (\$1.00)

grant to KEVIN BURGESS, of 2904 Acushnet Avenue, New Bedford, Massachusetts 02745,

with QUITCLAIM COVENANTS

the land, with any building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

BEGINNING at northwest corner thereof at a point in the easterly line of Acushnet Avenue and at the southwest corner of Parcel A as shown on a plan of land hereinafter mentioned;
Thence NORTH 89° 09' 00" EAST by last named parcel one hundred seventeen and 55/100 (117.55) feet to land now or formerly of Alfred Thomas;
Thence SOUTH 14° 06' 00" EAST by last named land eighty-two and 78/100 (82.78) feet to Parcel C on said plan;
Thence SOUTH 89° 09' 00" WEST by last named parcel one hundred forty-seven and 52/100 (147.52) feet to said easterly line of Acushnet Avenue;
Thence NORTHERLY and EASTERLY in said easterly line of Acushnet Avenue in an arc of a circle having a radius of four hundred (400) feet, a distance of thirty-two and 02/100 (32.02) feet to a point; and
Thence NORTH 6° 53' 00" EAST still in said easterly line of Acushnet Avenue forty-eight and 92/100 (48.92) feet to said Parcel A and the point of beginning.

CONTAINING 10,663 square feet, more or less, and being Parcel B on plan entitled Subdivision of Land in New Bedford, Massachusetts Belonging to Odelie Chapdelaine, Scale 1" = 40', November 10, 1975, and recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 96, Page 23.

Also note that part of a barn presently located on said premises and shown on the aforesaid plan is subject to an agreement between George Ernest Chapdelaine and Robert Raymond Chapdelaine such that said barn is considered personally. A copy of said agreement is on file with the Board of Appeals for the City of New Bedford.

Property Address: 2904 Acushnet Avenue, New Bedford, Massachusetts 02745

The grantor herein hereby releases any and all homestead rights that she may have in the above-described property.

Being Parcel One in a deed conveyed to the Grantor herein by deed of Sarah Chapdelaine and Joan S. Burgess dated March 11, 1999, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 4360, Page 342.

WITNESS my hand and seal this 26 day of June, 2014.


Witness

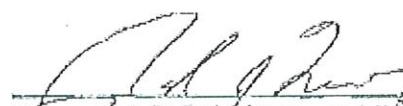

BROOKE A. ASHLEY

COMMONWEALTH OF MASSACHUSETTS

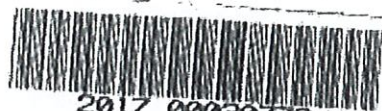
BRISTOL, ss.

June 26, 2014

Then personally appeared the above-named BROOKE A. ASHLEY, who proved to me through satisfactory evidence of identification which was MT-Rite to be the person whose name is signed on this document, and acknowledged to me that she signed it voluntarily for its stated purpose before me,


Raymond J. Quintin, Notary Public
My commission expires: 6/24/2016





2017 00030778

Bk: 12304 Pg: 200 Pg: 1 of 5 BS
Doc: DEED 12/14/2017 11:33 AM

MASSACHUSETTS EXCISE TAX
Bristol ROD|South 001
Date: 12/14/2017 11:33 AM
Ctrl# 023915 31056 Doc# 00030778
Fee: \$2,822.64 Cons: \$619,000.00

QUITCLAIM DEED

NEW BEDFORD COUSINS LLC, a Massachusetts limited liability company having a usual place of business at P.O. Box 36, Scituate, Massachusetts 02066 (hereinafter "Grantor") for consideration paid in the sum of SIX HUNDRED NINETEEN THOUSAND and 00/100 (\$619,000.00) DOLLARS,

Grants to

MIH1, LLC, a Massachusetts limited liability company having a usual place of business at 30 No. Water Street, New Bedford, Massachusetts 02740 (hereinafter "Grantee")

With QUITCLAIM COVENANTS

a certain parcel of land on the easterly side of Acushnet Avenue and on the southerly side of Phillips Road, New Bedford, Massachusetts, comprising approximately 528,127 square feet of land, shown on a set of plans entitled "Definitive Subdivision Plan Stoney Brook Farm New Bedford, MA 02745" dated 5/11/17 by Cavanaro Consulting, Owner/Applicant New Bedford Cousins LLC, recorded herewith, and more particularly bounded and described as set forth on Exhibit A hereto.

This conveyance is made subject to, and with the benefit of, an Easement Agreement granted by the Grantor to Southern Mass Credit Union dated August 12, 2009 recorded with said Deeds in Book 9473, Page 284.

For Grantor's title, see deed of Shaw's Realty Trust dated July 27, 2005, recorded with Bristol County South District Registry of Deeds in Book 7693, Page 340, Confirmatory Deed dated August 29, 2005 recorded with said Deeds in Book 7734, Page 340, and deed of Ronald Frenette et als dated February 6, 2007 recorded with said Deeds in Book 8526, Page 124.

Rec'd
MATHIEU & MATHIEU
168 Eighth Street
New Bedford, MA 02740

Executed under seal this 30th day of November, 2017.

NEW BEDFORD COUSINS LLC

By: Terrence C. Tedeschi

Terrence C. Tedeschi, Manager

By: Robert W. Lally, Jr.

Robert W. Lally, Jr., Manager

COMMONWEALTH OF MASSACHUSETTS

Plymouth, ss.

On this 30th day of November, 2017, before me, the undersigned notary public, personally appeared Terrence C. Tedeschi, personally known to me to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose, as Manager of New Bedford Cousins LLC.

Eugene V. Blanchard

Eugene V. Blanchard

Notary Public

My Commission Expires: July 25, 2019



OFFICIAL SEAL
EUGENE V. BLANCHARD
NOTARY PUBLIC - MASSACHUSETTS
PLYMOUTH COUNTY
My Comm. Expires July 25, 2019

COMMITTEE ON APPOINTMENTS & BRIEFINGS

RECEIPT

DATE: June 5, 2019

FROM: Christian Farland D/B/A Cumberland Farms, Inc.

Receipt of Sixteen Hundred Dollars

For Special Permit for Motor Vehicle Light Service, 2904 & 2914 Acushnet Avenue and ES
Acushnet Avenue, New Bedford, MA 02745



Angelic Taylor
Office of the Clerk of Committees