

COMMITTEE ON APPOINTMENTS AND BRIEFINGS - November 16, 2020
MEETING AT 7:00 PM, THIS MEETING IS BEING HELD REMOTELY IN ACCORDANCE
WITH THE GOVERNOR OF MASSACHUSETTS' MARCH 12, 2020 ORDER SUSPENDING
CERTAIN PROVISIONS OF THE OPEN MEETING LAW G.L.C. 30A, SECTION 20 AND
THE CITY COUNCIL'S VOTE TO WAIVE RULE 21A
AGENDA

THIS MEETING WILL BE LIVE STREAMED ON
NB CABLE ACCESS FACEBOOK PAGE

1. COMMUNICATION, Mayor Mitchell, to the City Council, submitting the APPOINTMENT of JEFFREY PELLETIER, New Bedford, MA, to the AIRPORT COMMISSION; replacing Moira Tierney, this term will expire in December 2021. (Ref'd 10/22/2020)

INVITEES: Jeffrey Pelletier

2. COMMUNICATION, Mayor Mitchell, to the City Council, submitting the APPOINTMENT of VIORICA IVONE SILVA, New Bedford, MA, to the COMMISSION FOR CITIZENS WITH DISABILITIES; replacing Linda Carreiro who has resigned, this term will expire in May 2021. (Ref'd 10/22/2020)

INVITEES: Viorica Ivone Silva

3. PUBLIC HEARING on an APPLICATION, José Encarnacion and Jonathan Pittman, d/b/a J&J's Small Auto Repairs & Sales, for a SPECIAL PERMIT for Motor Vehicle Sales and Rentals, General Repair and Light Service at 1519 Purchase Street, New Bedford, MA 02740. (Application Rec'd 10/23/2020) (Duly advertised in The Standard-Times on Monday, November 02, 2020 and Monday, November 09, 2020)

INVITEES: José Encarnacion, Applicant; David Gerwatowski, Legal Counsel Attorney; Jonathan Pittman, Applicant; Danny Romanowicz, Commissioner, Department of Inspectional Services; Abutters

Chair Suggests 'No Further Action' and 'Report Out to the Full City Council'

4. WRITTEN MOTION, Councillor Dunn, requesting, that Director of Tourism and Marketing, Dagny Ashley provide an update to the City Council on efforts to leverage the upcoming Plymouth 400 to attract tourism to the City of New Bedford. (Ref'd 04/25/19)

5. WRITTEN MOTION, Councillor Lopes, requesting, that a representative from the Department of Public Infrastructure meet with the Committee on Appointments and Briefings to discuss the street closures associated with the Rt. 18 Phase II project. (Ref'd 09/12/19)

6. WRITTEN MOTION, Councillor Dunn, requesting that the New Bedford City Council hold a hearing to explore implementing a vote-by-mail system for the upcoming 2020 elections due to the COVID-19 pandemic, to ensure safety and accessibility in the voting process; and further, that Representatives of the Secretary of State's Office, the New Bedford Elections Office and Commission, community organizations, and relevant City departments shall be invited to testify. (Ref'd 05/14/2020)

7. RELATED MOTION, Councillor Morad, requesting that the Airport Manager Scot Servis appear before the Committee on Appointments and Briefings prior to the Committee taking up these three renewals of Board Members' terms to discuss with the Committee on Appointments and Briefings the jobs and responsibilities of Airport Commissioners and the characteristics that would be preferred in candidates being recommended to the Board for approval. (Ref'd 08/20/2020)

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact the Clerk of Committees Office at 508-979-1482. Requests should be made as soon as possible but at least 48 hours prior to the scheduled meeting.



Item Title:
STREAMING STATEMENT

Item Detail:

***THIS MEETING WILL BE LIVE STREAMED ON
NB CABLE ACCESS FACEBOOK PAGE***

Additional Information:



Item Title:

APPOINTMENT - JEFFREY PELLETIER / AIRPORT COMMISSION

Item Detail:

1. COMMUNICATION, Mayor Mitchell, to the City Council, submitting the APPOINTMENT of JEFFREY PELLETIER, New Bedford, MA, to the AIRPORT COMMISSION; replacing Moira Tierney, this term will expire in December 2021. (Ref'd 10/22/2020)

Additional Information:

ATTACHMENTS:

Description	Type
1. APPT - J. Pelletier	Cover Memo



CITY CLERKS OFFICE
NEW BEDFORD, MA

2020 OCT 15 P 2:30

CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

October 15, 2020

City Council President Joseph P. Lopes and
Honorable Members of the City Council
City of New Bedford
133 William Street
New Bedford, MA 02740

Dear Council President Lopes and Honorable Members of the City Council:

I am submitting for your approval the **APPOINTMENT** of Jeffrey Pelletier of 44 Stephanie Place, New Bedford, MA to the **AIRPORT COMMISSION**. Mr. Pelletier will be replacing Moira Tierney whose term has expired. This term will expire in December 2021.

Sincerely,

Jonathan F. Mitchell
Mayor

JFM/sds

cc: Airport Commission
Jeffrey Pelletier

IN CITY COUNCIL, October 22, 2020

Referred to the Committee on Appointments and Briefings.

Dennis W. Farias, City Clerk

a true copy, attest:

City Clerk



CITY OF NEW BEDFORD BOARD & COMMISSION APPLICATION

The Mayor is seeking citizens who wish to serve on City Boards and Commissions established to assist and advise the City on specific matters. Please complete this application in full (attach a resume and other information which may assist the Mayor and the City Council in making its selection) and file it with the Mayor's Office. The Mayor reserves the right to reject any application. Some appointments are subject to confirmation by the City Council.

Board/Commission applying for: (see reverse side) Airport Commission

Name: Jeffrey Pelletier

Email: jeffrey.pelletier@newbedfordma.gov

Home Telephone: _____

Work Telephone: _____

Residence Address: 44 Stephanie Place, New Bedford, MA

Zip: 02745

Present Occupation & Place of Employment: President, Junior Achievement of Southern MA

Educational Background: Methodist University B.S. in Business Administration

Memberships in Community Organizations or Professional Groups:

Member of the Board of Directors for Immigrants' Assistance Center and MassHire Greater New Bedford Workforce Board, Member Southcoast Health Community Benefits Committee

City Boards and/or Commissions on which you have previously served:

N/A

The reasons why you wish to be considered for appointment by the Mayor:

The New Bedford Regional Airport is a significant economic and transportation asset for our city and I would be eager to be a member of the team helping to grow this important asset for our city.

Please detail specific areas of expertise:

Business development, strategic management, community engagement, workforce readiness education

Please detail specific areas of interest:

Maximizing economic benefits for the city from EWB, Exploring education and youth engagement tie-ins

Available for meetings in the daytime ☐ evenings ☐ both ☒ (check one)

Resident of the City since what year: 1989-2003, 2016-

Appointees and incumbents may be required to file a Statement of Economic Interest, as required by the City Council Rules or the Mayor. The statement may require a declaration that you have no interest in conflict with the City of New Bedford. Please return your completed application to the Mayor's Office, 133 William St., Room 311, New Bedford, MA 02740.

Applications will be kept on file for two years

**I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING
INFORMATION IS TRUE AND CORRECT.**

Signature of Applicant: _____

Date: 10/6/2020

JEFFREY R. PELLETIER

44 Stephanie Place, New Bedford, MA 02745

PROFESSIONAL EXPERIENCE

President

September 2016 – Present

Junior Achievement of Southern Massachusetts

Junior Achievement of Southern Massachusetts is a dynamic nonprofit organization that collaborates with schools, businesses and community organizations across the 21 cities and towns of Southern Massachusetts to advance career readiness, entrepreneurship, and financial literacy education.

- Responsible for the effective management of a complex organization that utilizes over 200 community volunteers to serve over 6,600 students annually across 21 cities and towns
- Oversees all strategic, operational, financial and administrative functions including the management of staff members and consultants and the facilitation of a 20 member Board of Directors.
- Serves as the public face of this region-wide organization through public speaking appearances, building relationships with regional leaders and stakeholders, and enhancing brand awareness through engagement with local and regional media organizations

Commercial Account Executive

February 2015 – August 2016

The Sylvia Group – Dartmouth, Massachusetts

Based on Massachusetts' beautiful SouthCoast, Sylvia Group is the region's first six-time winner of the Massachusetts Association of Insurance Agents' Five Star Designation for all-around industry excellence. Sylvia Group is a family-owned, community-focused business with more than 60 years of experience helping local families and businesses.

- Built a diverse book of business that included locally owned businesses, nonprofits and startups
- Developed comprehensive risk management programs to protect assets and reduce risks of loss
- Provided outstanding customer service to clients and fostered genuine relationships based on the principles of professionalism, integrity and trust

Business Development & Communications Officer

June 2013 – February 2015

New Bedford Economic Development Council & New Bedford Wind Energy Center – New Bedford, Massachusetts

The New Bedford Economic Development Council (NBEDC) is a non-profit organization comprised of over 300 successful leaders in business, government and education that works alongside the Mayor's Office to set the economic agenda for the City of New Bedford, Massachusetts.

- Supported the strategic economic development agenda of the City of New Bedford with a diverse portfolio of activities including: business development, public policy, strategic communications, workforce development, and strategic planning
 - Assisted with the incubation of the New Bedford Wind Energy Center, and coordinated the activities of Center staff, consultants and partners around the following activity areas: business development, supply chain analysis, workforce development, land-use planning, policy and advocacy, and community outreach and education
 - Collaborated with numerous stakeholders across the region on economic development, with partners including: Bristol Community College, UMass Dartmouth, New Bedford School System, Workforce Investment Board, New Bedford Redevelopment Authority, New Bedford Career Center, Immigrants' Assistance Center, Roger Williams University, and numerous City Departments
-

Program Director

April 2011 – May 2013

Executives Without Borders – Boston, Massachusetts

Executives Without Borders is an innovative non-profit organization dedicated to engaging the business community in solving humanitarian challenges around the world.

In Haiti:

- Directed a nationwide jobs and recycling program that collected over 35 million plastic bottles, increased community health by removing waste streams from the waterways and promoted community economic development by generating over \$250,000 in incomes for communities in need
- Solved key logistics, supply chain and operational challenges that empowered the recycling network to improve the environment nationwide and recycle 2 million pounds of recyclables
- Raised over \$340,000 in funding to create 24 new recycling business while managing the day to day support network for these businesses, developing innovative policies to overcome operational barriers, leveraging support and expertise from relevant stakeholders and setting long-term programmatic strategy

In Honduras:

- Directed employee engagement projects to increase the sustainability of the life-saving work of the NGO Central American Medical Outreach (CAMO). CAMO's efforts include 16 full-time healthcare programs and over 2.3 million dollars of community projects which benefit over 176,000 Hondurans each year
- Engaged employees from a Fortune 500 company in a marketing and awareness project that provided CAMO with a high quality billboard design and professional photography to raise the organizations visibility in the United States and improve their outreach to donors

EDUCATION

- Graduate of Methodist University with a B.S. in Business Administration
- Graduate of the Leadership SouthCoast Program

COMMUNITY

- Member of the Board of Directors, Immigrants' Assistance Center
 - Member of the Board of Directors, MassHire Greater New Bedford Workforce Board
 - Member of the Southcoast Health Community Benefits Committee
 - 2018 SouthCoast Emerging Leader Award Winner
-



Item Title:

APPOINTMENT - VIORICA IVONE SILVA / COMMISSION FOR CITIZENS WITH DISABILITIES

Item Detail:

2. COMMUNICATION, Mayor Mitchell, to the City Council, submitting the APPOINTMENT of VIORICA IVONE SILVA, New Bedford, MA, to the COMMISSION FOR CITIZENS WITH DISABILITIES; replacing Linda Carreiro who has resigned, this term will expire in May 2021. (Ref'd 10/22/2020)

Additional Information:

ATTACHMENTS:

Description	Type
2. APPT - V. Silva	Cover Memo



CITY CLERK'S OFFICE
NEW BEDFORD, MA

7020 OCT 15 P 2:30

CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

October 15, 2020

City Council President Joseph P. Lopes and
Honorable Members of the City Council
City of New Bedford
133 William Street
New Bedford, MA 02740

Dear Council President Lopes and Honorable Members of the City Council:

I am submitting for your approval the **APPOINTMENT** of **VIORICA IVONE SILVA** of 22 Cox Street, New Bedford, MA to the **COMMISSION FOR CITIZENS WITH DISABILITIES**. Ms. Silva will be replacing Linda Carreiro who has resigned. This term will expire in May 2021.

Sincerely,

Jonathan F. Mitchell
Mayor

JFM/sds

cc: Commission for Citizens with Disabilities
Viorica Ivone Silva

IN CITY COUNCIL, October 22, 2020

Referred to the Committee on Appointments and Briefings.

Dennis W. Farias, City Clerk

a true copy, attest:

City Clerk



CITY OF NEW BEDFORD BOARD & COMMISSION APPLICATION

The Mayor is seeking citizens who wish to serve on City Boards and Commissions established to assist and advise the City on specific matters. Please complete this application in full (attach a resume and other information which may assist the Mayor and the City Council in making its selection) and file it with the Personnel Office. The Mayor reserves the right to reject any application. Some appointments are subject to confirmation by the City Council.

Board/Commission applying for: (see reverse side) Commission for Citizens with Disabilities

Name: Vianca Ivone Silva

Email: _____

Home Telephone: _____

Work Telephone: _____

Residence Address: 22 Cox Street New Bedford MA

Zip: 02745

Present Occupation & Place of Employment: Hostess North Dartmouth Applebee's Bar+Grill

Educational Background: High School diploma

Memberships in Community Organizations or Professional Groups: Live United

City Boards and/or Commissions on which you have previously served: N/A?

The reasons why you wish to be considered for appointment by the Mayor: I feel that I can be a voice for people who might not have one. I feel I can relate to people who have every day to go through judgements from their disability and are belittled.

Please detail specific areas of expertise: Childrens Program (doing activities w/ autism or every spectrum of disabilities, Nonverbal, Handicapped, Social Skills lack of interacting.

Please detail specific areas of interest: wherever I am needed, where I'm able to advocate the voices with people who have disabilities or in general that fall on deaf ears

Available for meetings in the daytime ☐ evenings ☐ both ☒ (check one) Sometimes

Resident of the City since what year: 2019

Appointees and incumbents may be required to file a Statement of Economic Interest, as required by the City Council Rules or the Mayor. The statement may require a declaration that you have no interest in conflict with the City of New Bedford. Please return your completed application to the Personnel Department, 133 William St., Room 212, New Bedford, MA 02740.

Applications will be kept on file for two years.

**I DECLARE UNDER PENALTY OF PERJURY THAT THE FOREGOING
INFORMATION IS TRUE AND CORRECT.**

Signature of Applicant: Vianca Silva

Date: 9/24/2020



Item Title:

MOTOR VEHICLE SPECIAL PERMIT APPLICATION - J&J's Small Auto Repairs & Sales / 1519 Purchase Street

Item Detail:

3. PUBLIC HEARING on an APPLICATION, José Encarnacion and Jonathan Pittman, d/b/a J&J's Small Auto Repairs & Sales, for a SPECIAL PERMIT for Motor Vehicle Sales and Rentals, General Repair and Light Service at 1519 Purchase Street, New Bedford, MA 02740. (Application Rec'd 10/23/2020) (Duly advertised in The Standard-Times on Monday, November 02, 2020 and Monday, November 09, 2020)

Additional Information:

ATTACHMENTS:

Description	Type
3. MOTOR VEHICLE SPECIAL PERMIT - 1519 Purchase Street	Cover Memo



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: 10/23/20

Type of service to be provided:



Sales and/or Rentals



Body Repair



General Repair



Light Service

Owner/Landlord Information:

Wendy Garcia

Full Legal Name

J. Auto Mechanic

Company Name (if applicable)

223 State Street

Address

New Bedford, MA, 02740

City, State, Zip

774-992-6892

Phone Number

Email Address

OTHER Owner/Landlord Information: (if applicable)

Lessee Information: (if different from above)

Jose Encarnacion

Full Legal Name

J's Small Auto Repairs & Sales

Company Name

108 Hamlet St 1W Apt

Address

Fall River Mass, 02721

City, State, Zip

(401) 771-6930

Phone Number

J. Encarnacion1030@gmail.com

Email Address

OTHER Lessee Information: (if applicable)

Jonathan Pittman 51 Dunham St Attleboro Ma 02703 (508-463-7313)

Location Information:

Address of Premises: 1519 Purchase St 02740
Street Number & Name Zip Code

Assessor's Plot: 72 107 12500 164
Plot # Lot # Book # Page #

Lot Dimensions: _____
Frontage Depth 4,622 square feet
Area in Sq. Ft.

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

Premises in present ownership since: (date of purchase) 7/10/2018

Present use of premises: Auto Repair - Motor Vehicle light service

Number of buildings on Lot: 1 Size of existing building(s): 1032

Number of cars on premises at any given time: -4-

Number of people on premises at any given time: -2-

Size of proposed buildings (if applicable): Ø

Extent of proposed alterations (if applicable): Ø

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: A special permit is 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: [Signature]
(Must be the signature of the current owner on record.)

Date: 10-9-20

Lessee Signature: José Encarnación
(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: 10-23-2020

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

Date: _____

OTHER Owner Signature: _____

Date: _____

OTHER Lessee Signature: X Jonathan Patton

Date: 10/23/2020



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:

Zoning Enforcement Officer shall be responsible for determining compliance with the City's Zoning Ordinance.

Kirsten Bryan
Deputy Director, Planning

10/30/2020
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

11/08/2020
Date

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

MUST APPLY FOR A MOTOR VEHICLE CLASS II LICEBSE (USED CAR SALES) - ROOM 206

Nicholas Nanopoulos
Licensing Board Clerk

10/27/2020
Date

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

The owner/manager must have a properly sized/properly working MDC Trap installed in the auto repair area. The MDC Trap must be inspected and/or cleaned every six months. A copy of the receipt from the professional cleaner must be submitted to the DPI IPP/FOG Office as proof of inspection.

Wayne Perry, IPP Engineer
Department of Public Infrastructure

10/27/2020
Date

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

Stephanie Macomber
Asst. City Clerk

11/04/2020
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).

SUBJECT PROPERTY	
MAP #	72
LOT(S)#	107
ADDRESS: 1519 Purchase ST	
OWNER INFORMATION	
NAME:	Wendy Garcia
MAILING ADDRESS: 223 State Street	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Jose Encarnacion	
MAILING ADDRESS (IF DIFFERENT): Jencarnacion1030@gmail.com	
TELEPHONE #	401-771-6930
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):

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]
Signature

9-4-2019
Date

September 4, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 1519 Purchase Street (Map: 72, Lot: 107). 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
72-113	1487 PURCHASE ST <i>1487-1491</i>	MOUJABBER NABIH G, 1897 PURCHASE ST NEW BEDFORD, MA 02740
72-106	1190 PLEASANT ST	PLEASANT STREET INVESTMENT PROPERTIES LLC, 95 ASHLEY BOULEVARD NEW BEDFORD, MA 02746
72-104	1196 PLEASANT ST	FRANCIS ROBERT T, FRANCIS JEANNIE 1196 PLEASANT ST NEW BEDFORD, MA 02740
72-129	1546 PURCHASE ST <i>1546-1548</i>	FERRO JOSEPH A, FERRO KIMBERLY W 1546 PURCHASE ST NEW BEDFORD, MA 02740
72-133	1502 PURCHASE ST <i>1502-1508</i>	FTC REALTY- MA LLC, 3 BENTON ROAD MEDFORD, MA 02155
72-110	1501 PURCHASE ST	MOUJABBER NABIH G, 1897 PURCHASE STREET NEW BEDFORD, MA 02740
72-132	1520 PURCHASE ST	SARGENT DANA A "TRUSTEE", SARGENT GAIL M "TRUSTEE" 23 MERRYMOUNT DRIVE NORTH DARTMOUTH, MA 02747
72-134	1476 PURCHASE ST	DGRE LLC, 1476 PURCHASE ST NEW BEDFORD, MA 02740
72-109	1174 PLEASANT ST <i>1174-1178</i>	MOUJABBER JOSEPH, P O BOX 2598 OAKS BLUFF, MA 02557
72-108	1186 PLEASANT ST <i>1186-1188</i>	GONSALVES GILBERT V JR, GONSALVES LORI M 431 NECK ROAD ROCHESTER, MA 02770
72-235	1527 PURCHASE ST	FAIJUE JOSEPHINE T, 1527 PURCHASE STREET NEW BEDFORD, MA 02740
72-131	1530 PURCHASE ST	MAGALHAES MANUEL A, 1530 PURCHASE ST NEW BEDFORD, MA 02740
72-212	8 FRANKLIN ST	KALFAYAN SARKIS K, 8 FRANKLIN STREET NEW BEDFORD, MA 02740

September 4, 2019

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 1519 Purchase Street (Map: 72, Lot: 107). 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
72-213	6 FRANKLIN ST	BARBOSA JULIO, BARBOSA NELIA 46 BORDEN STREET NEW BEDFORD, MA 02740
72-232	4 FRANKLIN ST	VO SANG-VAN, 1573 PURCHASE STREET #2 NEW BEDFORD, MA 02740
72-105	1541 PURCHASE ST <i>1541-1547</i>	PEPI JEFF, 170 ELM STREET NEW BEDFORD, MA 02740
72-130	1538 PURCHASE ST <i>1538-1540</i>	RODERICK DONALD W, 1538 PURCHASE STREET NEW BEDFORD, MA 02740
72 107	1519 PURCHASE ST	GARCIA WENDY B 223 STATE STREET NEW BEDFORD, MA 02740
72-112	2 POPE ST	MCCAGUE JAMES W, 2 POPE STREET NEW BEDFORD, MA 02740



Legend

72-107

Location: 1519 PURCHASE ST**Parcel ID:** 72 107**Zoning:** MUB**Fiscal Year:** 2020**Current Owner Information:**

GARCIA WENDY B

223 STATE STREET

NEW BEDFORD , MA 02740

Current Sales Information:**Sale Date:**

07/10/2018

Sale Price:

\$57,500.00

Legal Reference:

12500-164

Grantor:

ROSALES,BALMORE JOVEL

Card No. 1 of 1

This Parcel contains 0.1061 acres of land mainly classified for assessment purposes as AUTOREP with a(n) COMMERCIAL GARAGE style building, built about 1940, having Brick exterior, Asphalt Shingles roof cover and 1032 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 0 total half bath(s).

Building Value:

33300

Land Value:

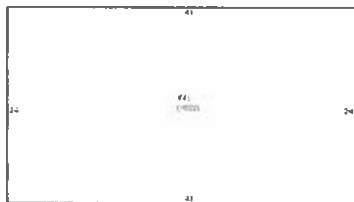
75500

Yard Items Value:

8100

Total Value:

116900

**Fiscal Year 2020**

Tax Rate Res.: 16.16

Tax Rate Com.: 33.59

Property Code: 332

Total Bldg Value: 33300

Total Yard Value: 8100

Total Land Value: 75500

Total Value: 116900**Tax:** \$3,926.67**Fiscal Year 2019**

Tax Rate Res.: 16.47

Tax Rate Com.: 34.84

Property Code: 332

Total Bldg Value: 26000

Total Yard Value: 8200

Total Land Value: 75500

Total Value: 109700**Tax:** \$3,821.95**Fiscal Year 2018**

Tax Rate Res.: 16.63

Tax Rate Com.: 35.65

Property Code: 332

Total Bldg Value: 26900

Total Yard Value: 8200

Total Land Value: 75500

Total Value: 110600**Tax:** \$3,942.89

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.

36.21

34
45.75

35.94

45.57

88

55.18

2224

5

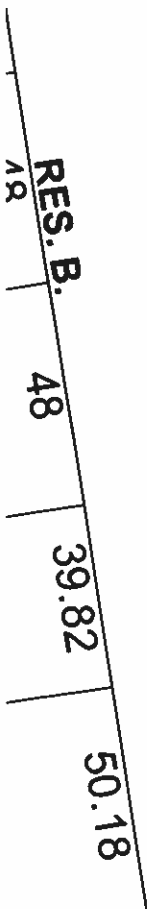
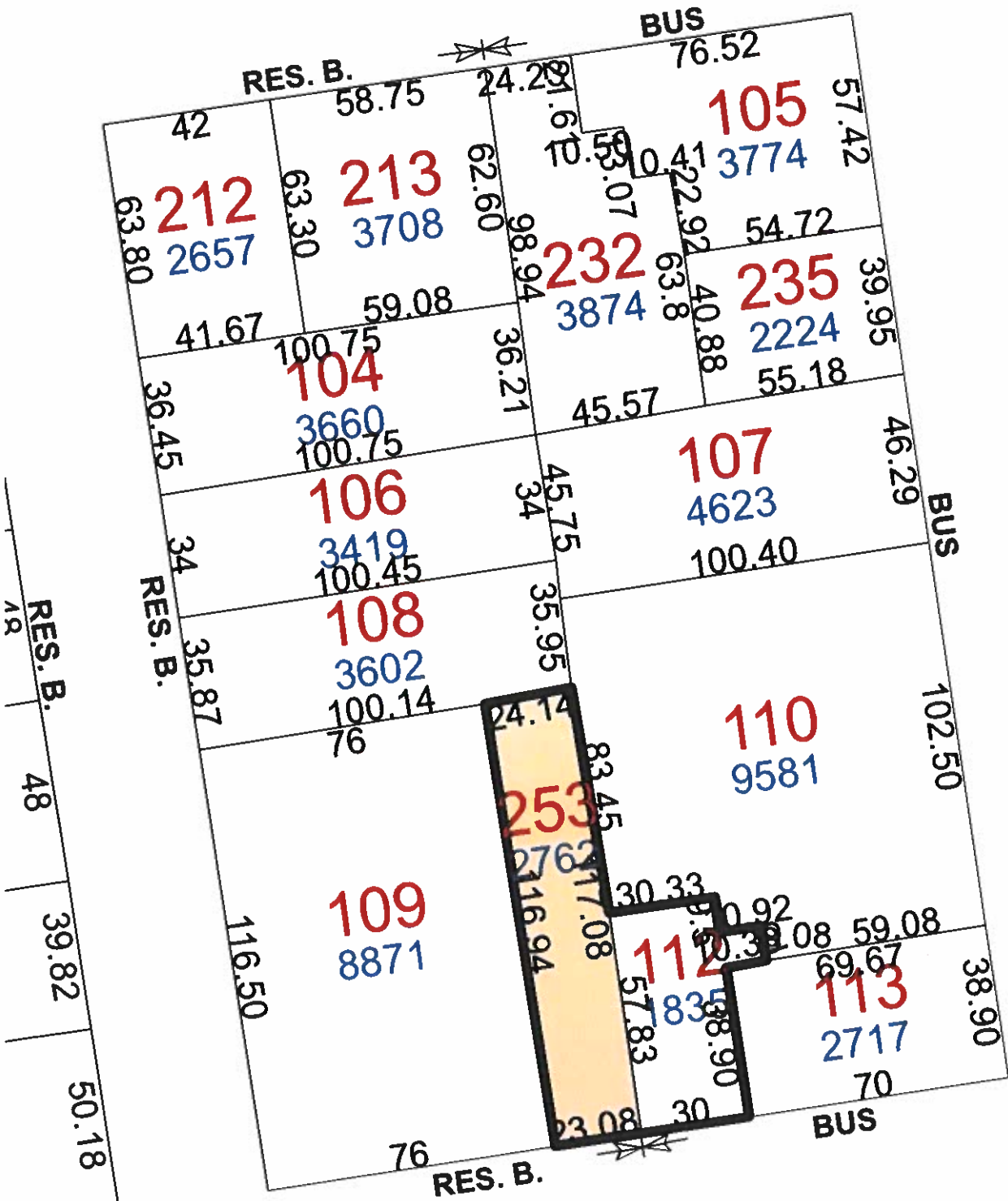
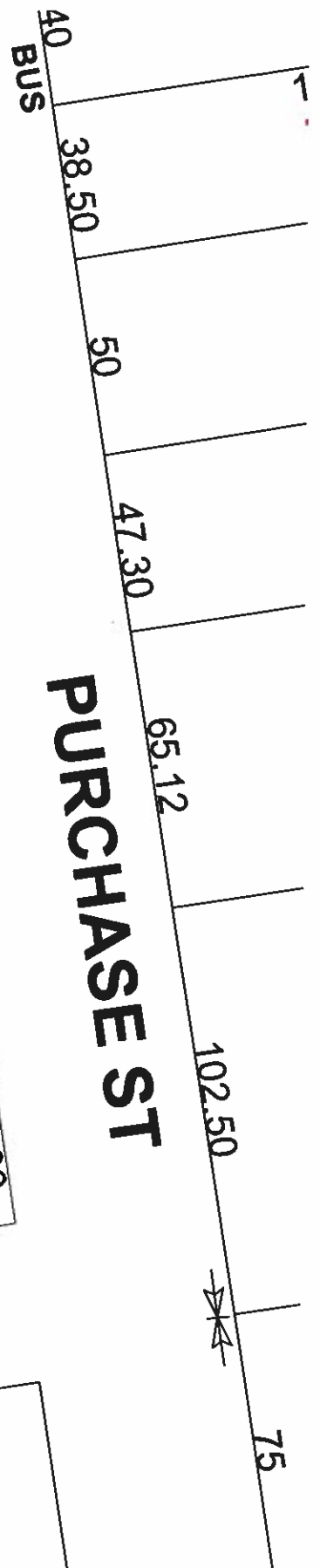
46.29

BUS

107

4623

100.40



AMERICAN-
LEBANSE
MONUMENT

220 +/-



Water Bodies
Town Boundary
Engineering Lot Number
Water Parcel Linking to Assessing DB
Associated Parcel

1 inch = 50 feet
0 50 100 feet



City of New Bedford
Massachusetts

Map: 072-1

This map was prepared by the City of New Bedford and is not to be used for engineering or assessment purposes only.



Map Produced By:
City of New Bedford
Department of
Management Information Systems
January 2019

B-20-206

Permit No.

Completion Date



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

RECEIVED
FOR BUILDING DEPT. USE
DATE RECEIVED JAN 23 2020
RECEIVED BY: _____
ISSUED BY: RC
By _____

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

(AT LOCATION) 1519 Purchase St New Bedford MA 02740
(NO) (STREET)
BETWEEN _____ (CROSS STREET) AND _____ (CROSS STREET)
PLOT 72 LOT 107 DISTRICT MUB ACCEPTED STREET _____
PLANS FILED ☐ YES ☐ NO

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

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 homes
31 ☐ Food establishments
32 ☐ Other — Specify _____

B. OWNERSHIP

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

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.

repair garage w/ 4 wheel drive

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

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)

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) _____

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

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? _____


IV. IDENTIFICATION - ALL APPLICANTS - PLEASE PRINT

OWNER OR LESSEE NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
Jose A. Encarnacion	108 Hamlet St # 13		401-771-6930
E-mail Address:			
CONTRACTOR NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
E-mail Address:		HOME IMP #	
ARCHITECT NAME	MAILING ADDRESS	ZIP CODE	TELEPHONE NO.
		LICENSE #	
E-mail Address:			
SIGNATURE OF OWNER	APPLICANT SIGNATURE	DATE	
Jose A. Encarnacion	Jose A. Encarnacion	11/19/20	

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.


 1519 Purchase St
 New Bedford

 Applicant's Signature Address City

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

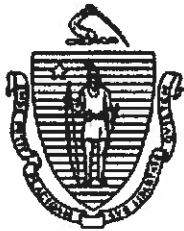
Insurance Company/policy number

☐ 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 Jose Encarnacion 18 day of January, 2020



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): J Auto Mechanic / Jose Encarnacion

Address: 1519 Purchase St

City/State/Zip: New Bedford MA 02740 Phone #: 401-771-6930

Are you an employer? Check the appropriate box:

1. ☐ I am a employer with _____ employees (full and/or part-time).*
2. ☒ I am a sole proprietor or partnership and have no employees working for me in any capacity. [No workers' comp. insurance required.]
3. ☐ I am a homeowner doing all work myself. [No workers' comp. insurance required.] †

4. ☐ I am a general contractor and I have hired the sub-contractors listed on the attached sheet. These sub-contractors have employees and have workers' comp. insurance. ‡
5. ☐ 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.]

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 attached an additional sheet showing the name of the sub-contractors and state whether or not those entities have employees. If the sub-contractors have employees, they must provide their workers' comp. policy number.

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

Insurance Company Name: _____

Policy # or Self-ins. Lic. #: _____ Expiration Date: _____

Job Site Address: _____ City/State/Zip: _____

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: JOSE ENCARNACION

Date: 1/19/20

Phone #: 401-771-6930

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 #: _____

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: _____
(Location of Facility)

Signature of Permit Applicant _____

Date _____

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: Small Auto mechanic Repair Est. Cost _____

Address of Work: 1519 Purchase St New Bedford

Owner Name: Jose Encarnacion Date of Permit Application: 1/18/20

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:

1/18/20 Jose Encarnacion
Date Owner Signature

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONS

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

Reason For Rejection: See Attachments Permit # B-20-204

Comments and Conditions: _____

Signed Danny D. Romarowicz Date: 2-26 20 20

Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner

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: _____

(Location of Facility) N/A

Signature of Permit Applicant _____

Date 5/21/19**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: A.O.T. J. Auto Mechanic Services Est. Cost _____Address of Work: 1519 Puchers STOwner Name: JOSE - ENCANACIONDate of Permit Application: 5/21/19

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:

5/21/19

Date _____

Signature _____

XII. BUILDING COMMISSIONERS REVIEW COMMENTS AND CONDITIONSC. Building Permit Rejected ☒ SPECIAL Permit CITY Council

Reason For Rejection:

Fee _____

Permit # _____

"SEE ATTACHMENTS"

Comments and Conditions:

Signed Danny D. RomanowiczDate: 5/2920 19Title Building Commissioner

Not valid unless signed (not stamped) by Building Commissioner

Garage Lease Agreement

THIS LEASE (the "Lease") dated this 2 day of November, 2019

BETWEEN:

Wendy Garcia

(the "Landlord")

-AND-

Jose A. Encarnacion

Aaron James Mason

(the "Tenant")

(individually the "Party" and collectively the "Parties")

IN CONSIDERATION OF the Landlord leasing certain premises to the Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:

Leased Property

1. The Landlord agrees to rent to the Tenant the garage, municipally described as 1519 Purchase Street, New Bedford, Massachusetts 02740 (the "Property") for use of garaging.
2. No guests of the Tenants may occupy the Property for longer than one week without the prior written consent of the Landlord.
3. Subject to the provisions of this Lease, the Tenant is entitled to the use of parking on or about the Property.

Term

4. The term of the Lease is a periodic tenancy commencing at 12:00 noon on _____ 20__ and continuing on a year-to-year basis until the Landlord of the Tenant terminates the tenancy.
5. Any notice to terminate this tenancy must comply with the applicable legislation of the Commonwealth of Massachusetts (the "Act").

Rent

6. Subject to the provisions of this Lease, the rent for the Property is \$1,500.00 per month (the "Rent")
7. The Tenant will pay the Rent on or before the 1st of each and every month of the term of this Lease to the Landlord at 223 State Street, New Bedford, Massachusetts 02740 or at such other place as the Landlord may later designate by cash or check.
8. The Landlord may increase the Rent for the Property upon providing to the Tenant such notice as required by the Act.

Deposit

9. On execution of this Lease, the Tenant will pay the Landlord a security deposit of \$1,500.00 in addition to the First Month Rent of \$1,500.00.
10. The Landlord will hold the Security Deposit at an interest bearing account solely devoted to security deposits at _____ located at _____.
11. The Landlord will return the Security Deposit at the end of this tenancy, less such deductions as provided in the Lease but no deduction will be made for damage due to reasonable wear and tear nor for any deduction prohibited by the Act.
12. During the term of this Lease or after it's termination, the Landlord may charge the Tenant or make deductions from the Security Deposit for any or all of the following"
 - a. Repair of walls due to plugs, large nails or any unreasonable number of holes in the walls including the repainting of such damaged walls;
 - b. Repainting required to repair the results of any other improper use or excessive damage by the Tenant;
 - c. Unplugging toilets, sinks and drains;
 - d. Replacing damaged or missing doors, windows, screens, mirrors or light fixtures;
 - e. Repairing cuts, burns, or water damage to property
 - f. Any other purpose allowed under this Lease or the Act.

For the purpose of this clause, the Landlord may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Landlord.

13. The Tenant may not use the Security Deposit as payment for Rent.

Inspections

14. At all reasonable times during the term of this Lease and any renewal of this Lease, the Landlord and its agents may enter the Property to make inspections or repairs, or to show the Property to prospective tenants or purchasers in compliance with the Act.

Utilities and Other Charges

15. The Tenant is responsible for the payment of all utilities in relation to the Property.

Attorney Fees

16. In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on the pay, a reasonable sum for the successful Party's attorney fees.

Governing Law

17. This ^{lease}~~lease~~ will be construed in accordance with and exclusively governed by the laws of the Commonwealth of Massachusetts.

Damage to Property

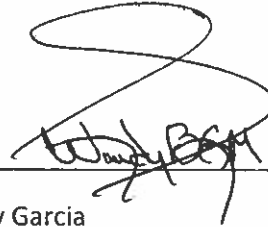
18. If the Property should be damaged other than by the Tenant's negligence or willful act of the Tenant's employee, family, agent, or visitor and the Landlord decides not to rebuild or repair the Property, the Landlord may end this Lease by giving appropriate notice.

Maintenance

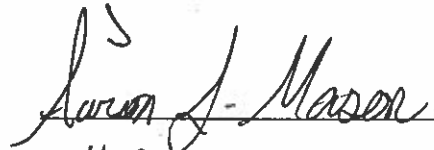
19. The Tenant will, at its sole expense, keep and maintain the Property and appurtenances in good and sanitary condition and repair during the term of this Lease and any renewal of this Lease.
20. Major maintenance and repair of the Property involving anticipated or actual costs excess pf \$100.00 per incident not due to the Tenant's misuse, waste, or neglect or that of the Tenant's employee, family, agent, or visitor, will be the responsibility of the Landlord or the Landlord's assigns.
21. The Tenant will also perform the following maintenance in respect to the Property: Car Lift Heating System. residue of any tipe of substance on floor.

Jose A. Encarnacion

IN WITNESS WHEREOF Aaron James Mason and Wendy Garcia have duly affixed their
signatures on this ____ day of _____, 20____.



Wendy Garcia

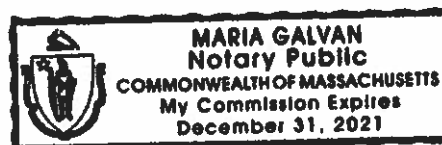


11-20-19.

Tenant

f. Jose Encarnacion

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Landlord
on the 2 day of November, 2019.



Property Address: 1519 Purchase Street, New Bedford, MA



2018 00015147

MASSACHUSETTS QUITCLAIM DEED

Bk: 12500 Pg: 164 Pg: 1 of 2 BS
Doc: DEED 07/10/2018 01:33 PM

I, BALMORE JOVEL ROSALES, of 132 Ranson Estates CIR, Ranson, WV, 25438 for consideration paid, and in full conversation of FIFTY SEVEN THOUSAND FIVE HUNDRED DOLLARS and 00/100 (U.S. \$57,500.00) grant to WENDY B. GARCIA, individually, of 223 State Street, New Bedford, Massachusetts 02740 with quitclaim covenants the following property in New Bedford, Bristol County, Massachusetts, known and numbered as 1519 Purchase Street, bounded an described as follows,

Beginning at the northeast corner of the land herein described at a point in the westerly line of Purchase Street, and at the southeast corner of land now or formerly of Stephen C. Christian;

Thence southerly in line of said Purchase Street, forty-six (46) feet and three and one-half (3 1/2) inches to land of parties unknown;

Thence westerly in line of last-named land, forty-five (45) feet and five and one-half (5 1/2) inches to a faced wall now or formerly of said Christian; and

Thence easterly in line of last-named and, one hundred (100) feet and four (4) inches to the said line of Purchase Street and the point of beginning.

Containing sixteen and 09/100 (16.09) square rods, more or less.

Being the same premises conveyed to this Grantor by deed recorded with the Bristol County (S.D.) Registry of Deeds in Book 11298, Page 269.

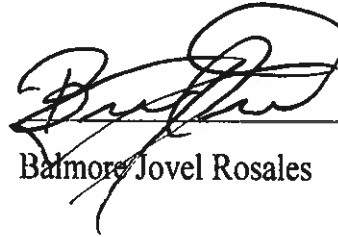
I, BALMORE JOVEL ROSALES declare under the pains and penalties of perjury that no person is entitled to claim the benefit of an existing estate of homestead in the premises as this was never be in a primary residence.

Witness my hand and seal this 2 day of July, 2018.

COPY

EID
att: Susan Garcia
1008 Pleasant St
New Bedford, MA 02740

MASSACHUSETTS EXCISE TAX
Bristol ROD South 001
Date: 07/10/2018 01:33 PM
Ctrl# 025447 31614 Doc# 00015147
Fee: \$262.20 Cons: \$57,500.00

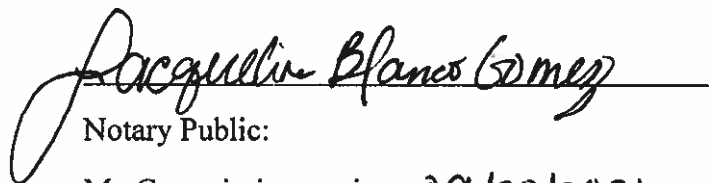

Balmore Jovel Rosales

State of ~~West~~ Virginia

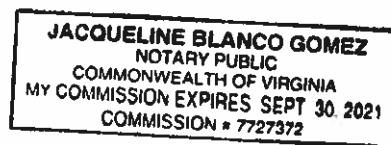
Loudoun
~~Loudoun~~ COUNTY, ss.

Date: 07/02/2018

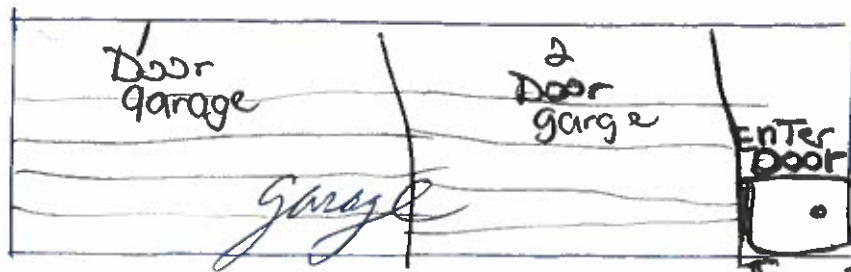
On this day before me, the undersigned Notary Public personally appeared BALMORE JOVEL ROSALES and proved me through satisfactory evidence of identification, which was a photographic identification with signature issued by a federal or state governmental agency, oath or affirmation of a credible witness, personal knowledge of the undersigned, to be the person(s) whose name(s) is/are signee above and acknowledge to me that he/she/they signed it voluntarily for its stated purpose and it was his/her their free act and deed.


Notary Public:

My Commission expires: 09/30/2021



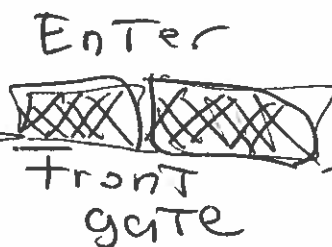
copy



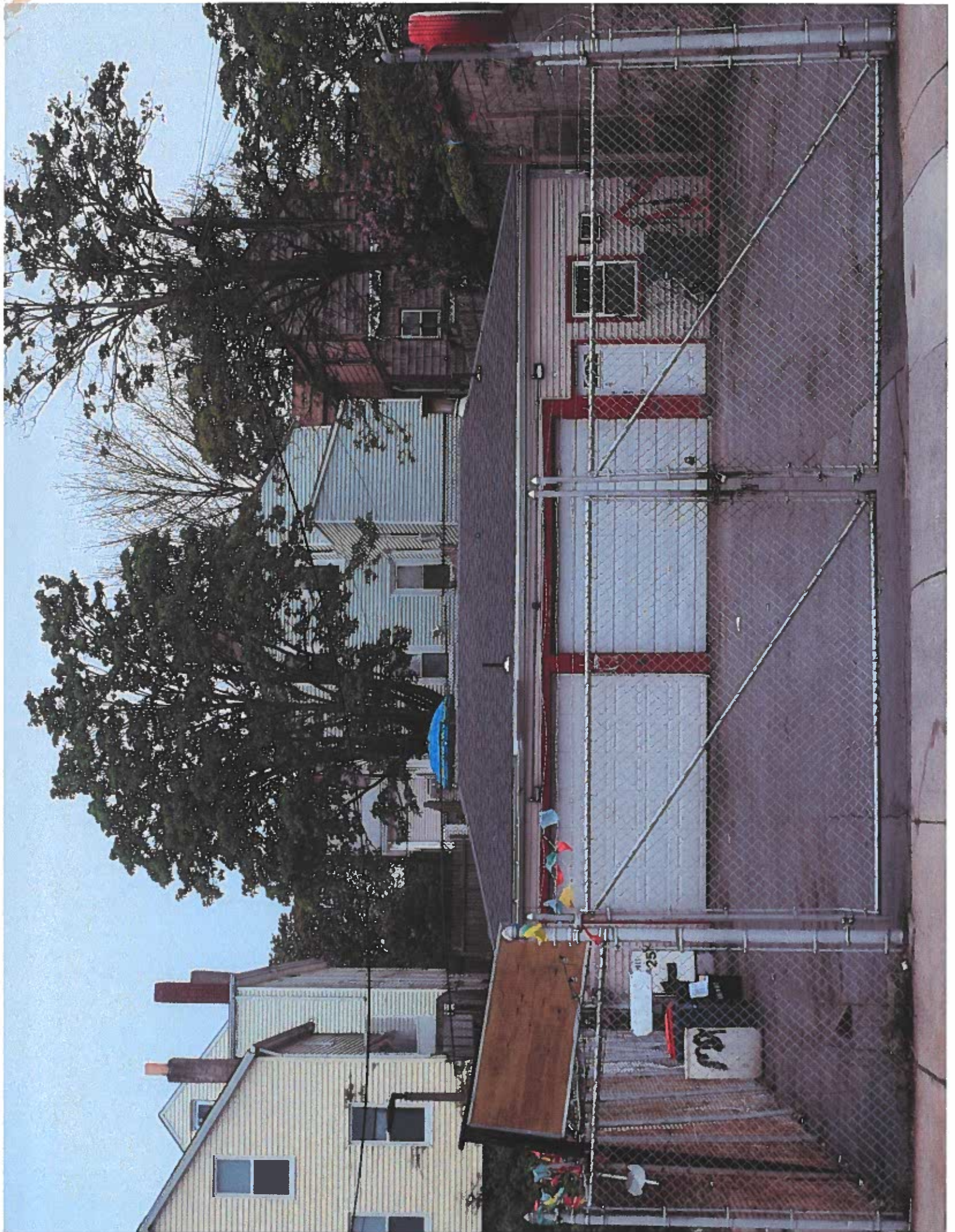
I have
one Door
To come in
and out
and I have
one window
in The
office

- 1
- 2
- 3
- 4

4 Cars for side

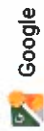


Purchase St





New Bedford, Massachusetts



Street View - Sep 2012

Image capture: Sep 2012 © 2019 Google



COMMITTEE ON APPOINTMENTS & BRIEFINGS

RECEIPT

DATE: 10/23/2020

OWNER(S): Jose Encarnacion + Jonathan Pittman

BUSINESS NAME: J+J's Small Auto Repairs + Sales

BUSINESS ADDRESS: 1519 Purchase St 02740

FOR MOTOR VEHICLE: Sales and/or Rentals

Body Repair

General Repair

Light Service

AMOUNT RECEIVED: Seven Hundred Dollars (\$700.00)

Angelic Taylor
Principal Clerk Typist

Angelic Taylor



Item Title:

WRITTEN MOTION re Plymouth 400

Item Detail:

4. WRITTEN MOTION, Councillor Dunn, requesting, that Director of Tourism and Marketing, Dagny Ashley provide an update to the City Council on efforts to leverage the upcoming Plymouth 400 to attract tourism to the City of New Bedford. (Ref'd 04/25/19)

Additional Information:



Item Title:

WRITTEN MOTION re Street Closures / Rt. 18 Phase II Project

Item Detail:

5. WRITTEN MOTION, Councillor Lopes, requesting, that a representative from the Department of Public Infrastructure meet with the Committee on Appointments and Briefings to discuss the street closures associated with the Rt. 18 Phase II project. (Ref'd 09/12/19)

Additional Information:



Item Title:

WRITTEN MOTION re Vote-By-Mail System / 2020 Elections

Item Detail:

6. WRITTEN MOTION, Councillor Dunn, requesting that the New Bedford City Council hold a hearing to explore implementing a vote-by-mail system for the upcoming 2020 elections due to the COVID-19 pandemic, to ensure safety and accessibility in the voting process; and further, that Representatives of the Secretary of State's Office, the New Bedford Elections Office and Commission, community organizations, and relevant City departments shall be invited to testify. (Ref'd 05/14/2020)

Additional Information:



Item Title:

RELATED MOTION re Airport Commission / Board Candidates

Item Detail:

7. RELATED MOTION, Councillor Morad, requesting that the Airport Manager Scot Servis appear before the Committee on Appointments and Briefings prior to the Committee taking up these three renewals of Board Members' terms to discuss with the Committee on Appointments and Briefings the jobs and responsibilities of Airport Commissioners and the characteristics that would be preferred in candidates being recommended to the Board for approval. (Ref'd 08/20/2020)

Additional Information:



Item Title:

ACCESSIBILITY STATEMENT

Item Detail:

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact the Clerk of Committees Office at 508-979-1482. Requests should be made as soon as possible but at least 48 hours prior to the scheduled meeting.

Additional Information: