



New Bedford, Massachusetts Motor Vehicle Special Permit APPLICATION

The undersigned petitions the City Council to grant a SPECIAL PERMIT in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

DATE: 10-21-19

Type of service to be provided:

☒

Sales and/or Rentals

☐

Body Repair

☒

General Repair

☐

Light Service

Owner/Landlord Information:

CLEAR AUTO SALES 2

Full 832 ROCKDALE AVE

NEW BEDFORD, MA 02740

Address

Phone Number

401-935-2020

CLEAR AUTO SALES 2

832 ROCKDALE AVE

NEW BEDFORD, MA 02740

Company Name (if applicable)

City, State, Zip

Email Address

~~OTHER~~ Owner/Landlord Information: (if applicable)

Saed DiB 14 Birchwood dr N. Providence, RI
02904

Lessee Information: (if different from above)

Full Legal Name

Address

Phone Number

Company Name

City, State, Zip

Email Address

OTHER Lessee Information: (if applicable)

Location Information:

Address of Premises: 470 Dartmouth St D
Street Number & Name Zip Code

Assessor's Plot: 18 103 10119 331
Plot # Lot # Book # Page #

Lot Dimensions: 44' 28' 7841
Frontage Depth Area in Sq. Ft.

Zoning District(s) in which premises are located: IB

Premises in present ownership since: (date of purchase) 10-9-19

Present use of premises: glass company

Number of buildings on Lot: 1 Size of existing building(s): 1168 sq ft

Number of cars on premises at any given time: 22

Number of people on premises at any given time: 10

Size of proposed buildings (if applicable): n/a

Extent of proposed alterations (if applicable): n/a

Have plans been submitted to the Department of Inspectional Services? yes
(Recorded Plans, accurately scaled as required by DIS, must be included with this application.)

Has the Department of Inspectional Services Commissioner refused to issue a permit? yes

If so, the reason: special permit required

Signature Page:

A non-refundable filing fee is required when submitting the application, payable by cash, check or money order made payable to the City of New Bedford. The filing fee is non-refundable regardless of whether or not the petition is granted.

The FEE SCHEDULE as of January 2018:

Up to 10,000 square feet - \$700
10,001 - 20,000 square feet - \$800
20,001 - 30,000 square feet - \$900

If the petition is granted, the permission is specific to the plans submitted, unless the City Council states otherwise.

By signing this application, the Petitioner is stating that they have read and understand this application and the accompanying instructions and information. If granted, the Special Permit needs to be recorded and acted on within one year or the application process must begin again with a new, non-refundable fee.

I have read and understand this application and the accompanying instructions and information.

Respectfully submitted:

Owner Signature: 
(Must be the signature of the current owner on record.)

Date: 10-10-19

Lessee Signature: N/A
(If the Lessee is a corporation, we must have a letter authorizing this person to sign on the corporation's behalf, on company letterhead.)

Date: _____

Representative Signature: N/A
(Although not a requirement for submission, you may wish to contact an attorney to assist you with the application process.)

Date: _____

OTHER Owner Signature: N/A

Date: _____

OTHER Lessee Signature: N/A

Date: _____



New Bedford, Massachusetts Motor Vehicle Special Permit *Department Signature Page*

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Tabitha Harkin
City Planner

10/22/2019
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

A Special Permit must be approved by City Council and wait 20 days for the appeal period to end. At that time the applicant must get the Special Permit stamped by the City Clerk, have it recorded at the Registry of Deeds, then bring a copy to room 308 in City Hall to start the permit process.

Danny Romanowicz
D.I S. Commissioner

10/25/2019
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

MUST APPLY FOR CLASS II LICENSE ASAP!!

Nicholas Nanopoulos
Licensing Board Clerk

10/22/2019
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

The new owner must have an MDC Trap. This will need to be checked and/or cleaned out semi-annually by a professional company and send a copy of the receipt to DPI/IPP as proof of inspection/cleaning. The front door of this facility now faces Rockdale Ave. and cannot continue with a Dartmouth St. address. The owner MUST contact DPI Engineering to receive the correct address for this location before a CO is issued.

Wayne Perry, IPP Engineer
Department of Public Infrastructure

10/25/2019
Date

I (do) do not consent to the application referenced above. I suggest the following conditions be included:

Applicant must apply for and receive a Business Certificate if/when approved.

Dennis Farias
City Clerk

10/28/2019
Date



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).

OCT 15 2019

SUBJECT PROPERTY			
MAP #	18	LOT(S)#	103
ADDRESS: 470 Dartmouth St			
OWNER INFORMATION			
NAME: SAED DIB			
MAILING ADDRESS: 14 Birchwood dr N. Providence, RI 02904			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT):			
MAILING ADDRESS (IF DIFFERENT):			
TELEPHONE #	401-935-2020		
EMAIL ADDRESS:			
REASON FOR THIS REQUEST: Check appropriate			
<input 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): City Council		

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

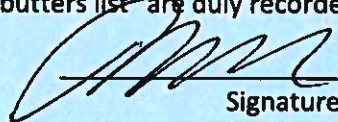
Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

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.

Michael J. Motta

Printed Name



Signature

10-16-2019

Date

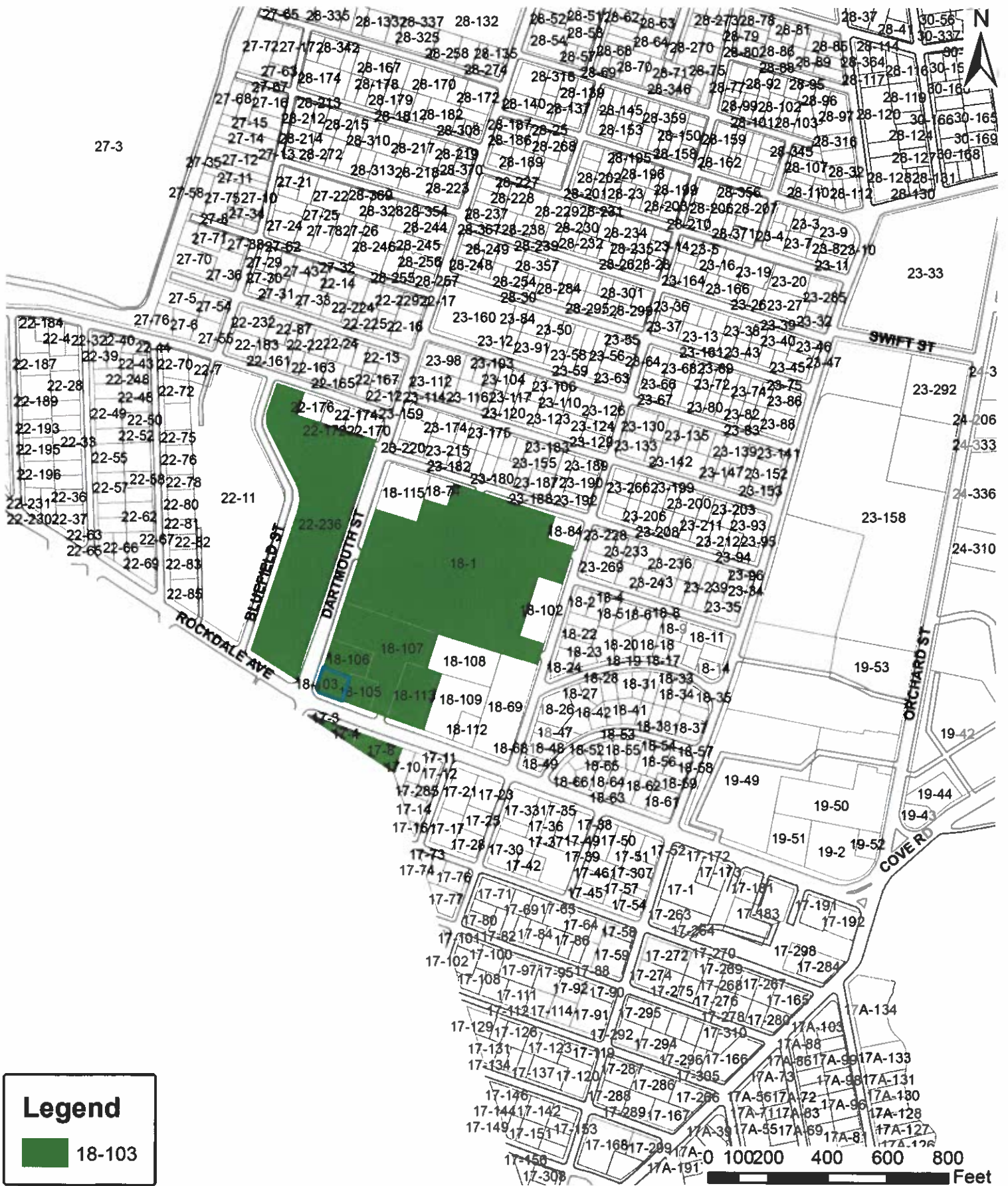
October 16, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 470 Dartmouth Street (Map: 18, Lot: 103). 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
17-3 SS	ROCKDALE AVE	V S H REALTY INC, 100 CROSSING BLVD FRAMINGHAM, MA 01702
18-105	137 ROCKDALE AVE 137-141	FRANCO FELICIO, 81 HIDDEN BAY S. DARTMOUTH, MA 02748
18-106	458 DARTMOUTH ST	BRAVA INVESTMENTS LLC, 56 WESTWOOD DRIVE NORTH DARTMOUTH, MA 02747
18-113	123 ROCKDALE AVE	TORMAN FAMILY REALTY LLC, 123 ROCKDALE AVENUE NEW BEDFORD, MA 02740
22-236	473 DARTMOUTH ST	N B HOUSING AUTHORITY, BLUE MEADOWS 134 SO SECOND ST NEW BEDFORD, MA 02740
18-107	446 DARTMOUTH ST	PAPRIN YALE I TRUSTEE, YALE NEW BEDFORD TRUST 10 NEW KING STREET SUITE 102 WHITE PLAINS, NY 10604
18-103	470 DARTMOUTH ST	470 DARTMOUTH STREET LLC, 80 LARCH STREET NEW BEDFORD, MA 02740
18-1	438 DARTMOUTH ST	PAPRIN YALE I TRUSTEE, YALE NEW BEDFORD TRUST 10 NEW KING STREET SUITE 102 WHITE PLAINS, NY 10604
17-4	142 ROCKDALE AVE	CUMBERLAND FARMS INC, 100 CROSSING BLVD FRAMINGHAM, MA 01702
17-8 SS	ROCKDALE AVE	NICAL PROPERTIES LLC, 58 EMERALD DRIVE NORTH DARTMOUTH, MA 02747



City of New Bedford, Massachusetts
Department of City Planning

Parcel within 300FT



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 disposed
(Location of Facility)

Signature of Permit Applicant _____

Date 10-10-19

XI. HOME IMPROVEMENT CONTRACTOR LAW AFFIDAVIT

(Residential Use Only) Supplement to Permit Application

Supplement #3

MGLc. 142 A 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: Construction general (Tiler & Paint) Est. Cost \$ 2000

Address of Work: 470 Dartmouth St

Owner Name: SAED DIB 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 10-10-19 Owner Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

C. Building Permit Rejected ☒ SPECIAL PERMIT - CITY COUNCIL Fee \$

Reason For Rejection:

"SEE ATTACHMENTS"

Permit #

B19-2716

Comments and Conditions:

Signed W. G. Romanowicz Date: 10-18-2019

Title Building Commissioner

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

470 Dartmouth Street – PLOT: 18 – LOT: 103 – ZONED DISTRICT: IB

Special Permit Required from the City Council

Zoning Code Review as follows:

Special Permit

City Council

❖ **SECTION**

- **2200 – Use Regulations**
- **2210 – General**
- **2230 – Table of Principal Use Regulations – Appendix A**
 - **Commercial - #18. Motor vehicle sales and rental**
 - **Commercial - #19 Motor vehicle general repairs**
 - **Commercial - #21. Motor vehicle light service**
- **5300-5330 & 5360-5390 – Special Permit**

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)

APPENDIX A - TABLE OF PRINCIPAL USE REGULATIONS

DISTRICTS

Principal Use	Districts										
	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
A. Residential											
1. Single-family dwelling	Y	Y	Y	Y	Y	N	N	N	N	N	N
2. Two-family dwelling	N	Y	Y	N	Y	N	N	N	N	N	N
3. Multi-family townhouse (3 stories)	N	N	Y	N	Y	N	N	N	N	N	Y
4. Multi-family garden style (4 stories)	N	N	N	N	N	N	N	N	N	N	Y
5. Multi-family mixed use (6 stories)	N	N	N	N	PB	PB	N	N	N	N	Y
6. Multi-family mid-rise (12 stories)	N	N	N	N	N	N	N	N	N	N	PB

C. Commercial	RA	RB	RC	RAA	MUB	PB	IA	IB	IC	WI	KHTOD
1. Nonexempt agricultural use	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA	BA
2. Nonexempt educational use	N	N	N	N	Y	Y	BA	BA	BA	BA	Y
3. Animal clinic or hospital; with ancillary animal boarding	N	N	N	N	SP	N	BA	BA	BA	N	BA
4. Adult day care	BA	BA	BA	BA	BA	N	BA	BA	BA	N	Y
5. Family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
6. Large family day care	BA	BA	BA	BA	BA	N	N	N	N	N	Y
7. Club or lodge, nonprofit	CC	CC	CC	CC	CC	N	N	N	N	N	CC
8. Funeral home	BA	BA	BA	BA	BA	BA	N	N	N	N	N
9. Adult entertainment establishment	N	N	N	N	CC	CC	CC	CC	CC	CC	N
10. Bed & Breakfast	BA	BA	BA	BA	BA	N	N	N	N	N	BA
11. Motel, hotel or inn	N	N	N	N	Y	Y	Y	Y	Y	Y	Y

[illegible]

B-19-2716

Permit No.
Completion Date

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

FOR BUILDING DEPT. USE

DATE RECEIVED: OCT 18 2019

RECEIVED BY: _____

ISSUED BY: _____

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

(AT LOCATION) 470 (NO.) Dartmouth St (STREET)
 BETWEEN _____ (CROSS STREET) AND _____ (CROSS STREET)
 PLOT 1B LOT 103 DISTRICT IB ACCEPTED STREET _____
 PLANS FILED ☐ YES ☐ NO

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

A. TYPE OF IMPROVEMENT C.O.T./C.O.U.

- 1 ☐ New Building Auto Sales & Repair
 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

D1 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 auto used cars

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 homes
 31 ☐ Food establishments
 32 ☐ Other — Specify _____

B. OWNERSHIP

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

D2 Does this building contain asbestos?

☐ YES ☒ NO If yes complete the following

Name & Address of Asbestos Removal Firm _____

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

C. COST (Omit 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 _____
 12 TOTAL ASSESSED BLDG. VALUE _____

D3 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.

Go to
auto Sales & Repair

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

- 38 ☐ 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 _____
 54 Height _____
 55 Total square feet of floor area, all floors based on exterior dimensions _____
 56 Building length _____
 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 size _____
 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

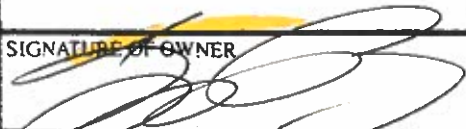
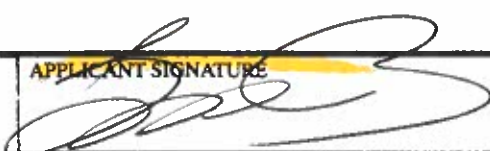
Is location subject to flooding? _____

Is location part of a known wetland? _____

Has local conservation commission reviewed this site? _____

25.01.20


IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
SACD DIB	14 Birchwood dr N. Providence	RI	401-935 2020
E-mail Address:			
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
E-mail Address:			
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
E-mail Address:			
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
		10-10-19	

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  Address 14 Birchwood dr N. Providence, RI City 02904

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: _____ USE: _____

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

(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.

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 \$1500.00 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 Saied D. J. day of 10th of Oct, 20 19



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

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

CITY OF NEW BEDFORD
INSPECTIONAL SERVICES DEPARTMENT
133 WILLIAM ST. NEW BEDFORD MA 02740

AFFIDAVIT
Home Improvement Contractor Law
Supplement to Permit Application

The Office of Consumer Affairs and Business Regulation ("OCABR") regulates the registration of contractors and subcontractors performing improvements or renovations on detached one to four family homes. Prior to performing work on such homes, a contractor must be registered as a Home Improvement Contractor ("HIC").

M.G.L. Chapter 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 or building" be done by registered contractors.

Note: If the homeowner contracted with a corporation or LLC, that entity must be registered.

Type of Work: tiles Est. Cost: \$ 3000

Address of Work: 470 Dartmouth St

Date of Permit Application: _____

I hereby certify that:

Registration is not required for the following reason(s):

- ☐ Work excluded by law (explain) _____
- ☐ Job under \$1,000.00 _____
- ☐ Building not owner-occupied _____
- ☐ Owner obtaining own permit (explain) _____
- ☐ Other (specify) _____

OWNERS OBTAINING THEIR OWN PERMIT OR ENTERING INTO CONTRACTS WITH UNREGISTERED CONTRACTORS OR SUBCONTRACTORS FOR APPLICABLE HOME IMPROVEMENT WORK ARE NOT ELIGIBLE FOR AND DO NOT HAVE ACCESS TO THE ARBITRATION PROGRAM OR GUARANTY FUND UNDER M.G.L. Chapter 142A.

Signed under the penalties of perjury:

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

Date _____ Contractor Name _____ HIC Registration No. _____

OR:

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

Date _____ Owner Name and Signature _____

Location: 470 DARTMOUTH ST

Parcel ID: 18 103

Zoning: IB

Fiscal Year: 2019

Current Sales Information:**Sale Date:**

08/03/2011

Sale Price:

\$100.00

Card No. 1 of 1

Legal Reference:

10119-331

Grantor:

PACHECO ,JOHN R JR

Current Owner Information:
470 DARTMOUTH STREET LLC

80 LARCH STREET

NEW BEDFORD , MA 02740

This Parcel contains 0.179 acres of land mainly classified for assessment purposes as AUTO S&S with a(n) COMMERCIAL GARAGE style building, built about 1970, having Brick exterior, Rolled Composition roof cover and 1168 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:

46800

Land Value:

139500

Yard Items Value:

4500

Total Value:

190800

**Fiscal Year 2019**

Tax Rate Res.: 16.47

Tax Rate Com.: 34.84

Property Code: 330

Total Bldg Value: 46800

Total Yard Value: 4500

Total Land Value: 139500

Total Value: 190800

Tax: \$6,647.47

Fiscal Year 2018

Tax Rate Res.: 16.63

Tax Rate Com.: 35.65

Property Code: 330

Total Bldg Value: 48400

Total Yard Value: 4500

Total Land Value: 145300

Total Value: 198200

Tax: \$7,065.83

Fiscal Year 2017

Tax Rate Res.: 16.69

Tax Rate Com.: 36.03

Property Code: 330

Total Bldg Value: 51700

Total Yard Value: 4500

Total Land Value: 151100

Total Value: 207300

Tax: \$7,469.02

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.



City of New Bedford
Massachusetts

Map: 018

Map Prepared By:
City of New Bedford
Engineering Department
Map Number: 018
January 2013

Scale: 1 inch = 60 feet

Legend:

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

This map was prepared for the City of New Bedford. It is not to be used for any other purpose without the written consent of the City of New Bedford.

CONTRACT TO PURCHASE REAL ESTATE #501 (Page 1 of 2)

(With Contingencies)

(Binding Contract. If Legal Advice Is Desired, Consult An Attorney.)



MASSACHUSETTS ASSOCIATION OF REALTORS

From: **BUYER(S):**To: **OWNER OF RECORD ("SELLER"):**Name(s): **Saed Dib**Name(s): **470 Dartmouth St LLC**Address: **14 Birchwood Dr**Address: **80 Larch St,****N. Providence, RI 02904****New Bedford, Ma 02740**

The agent

Jen Bolle

is operating in this transaction as:

☐ Buyer's Agent☐ Seller's Agent☐ Facilitator☒ Dual AgentThis provision does not eliminate the requirement to have a signed Mandatory Real Estate Licensee-Consumer Relationship. It acts to satisfy Standard of Practice 16-10 in the REALTOR® Code of Ethics.**The BUYER offers to purchase the real property described as 470 Dartmouth St****New Bedford, MA 02740-1115****together with all buildings and improvements thereon (the "Premises") to which I have been introduced by Jane Coit Real Estate upon the following terms and conditions:****1. Purchase Price:** The BUYER agrees to pay the sum of **\$280,000.00** to the SELLER for the purchase of the Premises (the "Offer"), due as follows:i. **\$5,000.00** as a deposit to bind this Offer☐ and delivered herewith to the Seller or Seller's agent☒ or to be delivered forthwith upon receipt of written acceptanceii. **\$15,000.00** as an additional deposit upon executing the Purchase And Sale Agreement;

iii. Balance by bank's, cashier's, treasurer's or certified check or wire transfer at time for closing.

2. Duration Of Offer. This Offer is valid until **5** ☐ a.m. / ☒ p.m. on **September 23, 2019** by which time a copy of this Offer shall be signed by the SELLER, accepting this Offer and returned to the BUYER, otherwise this Offer shall be deemed rejected and the money tendered herewith shall be returned to the BUYER. Upon written notice to the BUYER or BUYER'S agent of the SELLER'S acceptance, the accepted Offer shall form a binding agreement. Time is of the essence as to each provision.**3. Purchase And Sale Agreement.** The SELLER and the BUYER shall, on or before **5** ☐ a.m. / ☒ p.m. on **September 30, 2019** execute the Standard Purchase and Sale Agreement of the MASSACHUSETTS ASSOCIATION OF REALTORS® or substantial equivalent which, when executed, shall become the entire agreement between the parties and this Offer shall have no further force and effect.**4. Closing.** The SELLER agrees to deliver a good and sufficient deed conveying good and clear record and marketable title at **11** ☒ a.m. / ☐ p.m. on **December 2, 2019** at the **Bristol** County Registry of Deeds or such other time or place as may be mutually agreed upon by the parties.**5. Escrow.** The deposit shall be held by **Jane Coit Real Estate**, as escrow agent, subject to the terms hereof. Endorsement or negotiation of this deposit by the real estate broker shall not be deemed acceptance of the terms of the Offer. In the event of any disagreement between the parties concerning to whom escrowed funds should be paid, the escrow agent may retain said deposit pending written instructions mutually given by the BUYER and SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party to a pending lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs.**6. Contingencies.** It is agreed that the BUYER'S obligations under this Offer and any Purchase and Sale Agreement signed pursuant to this Offer are expressly conditioned upon the following terms and conditions:**a. Mortgage.** (Delete If Waived) The BUYER'S obligation to purchase is conditioned upon obtaining a written commitment for financing in the amount of **\$250,000.00** at ~~prevailing rates, terms and conditions~~ by ~~Seller to finance~~. ~~The BUYER shall have an obligation to act reasonably diligently to satisfy any condition within the BUYER'S control. If, despite reasonable efforts, the BUYER has been unable to obtain such written commitment the BUYER may terminate this agreement by giving written notice that is received by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not been received, this condition is deemed waived. In the event that due notice has been received, the obligations of the parties shall cease and this agreement shall be void, and all monies deposited by the BUYER shall be returned. In no event shall the BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted one application by and acted reasonably promptly in providing additional information requested by the mortgage lender.~~**MASSFORMS™**Standard Real Estate Forms©1999, 2000, 2001, 2002, 2007, 2010, 2012, 2013, 2014, 2017 MASSACHUSETTS ASSOCIATION OF REALTORS®
10.22.2014/403031Jane Coit Real Estate, 62 Main St Kingston MA 02134
Jennifer BolleProduced with zipForm® by zipLogix 18070 Fritters Mill Road, Fraser, Michigan 48026
Phone 908.770.9570 Fax 781.368.5911
www.zipLogix.com

470 Dartmouth St

CONTRACT TO PURCHASE REAL ESTATE #501 (Page 2 of 2)

(With Contingencies)



MASSACHUSETTS ASSOCIATION OF REALTORS

b. Inspections. (Delete if Waived) The BUYER'S obligations under this agreement are subject to the right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, home, pest, radon, lead paint, energy usage/efficiency, septic/sewer, water quality, and water drainage by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost by _____. If the results are not satisfactory to BUYER, in BUYER'S sole discretion, BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and all monies deposited by the BUYER shall be returned. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such inspection(s) or to so terminate, the SELLER and the listing broker are each released from claims relating to the condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered.

7. Representations/Acknowledgments. The BUYER acknowledges receipt of an agency disclosure, lead paint disclosure (for residences built before 1978), and Home Inspectors Facts For Consumers brochure (prepared by the Office of Consumer Affairs). The BUYER is not relying upon any representation, verbal or written, from any real estate broker or licensee concerning legal use. Any reference to the category (single family, multi-family, residential, commercial) or the use of this property in any advertisement or listing sheet, including the number of units, number of rooms or other classification is not a representation concerning legal use or compliance with zoning by-laws, building code, sanitary code or other public or private restrictions by the broker. The BUYER understands that if this information is important to BUYER, it is the duty of the BUYER to seek advice from an attorney or written confirmation from the municipality. In addition, the BUYER acknowledges that there are no warranties or representations made by the SELLER or any broker on which BUYER relies in making this Offer, except those previously made in writing and the following: (if none, write "NONE");
none

8. Buyer's Default. If the BUYER defaults in BUYER'S obligations, all monies tendered as a deposit shall be paid to the SELLER as liquidated damages and this shall be SELLER'S sole remedy.

9. Additional Terms.

Seller to finance \$250,000 at a rate of 3% for 10 Years there shall be no pre payment penalty on the loan- Sellers attorney to draw up mortgage agreement and promisory note. Buyer to have 60 days to obtain permitting for automotive sales and repair business from the city of New Bedford

Saed Dib dotloop verified
09/21/19 1:21 PM EDT
RMJJP-GQGT-KUJ-JETZ

BUYER Saed Dib

BUYER

Date _____

SELLER'S REPLY

SELLER(S): (check one and sign below)

☒ (a) ACCEPT(S) the Offer as set forth above at 4 ☐ a.m. / ☒ p.m. on this 23 day of September.
☐ (b) REJECT(S) the Offer.
☐ (c) Reject(s) the Offer and MAKE(S) A COUNTEROFFER on the following terms: _____

This Counteroffer shall expire at _____ ☐ a.m. / ☐ p.m. on _____ if not withdrawn earlier.

Robert Pichon Date 9-23-19

SELLER or spouse 470 Dartmouth St LLC

SELLER

Date _____

(IF COUNTEROFFER FROM SELLER) BUYER'S REPLY

The BUYER: (check one and sign below)

☐ (a) ACCEPT(S) the Counteroffer as set forth above at _____ ☐ a.m. / ☐ p.m. on this _____ day of _____
☐ (b) REJECT(S) the Counteroffer.

_____ Date _____ BUYER _____ Date _____

BUYER

BUYER

RECEIPT FOR DEPOSIT

I hereby acknowledge receipt of a deposit in the amount of \$ 5,000.00 from the BUYER this 23 day of September.

Sharon Chou
Escrow Agent or Authorized Representative

MASSFORMS
Standard Standard Real Estate Form

©1999, 2000, 2001, 2002, 2007, 2010, 2012, 2013, 2014, 2017 MASSACHUSETTS ASSOCIATION OF REALTORS®
 10.22.2014/403031



NOTICE OF DUAL AGENCY

[For use when previous consent was obtained from seller in listing agreement and from buyer in buyer representation agreement]

Broker previously gave notice of the potential for a dual agency relationship to occur in connection with your real estate transaction. That disclosure was contained either in the Exclusive Listing Agreement (for Seller) or in the Exclusive Buyer Representation Agreement (for Buyer). You previously gave your consent to that relationship.

Broker now gives notice that a dual agency has occurred and that Broker and affiliated licensees represent both Buyer and Seller in connection with the property described as

470 Dartmouth St

New Bedford, MA 02740-1115 (the "Property").

A dual agent is authorized to assist the buyer and seller in a transaction, but shall be neutral with regard to any conflicting interest of the buyer and seller. Consequently, a dual agent will not have the ability to satisfy fully the duties of loyalty, full disclosure, reasonable care and obedience to lawful instructions, but shall still owe the duty of confidentiality of material information and the duty to account for funds.

Dated: **September 20, 2019**

BROKER Or Authorized Representative:

Jen Bolle

Jennifer Bolle / Shannon Clark

Signature

Print Name

Date

Acknowledgment

[optional]

I acknowledge receipt of this Notice of Dual Agency.

☒ **SELLER** ☐ **BUYER** *[check one]*

Signature

Print Name

Date

SELLER ☒ BUYER ☐ *[check one]*

Saed Dib

Saed Dib

Signature

Print Name

Date

☒ **SELLER** ☐ **BUYER** *[check one]*

Robert Pacheco

Robert Pacheco

9-23-19

Signature

Print Name

Date

☐ **SELLER** ☐ **BUYER** *[check one]*

Signature

Print Name

Date

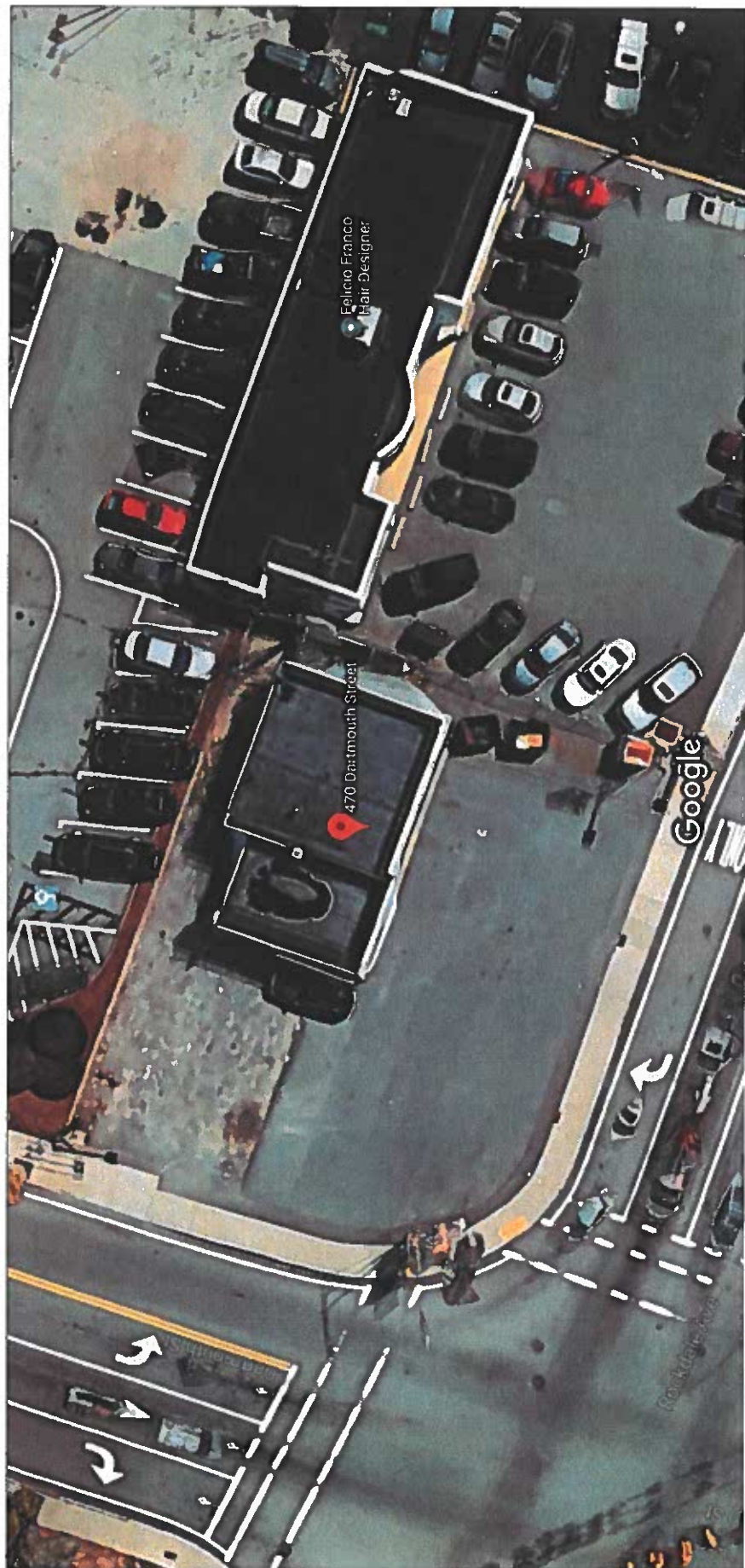
MASSFORMS™
Uniform Standard Real Estate Forms

© 2005, 2018 MASSACHUSETTS ASSOCIATION OF REALTORS®
11 30 18/348372



Form No. 712

Google Maps 470 Dartmouth St



Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft

Google Maps 142 Rockdale Ave

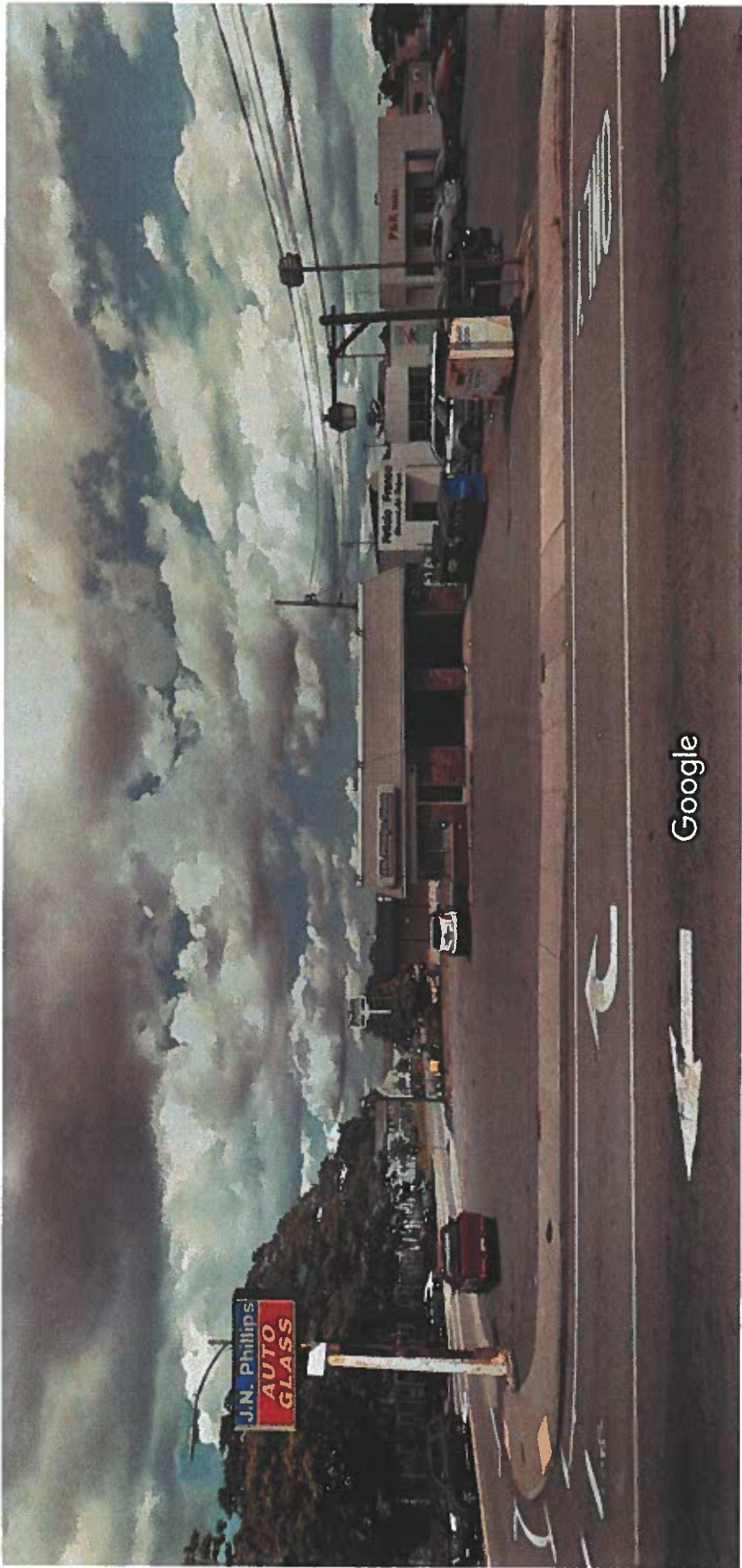


Image capture Aug 2017 © 2019 Google

New Bedford, Massachusetts

Google

Street View - Aug 2017

Google Maps 499 Dartmouth St

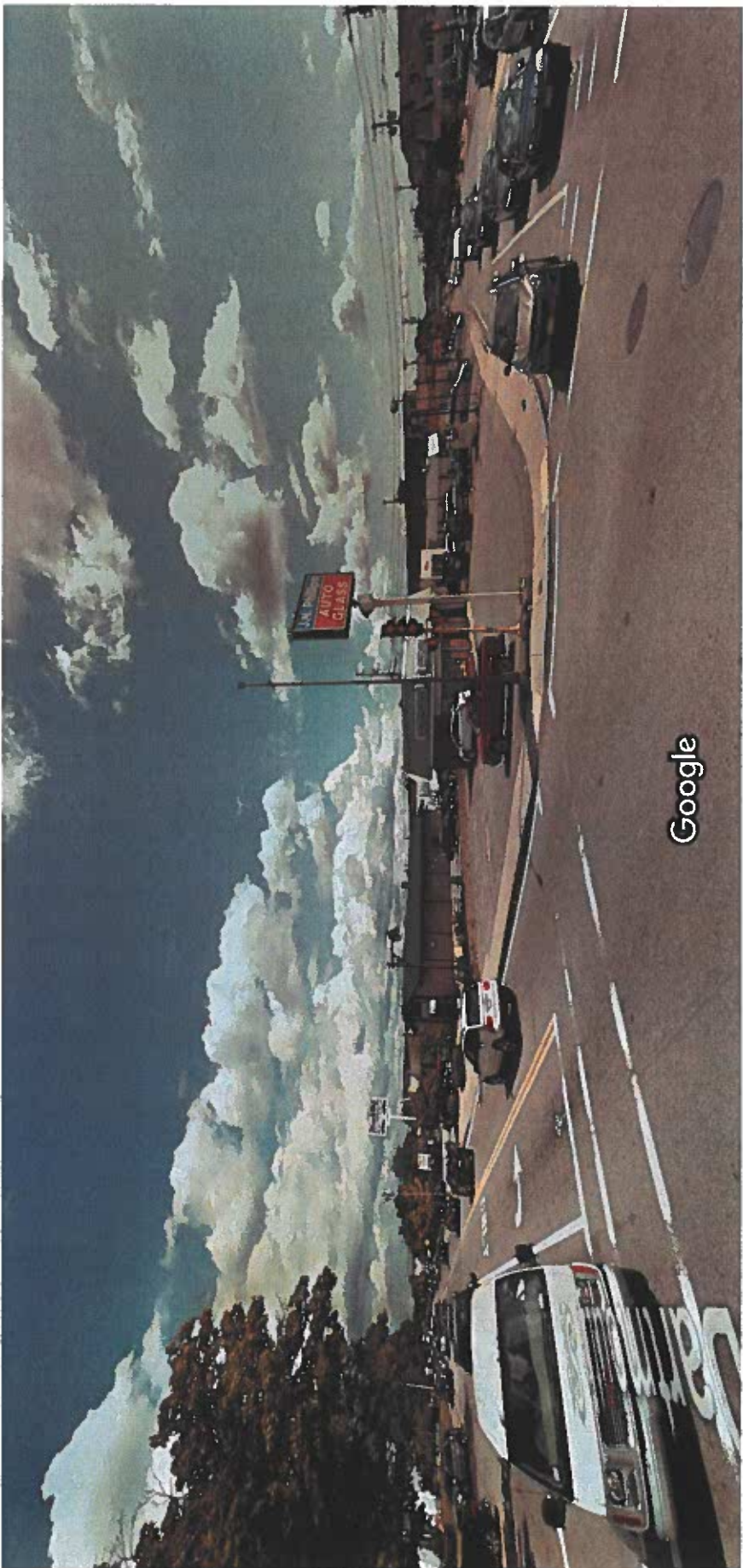


Image capture: Aug 2017 © 2019 Google

New Bedford, Massachusetts

Google

Street View - Aug 2017

Google Maps 470 Dartmouth St

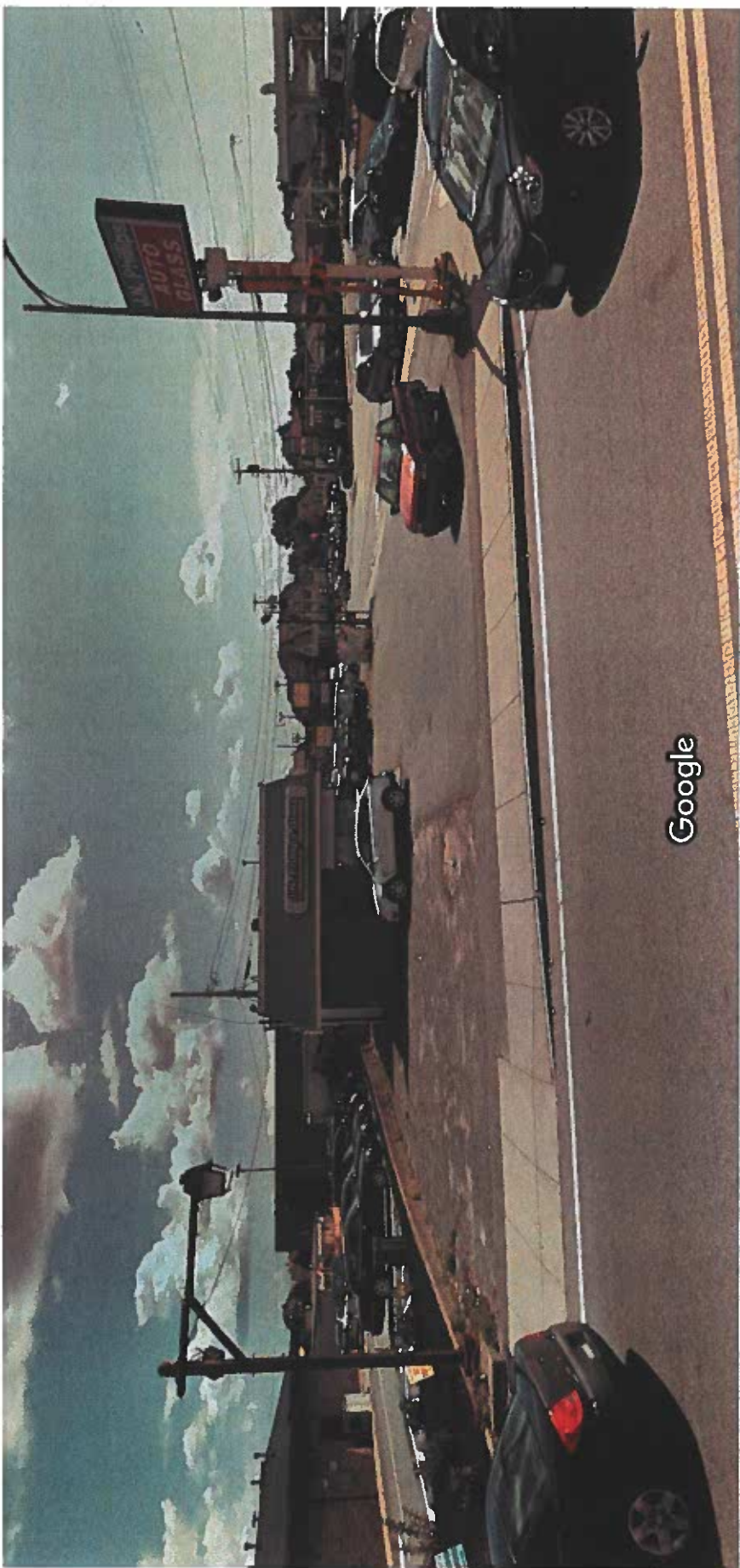
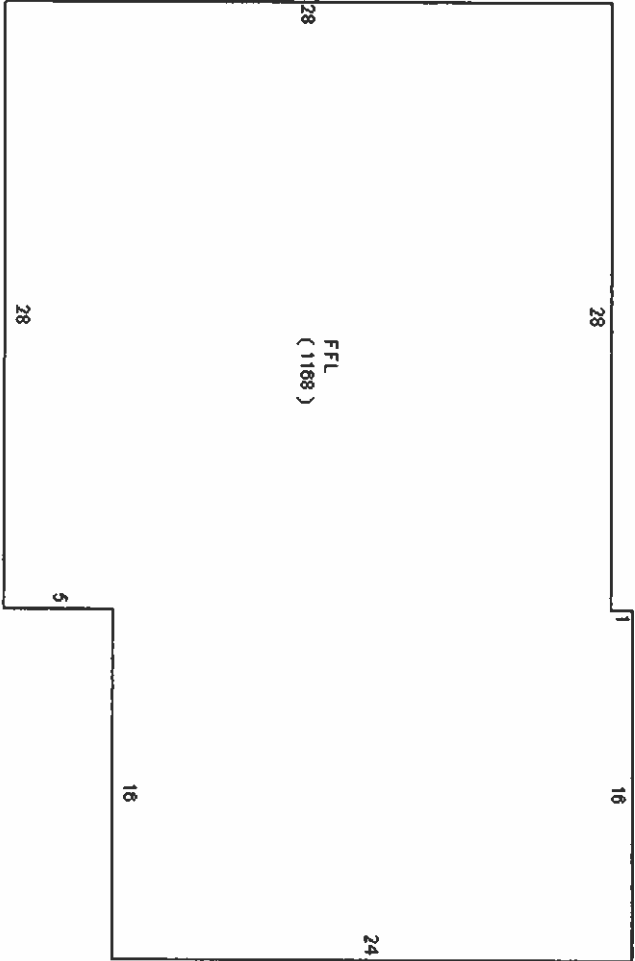


Image capture Aug 2017 © 2019 Google

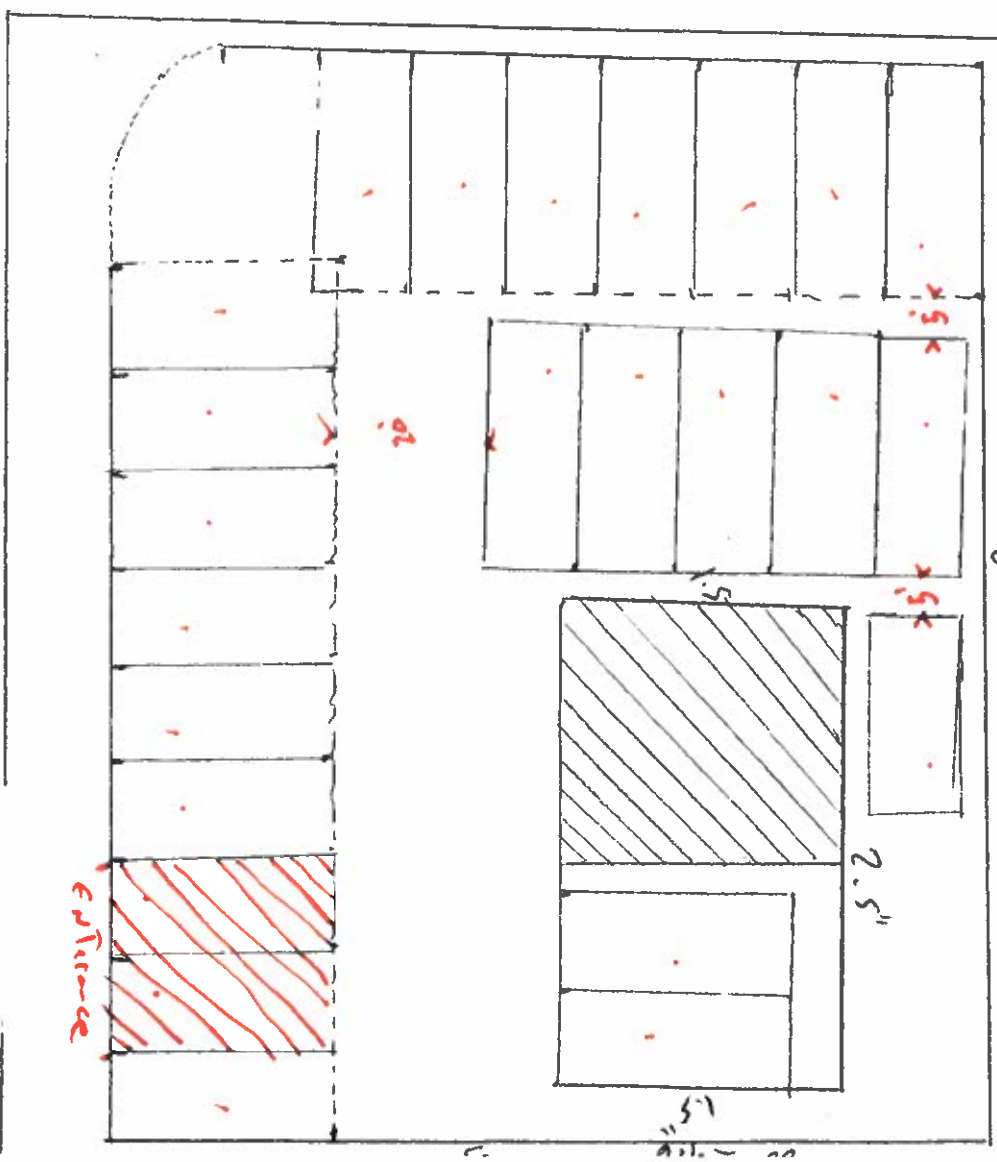
New Bedford, Massachusetts

Google

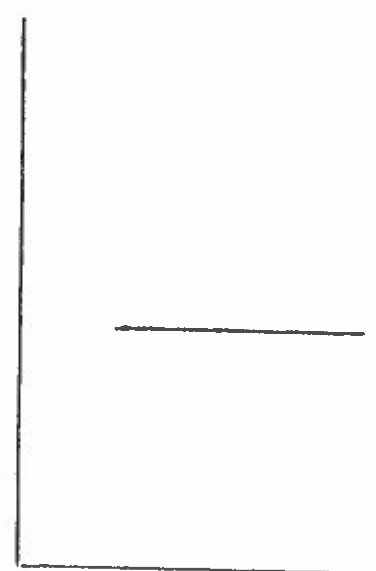
Street View - Aug 2017



100' = 5.85"



① Dr. T. Mouth S →

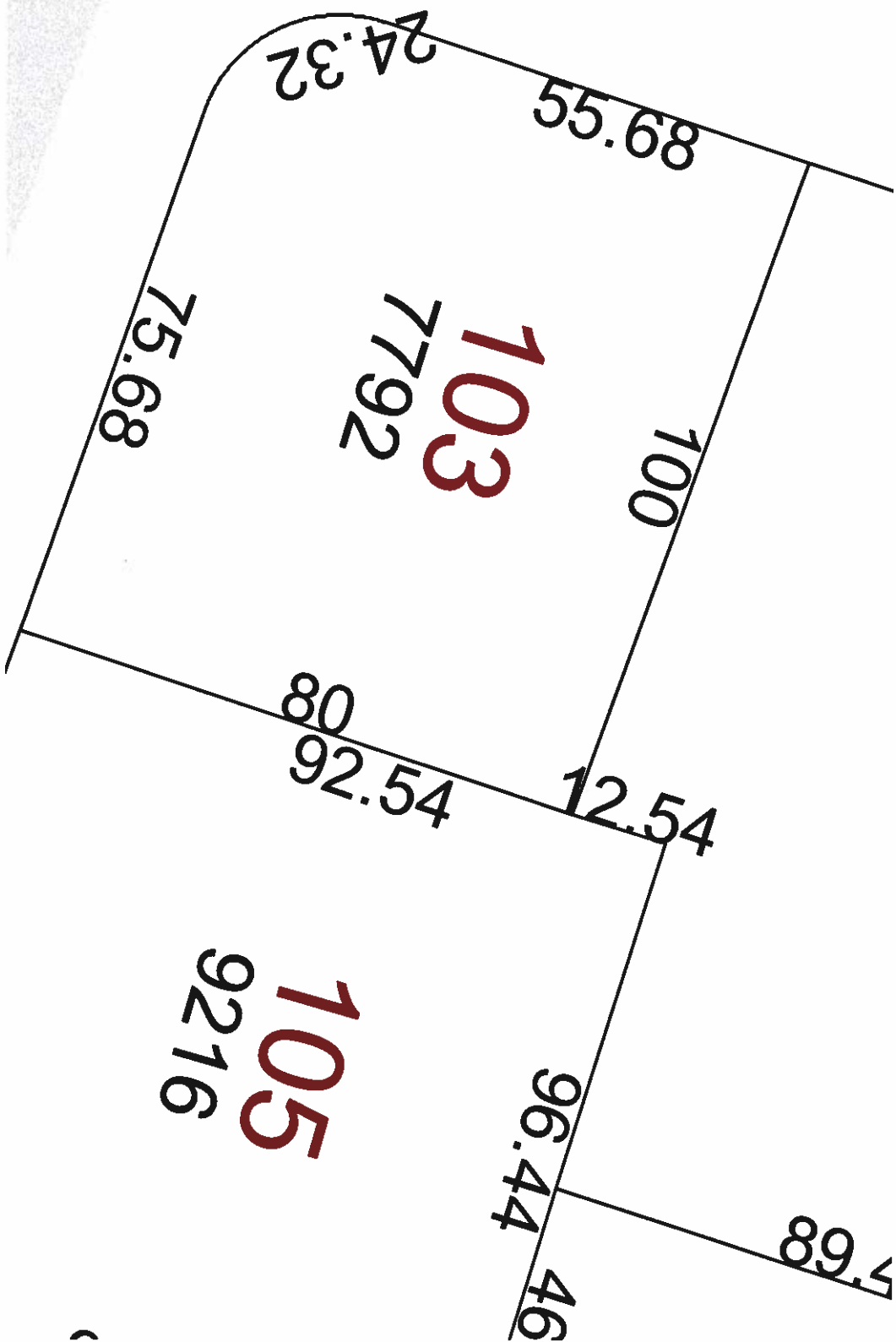


Rockdale are

Scale :

48' → 2.5"
28' → 1.5"

DARTM



QUITCLAIM DEED

We, Robert Pacheco, Brian J. Pacheco, Debbie Ann Pacheco, John Derick Pacheco and Ronald Pacheco, for consideration paid and in full consideration of One (\$1.00) Dollar paid, grant to 470 Dartmouth Street, LLC, a Massachusetts limited liability company with a usual place of business at of 80 Larch Street, New Bedford, Bristol County, Massachusetts, with *quitclaim covenants*

All that certain lot, piece or parcel of land with the buildings and improvements thereon erected, situate, lying and being in New Bedford, Bristol County, Commonwealth of Massachusetts.

BEGINNING at the southwesterly corner of land now or formerly of Manuel F. and Virginia B. Raposa, which point is in the northerly line of Rockdale Avenue, and running north 61 degrees 30 minutes west bounding southerly on Rockdale Avenue 75.67 feet to a point of curvature; thence running westerly and northerly in a curve to the right of radius 25.00 feet, bounding southerly and westerly on the intersection of Rockdale Avenue and Dartmouth Street 38.59 feet to a point of tangency; thence running north 26 degrees 57 minutes east bounding westerly on Dartmouth Street 55.67 feet to the southwest corner of land now or formerly of William and Dorothy Rogers; thence turning an interior angle of 88 degrees 27 minutes and running south 61 degrees 30 minutes east bounding northerly on said land now or formerly of William and Dorothy Rogers 100.00 feet to land now or formerly of Manuel F. and Virginia B. Raposa; thence turning an interior angle of 91 degrees 33 minutes and running south 26 degrees 57 minutes west bounding easterly on said land now or formerly of Manuel F. and Virginia B. Raposa 80.00 feet to the point of beginning making an interior angle of 88 degrees 27 minutes with the first described course.

Being the same premises conveyed to John R. Pacheco Jr. by deed of J.& L. Enterprises, Inc. dated April 5, 1983 and recorded in the Bristol County (S.D.) Registry of Deeds in Book 1859, Page 931.

For our title see Estate of John R. Pacheco Jr., Bristol County Probate and Family Court Docket No. 08P0011EP.

Subject to zoning regulations and ordinances and building restrictions and ordinances of record.

Subject to all assessments, costs and charges for any and all municipal improvements affecting or benefiting said premises.

Subject to covenants, easements and restrictions of record.

Subject to any state of facts an up-to-date survey would show.

Grantee, for itself, its successors and assigns, covenants and agrees to and with Grantors, their successors and assigns, that no portion of said land shall be used for the storage, sale or distribution of any gasoline, other petroleum products or other motor vehicle fuel.

Witness our hands and seals this 1st day of August, 2011.

Robert Pacheco
Robert Pacheco

Brian J. Pacheco
Brian J. Pacheco

Debbie Ann Pacheco
Debbie Ann Pacheco

John Derick Pacheco
John Derick Pacheco

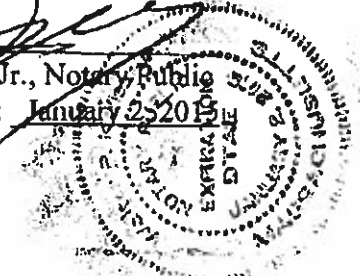
Ronald Pacheco
Ronald Pacheco

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss

On this 1st day of August, 2011, before me, the undersigned notary public, personally appeared Robert Pacheco, 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.

Walter P. Kalisz Jr., Notary Public
My Comm. Exp.: January 25, 2013



A true copy of instrument as recorded in
Bristol County (S.D.) Registry of Deeds
in Book 10119 Page 331
ATTEST:

Walter P. Kalisz Jr.
REGISTER

COMMITTEE ON APPOINTMENTS & BRIEFINGS

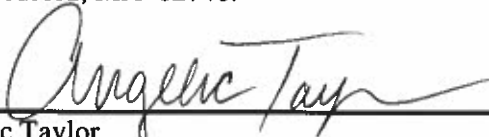
RECEIPT

DATE: October 21, 2019

FROM: Saed Dib

Receipt of Seven Hundred Dollars

For Special Permit for Motor Vehicle Sales and Rentals and General Repair at 470 Dartmouth Street,
New Bedford, MA 02740.



Angelic Taylor
Principal Clerk Typist