

MAIN OFFICE:

49 Herring Pond Road
Buzzards Bay, MA 02532
TEL: (508) 833-0070
FAX: (508) 833-2282



NANTUCKET OFFICE:

19 Old South Road
Nantucket, MA 02554
TEL : (508) 325-0044
www.brackeneng.com

May 10, 2018

HAND DELIVERY & Electronically

New Bedford Conservation Commission
c/o Ms. Sarah Porter, Conservation Agent
113 William Street, Room 304
New Bedford, MA 02740

**RE: Request for Determination of Applicability Application
8 Washburn Street (Map 86, Parcel 16)
New Bedford, MA**

Dear Ms. Porter and Members of the Commission:

On behalf of the applicant, MA New Bedford Washburn, LLC, please accept this Request for Determination of Applicability application for the rehabilitation of an existing warehouse building located at 8 Washburn Street.

We look forward to meeting with you to review the project in more detail. Should you require any further information or have any questions prior to the scheduled hearing, please contact our office at 508-833-0070 or email the undersigned at don@brackeneng.com.

Sincerely,

BRACKEN ENGINEERING, INC.

A handwritten signature in black ink, which appears to read 'Donald F. Bracken, Jr.', is written over a horizontal line.

Donald F. Bracken, Jr., PE
President

Request for Determination of Applicability Application

8 Washburn Street
Map 86, Parcel 16
New Bedford, MA

May 10, 2019



Main Office:
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Ph. 508-833-0070
Fax 508-833-2282

Nantucket Office:
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Nantucket, MA 02554
www.brackeneng.com
Ph. 508-325-0044

List of Materials and Plans submitted with Request for Determination of Applicability

1. Project Narrative
2. Request for Determination of Applicability – WPA Form 1
3. Maps
 - USGS Topographic Map
 - Aerial Orthophoto
 - New Bedford Parcel Map
 - FEMA Flood Insurance Map #2500C0393G, effective date July 16, 2014
 - Natural Heritage & Endangered Species Map (14th edition 8/1/17)
 - Massachusetts Mouth of Coastal River Map
4. Abutter Documents
 - Affidavit of Service
 - Abutters List prepared for the Conservation Commission
 - City of New Bedford - Abutter Notification Document
5. Site Photographs
6. Proof of Ownership
7. Plan: *Proposed Self Storage Facility Site Plan in New Bedford, MA*, dated May 9, 2019 prepared by Bracken Engineering, Inc.

PROJECT NARRATIVE

Prepared for

8 Washburn Street LLC

8 Washburn Street

Map 86 - Parcel 16

On behalf of the Applicant, 8 Washburn Street LLC, Bracken Engineering, Inc. respectfully submits this Request for Determination of Applicability (RDA) for work within proximity to Land Subject to Coastal Storm Flowage (LSCSF). The proposed project includes the rehabilitation of an existing commercial facility including associated drainage, landscaping, and site work at 8 Washburn Street (Assessors Map 86, Parcel 16). The property is a developed 1.59± acre parcel located in the eastern portion of the city directly across from the Interstate 195 on ramp and west of the Acushnet River that separates the city from Fairhaven. The property is generally surrounded by a combination of commercial and residential properties to the east, west, and south and a municipal park to the north.

Wetland Resource Areas

Wetland resource areas located on the subject parcel include LSCSF. A portion of the site lies within LSCSF identified as FEMA Special Flood Hazard Zone AE (Elevation 6) as shown on FEMA Flood Insurance Rate Map No. 25005C-0393-G dated July 16, 2014. The remainder of the site is an area mapped as Flood Zone X that is “being protected from the 1-percent-annual-chance or greater flood hazard by a levee system. There are no other jurisdictional wetland resource areas located within 100 feet of the parcel.

The entire interior of the existing building (and subsequently the entirety of the parcel) is above Elevation 6 and is therefore above the base flood elevation. A small portion of the exterior south side of the existing structure is below elevation 6 and would experience minor flooding (<1') during the theoretical 100-year storm. Therefore, all work associated with the redevelopment of the property is above the base flood elevation and outside of the FEMA designated flood zone and thus outside of LSCSF.

Proposed Project

The Applicant proposes to rehabilitate an existing commercial building and create a self-storage facility. The proposed work includes rehabilitation of the existing structure and enclosing portions of the building that are currently without a roof, and repair and upgrade of the existing drainage and stormwater facilities. The building will be converted into a self storage facility and will continue to be serviced by the municipal sewer system.

All runoff from the parking lot will be treated, and pollution prevention measures shall be incorporated into the design in accordance with best management practices determined by the Department of Environmental Protection (DEP) in the Stormwater Management Handbook.

As a redevelopment project, the site will promote groundwater recharge in accordance with the appropriate DEP stormwater standards (see enclosed Stormwater Checklist and Report for additional details). Additionally, surface runoff from the parking area will be directed through Focal Point biofiltration systems to treat the required water quality volume.

Roof runoff from the proposed addition will be conveyed to a subsurface infiltration system for recharge onsite prior to an overflow discharge to the municipal drainage system. Please see the enclosed Stormwater Report and Checklist for additional details and information.

Performance Standards

Protection of Public and Private Water Supply and Ground Water Supply

The site is not located within a DEP defined wellhead protection area and there are no known drinking water wells within the vicinity of the property. As a redevelopment project, the site will promote groundwater recharge in accordance with the appropriate DEP stormwater standards (see enclosed Stormwater Report and Checklist for additional details). Therefore, the public and private water supply and groundwater supply protection interests of the Act and the Bylaw will be upheld.

Flood Control and Storm Damage Prevention

The proposed project will have no impact on the ability of the property to handle a rise in floodwater nor on the ability of the buildings to withstand a flooding event. All work is proposed in accordance with the state building code for flood zone construction. Therefore, the flood control and storm damage prevention interests of the Act and Bylaw will be improved and maintained.

Prevention of Pollution

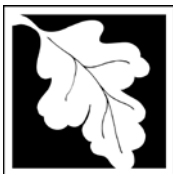
Existing catch basins and manholes will be protected with erosion controls and silt sacks during construction. The site is flat and is not anticipated to generate flow or sediment that may affect abutting properties. Regardless, erosion controls will be kept on site during construction and utilized as necessary. Therefore, the pollution interests of the Act and Bylaw will be upheld.

Protection of Fisheries, Shellfisheries, and Wildlife Habitat

The Site is fully developed and does not contain mapped NHESP designated areas or vernal pools and is not anticipated to adversely impact wildlife habitat. Therefore, the fisheries, shellfisheries and wildlife habitat interests of the Act and Bylaw will be protected.

Summary

The Applicant seeks to rehabilitate an existing commercial building including associated site work, stormwater improvements, and landscaping. The property is located adjacent to LSCSF and no other resource areas are located within 100 feet of the parcel. Appropriate measures are proposed to be employed to minimize adverse effects and prevent erosion and migration of sediment that may otherwise impact resource areas. As proposed, the Project has met the burden of proof established under the Act and Bylaw. Therefore, the Applicant respectfully requests issuance of an Order of Conditions by the Conservation Commission.



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

New Bedford
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
the *City of New Bedford Wetlands Protection Ordinance*

A. General Information

Important:

When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

MA New Bedford & Washburn, LLC

Name

dl@patagon.net

E-Mail Address

786 Redford Drive

Mailing Address

Provo

City/Town

UT

State

84604

Zip Code

Phone Number

Fax Number (if applicable)

2. Representative (if any):

Bracken Engineering, Inc.

Firm

Donald F. Bracken, Jr., PE

Contact Name

don@brackeneng.com

E-Mail Address

49 Herring Pond Road

Mailing Address

Buzzards Bay

City/Town

MA

State

02532

Zip Code

508-833-0070

Phone Number

508-833-2282

Fax Number (if applicable)

B. Determinations

1. I request the City of New Bedford make the following determination(s). Check any that apply:
Conservation Commission

- ☒ a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- ☐ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- ☒ c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- ☒ d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance** or **bylaw** of:

City of New Bedford

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
the *City of New Bedford Wetlands Protection Ordinance*

C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

8 Washburn Street

Street Address

New Bedford

City/Town

Map 86

Assessors Map/Plat Number

Parcel 16

Parcel/Lot Number

- b. Area Description (use additional paper, if necessary):

Area is a mix of commercial and residential development, located west of the Acushnet River and south of I-195.

- c. Plan and/or Map Reference(s):

Proposed Storage Facility Site Plan

Title

May 9, 2019

Date

Title

Date

Title

Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Rehabilitate an existing commercial building into a self-storage facility. See enclosed Project Narrative for additional details.



Massachusetts Department of Environmental Protection

Bureau of Resource Protection - Wetlands

New Bedford

City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and

the *City of New Bedford Wetlands Protection Ordinance*

C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

Portions of proposed project area are shown within special flood hazard zone according to FIRM; however, surveyed elevations show that the interior of the building and work area are above the base flood elevation. In addition, no other wetland resource areas are located on or within 100 feet of the subject property.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)



Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

New Bedford
City/Town

WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 and
the *City of New Bedford Wetlands Protection Ordinance*

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

MA New Bedford & Washburn, LLC

Name

786 Redford Drive

Mailing Address

Provo

City/Town

UT

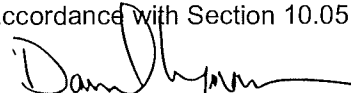
State

84604

Zip Code

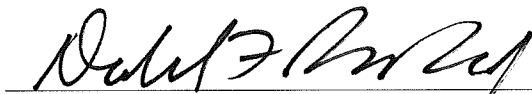
Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

 , MANAGER
Signature of Applicant

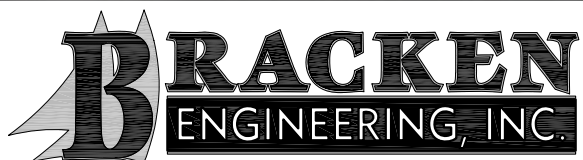
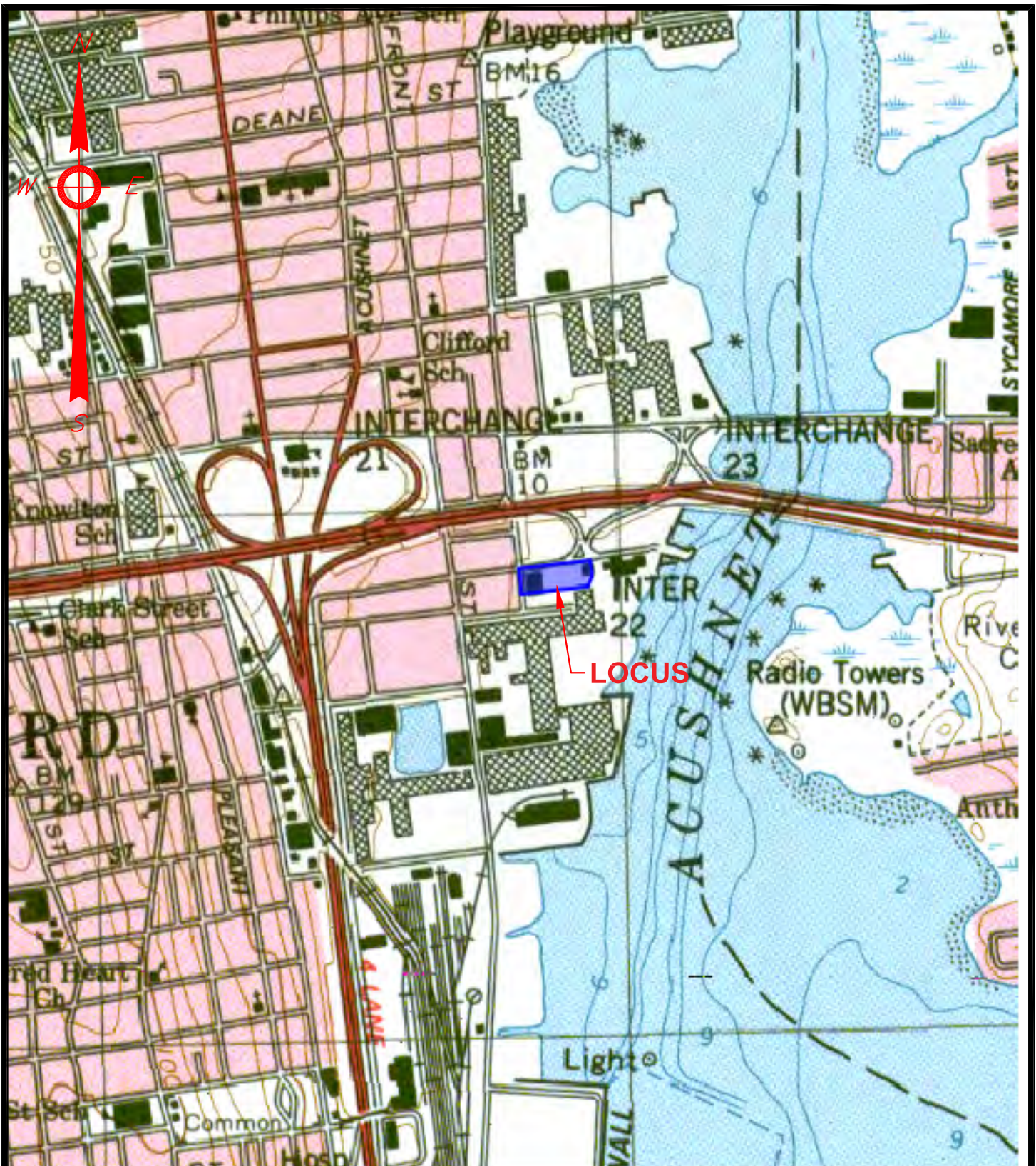
MAY 8, 2019

Date


Signature of Representative (if any) **Bracken Engineering, Inc.**

5-9-19

Date

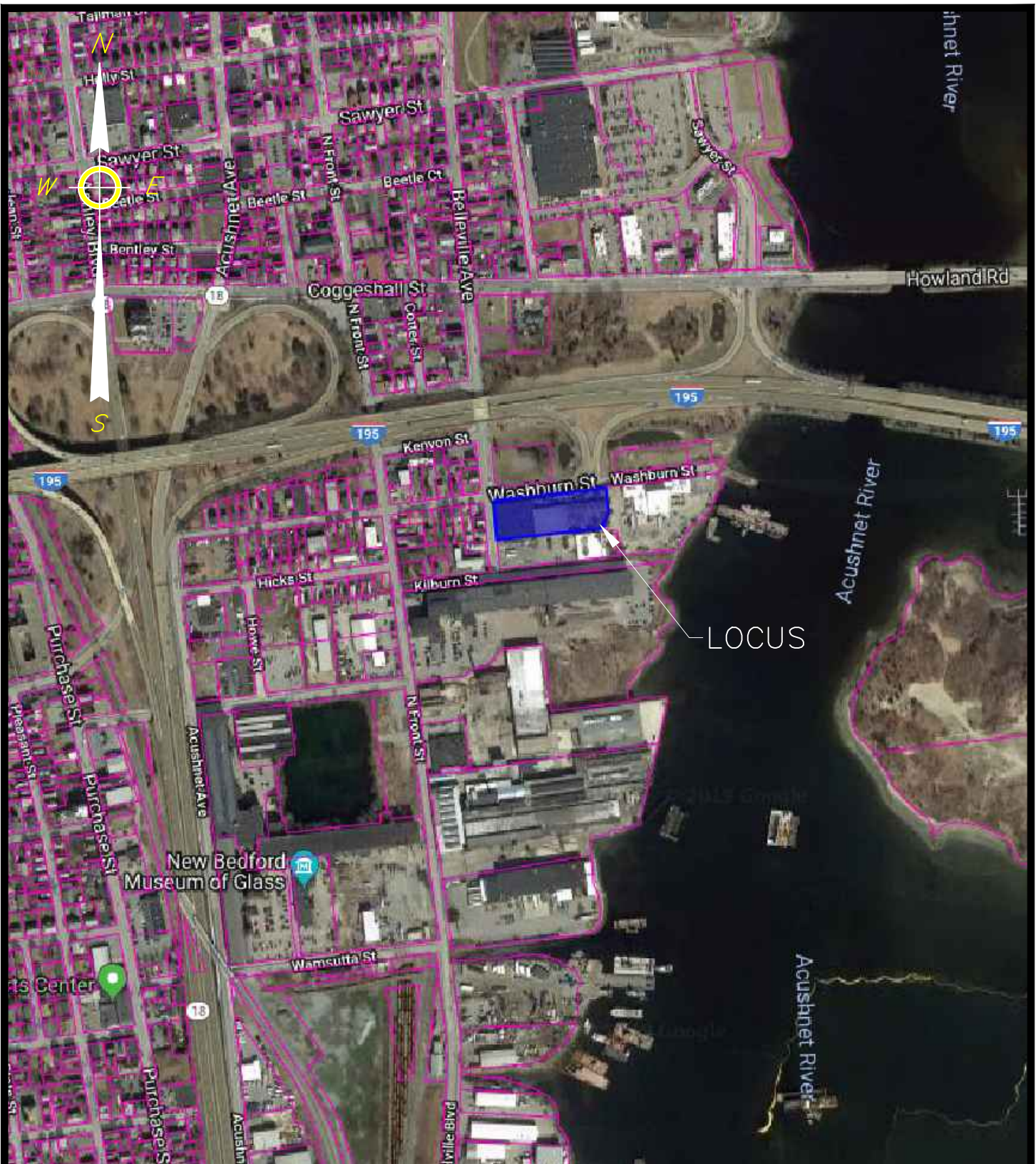


49 HERRING POND ROAD
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(tel) 508-325-0044
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USGS TOPOGRAPHIC MAP

8 WASHBURN STREET
NEW BEDFORD, MASSACHUSETTS
MAP 86, PARCEL 16



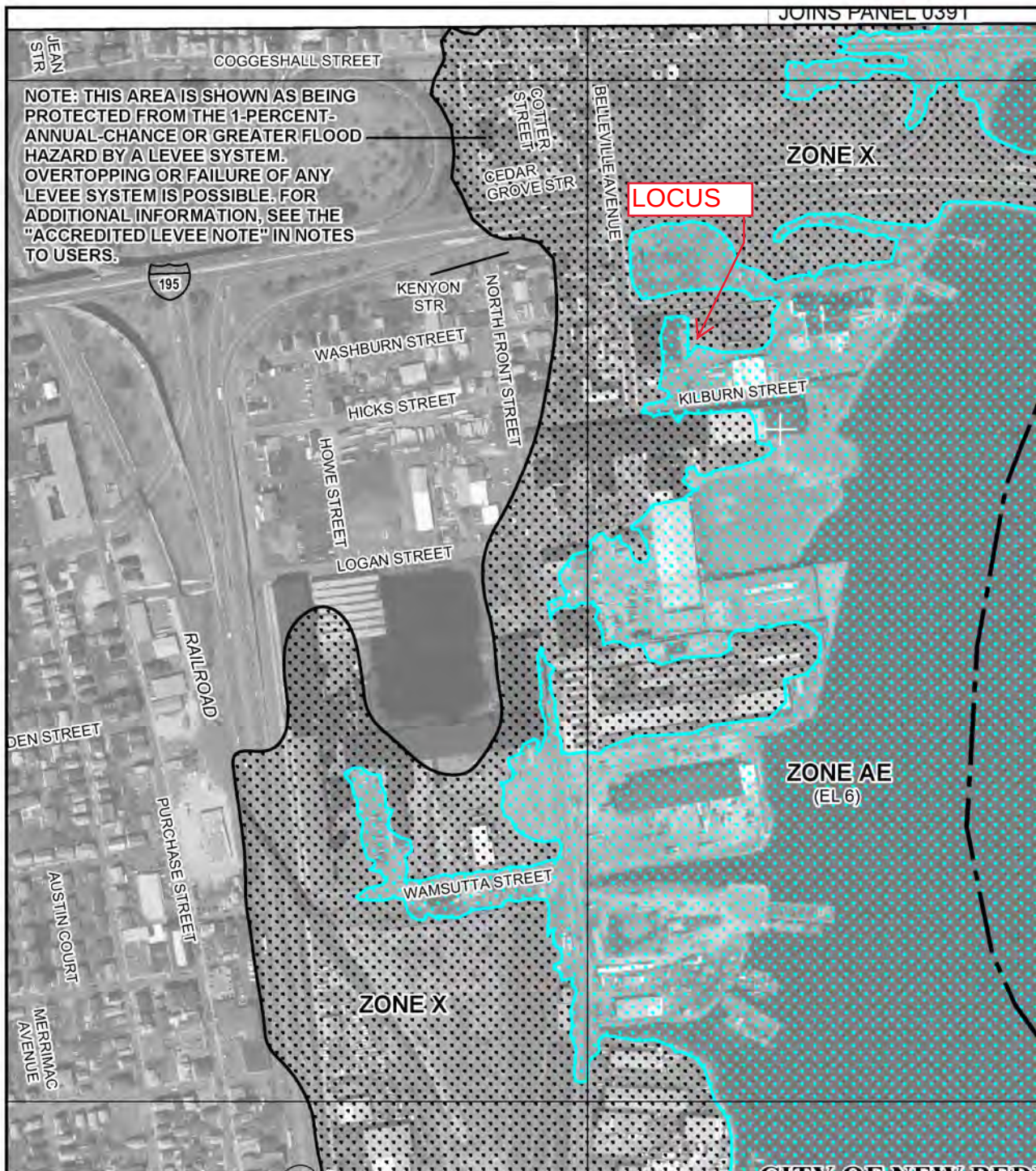
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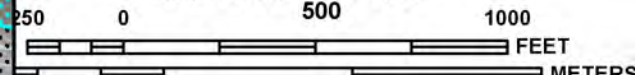
AERIAL ORTHOPHOTO

8 WASHBURN STREET
NEW BEDFORD, MASSACHUSETTS
MAP 86, PARCEL 16





MAP SCALE 1" = 500'



NFP

PANEL 0393G

FIRM

FLOOD INSURANCE RATE MAP
BRISTOL COUNTY,
MASSACHUSETTS
(ALL JURISDICTIONS)

PANEL 393 OF 550

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
FAIRHAVEN, TOWN OF	250054	0393	G
NEW BEDFORD, CITY OF	255216	0393	G

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

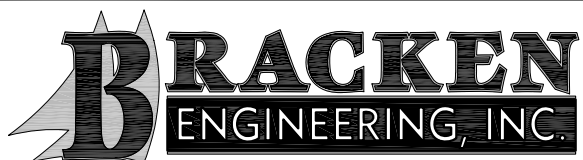
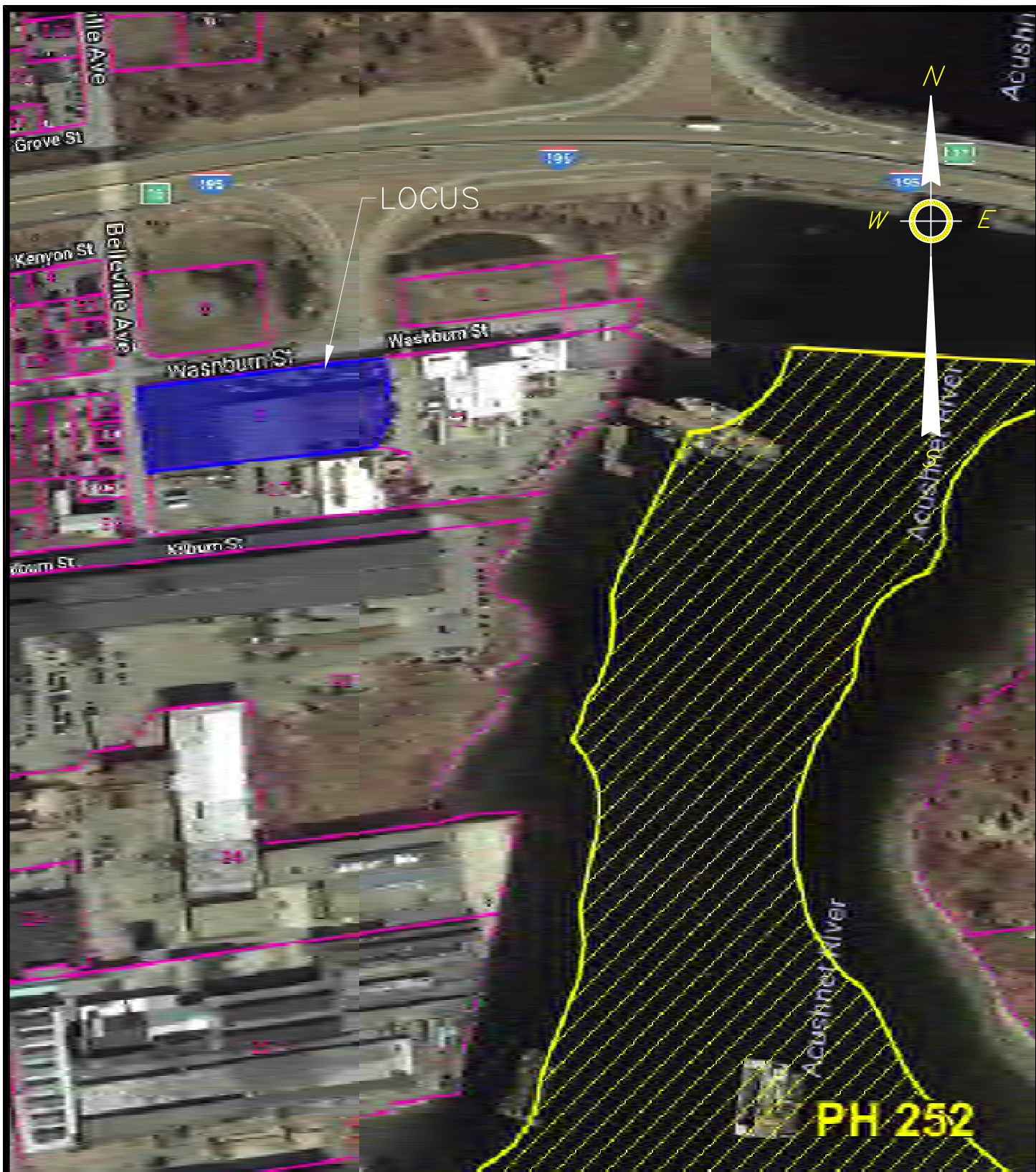


MAP NUMBER
25005C0393G

MAP REVISED
JULY 16, 2014

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



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NHESP PRIORITY and
ESTIMATED HABITATS

8 WASHBURN STREET
NEW BEDFORD, MASSACHUSETTS
MAP 86, PARCEL 16

Massachusetts Mouth of Coastal River Maps

M.G.L. c.131, s.40

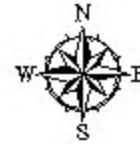
310 CMR 10.58

Town: FAIRHAVEN / NEW BEDFORD

River: ACUSHNET RIVER

March 1, 2005

ID: FAIRHAVEN-NEW BEDFORD MOR-1



Map Legend

- Mouth of River
- - - Town Boundary
- State Boundary



Mitt Romney, Governor
Ellen Roy Herzfelder, Secretary
Executive Office of Environmental Affairs

1:7,500

0 250 500 1,000 1,500 Feet

1 inch equals 625 feet

Mouth of River lines delineated
by DEP Wetlands Program.

Color OrthoPhoto base map from
MassGIS, 2001-2003.

Mass DEP GIS Program

AFFIDAVIT OF SERVICE

Under the

Massachusetts Wetlands Protection Act
(MA General Laws Chapter 131, §40)

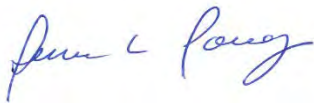
and the

City of New Bedford Wetlands Protection Ordinance

I, Penni L. Pomeroy., on behalf of the Applicant, MA New Bedford & Washburn, LLC, c/o Daniel P. Lyman, hereby certify under the pains and penalties of perjury that on May 10, 2019 I gave notification to abutters in compliance with the City of New Bedford Wetlands Protection Ordinance in connection with the following matter:

A Request for Determination of Applicability (RDA) was filed under the City of New Bedford Wetlands Protection Ordinance by Bracken Engineering, Inc., on behalf of MA New Bedford & Washburn, LLC, c/o Daniel P. Lyman, with the City of New Bedford Conservation Commission on May 10, 2019, for the property located at 8 Washburn Street (Map 86, Parcel 16), in Nantucket, Massachusetts.

The form of notification, and a list of the abutters to whom it was given and their addresses, are attached to this Affidavit of Service.



Penni L. Pomeroy
Bracken Engineering, Inc.

May 10, 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).

FEB 07 2019

SUBJECT PROPERTY	
MAP #	86
LOT(S)#	16
ADDRESS: 8 Washburn Street	
OWNER INFORMATION	
NAME: 8 Washburn Street, LLC	
MAILING ADDRESS: P.O. Box 6346, Plymouth, MA 02362	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Penni Pomeroy of Bracken Engineering, Inc. (Agent)	
MAILING ADDRESS (IF DIFFERENT): 49 Herring Pond Road, Buzzards Bay, MA 02532	
TELEPHONE #	508-833-0070
EMAIL ADDRESS:	penni@brackeneng.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
☐	ZONING BOARD OF APPEALS APPLICATION
☐	PLANNING BOARD APPLICATION
☒	CONSERVATION COMMISSION APPLICATION
☐	LICENSING BOARD APPLICATION
☐	OTHER (Please explain):

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

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

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Carlos Amado

Printed Name

Signature

2/7/2019

Date

Location: 8 WASHBURN ST**Parcel ID:** 86 16**Zoning:** IB**Fiscal Year:** 2019**Current Owner Information:**

8 WASHBURN STREET LLC

P O BOX 6346

PLYMOUTH , MA 02362

Current Sales Information:**Sale Date:**

12/27/2011

Sale Price:

\$1,200,000.00

Card No. 1 of 1

Legal Reference:

10249-81

Grantor:

SATKIN LIMITED PARTNERSHIP,

This Parcel contains 1.590 acres of land mainly classified for assessment purposes as MFG with a(n) MANUFACTURING style building, built about 1940, having Conc Blk exterior, Tar&Gravel roof cover and 37774 Square Feet, with 1 unit(s), total room(s), total bedroom(s) 0 total bath(s), 0 3/4 baths, and 2 total half bath(s).

Building Value:

840100

Land Value:

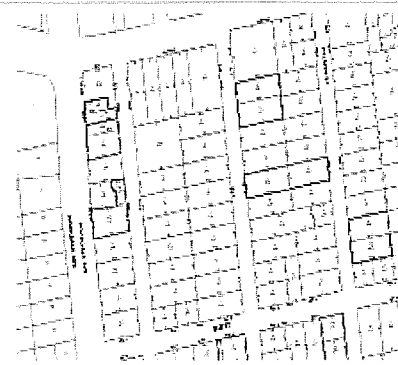
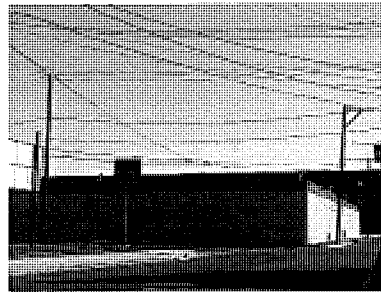
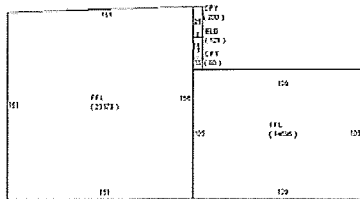
214600

Yard Items Value:

35200

Total Value:

1089900

**Fiscal Year 2019****Fiscal Year 2018****Fiscal Year 2017**

Tax Rate Res.:	16.47	Tax Rate Res.:	16.63	Tax Rate Res.:	16.69
Tax Rate Com.:	34.84	Tax Rate Com.:	35.65	Tax Rate Com.:	36.03
Property Code:	400	Property Code:	400	Property Code:	400
Total Bldg Value:	840100	Total Bldg Value:	954600	Total Bldg Value:	862400
Total Yard Value:	35200	Total Yard Value:	35200	Total Yard Value:	35200
Total Land Value:	214600	Total Land Value:	199300	Total Land Value:	199300
Total Value:	1089900	Total Value:	1189100	Total Value:	1096900
Tax:	\$37,972.12	Tax:	\$42,391.42	Tax:	\$39,521.31

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.

February 7, 2019

Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as 8 v Washburn Street (Map: 86, Lot: 16). 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
86-7	17 KILBURN ST	NORTH WHARF TRUST, C/O DOROTHY P PACKER RFD 275 223 W Spring St. VINEYARD HAVEN, MA 02568
86-13	BELLEVILLE AVE	CITY OF NEW BEDFORD, PARK DEPT 131 WILLIAM ST NEW BEDFORD, MA 02740
85-246	15 BELLEVILLE AVE	RAPOSO JOAO C, RAPOSO MARIA L 15 BELLEVILLE AVENUE NEW BEDFORD, MA 02740
86-22	NS WASHBURN ST	ROBINSON RUSSELL B, 264 IRVING AVE PROVIDENCE, RI 02906
85-157	53 BELLEVILLE AVE	GARCIA FRANCISCO, P O BOX 63028 NEW BEDFORD, MA 02746
85-226	59 KILBURN ST -67	RAFAEL CARLOS, 77 TUCKER LANE NORTH DARTMOUTH, MA 02747
79-1	92 KILBURN ST	B S REALTY LIMITED PARTNERSHIP, 92 KILBURN STREET NEW BEDFORD, MA 02740
85-220	25 BELLEVILLE AVE	RITA JOSE M, REBELO DIANE M 288 MENDALL ROAD ACUSHNET, MA 02743
86-3	2 WASHBURN ST	NORTH WHARF TRUST, C/O DOROTHY P PACKER RFD 275 223 W Spring Street VINEYARD HAVEN, MA 02568
85-261	19 BELLEVILLE AVE	BOTELHO JAIME R, BOTELHO ADELINA C 19 BELLEVILLE AVE NEW BEDFORD, MA 02740
85-293	47 BELLEVILLE AVE	BARROSO MARIA JULIA, 47 BELLEVILLE AVENUE NEW BEDFORD, MA 02740
85-219	14 WASHBURN ST	BARROSO JOSE M., 14 WASHBURN STREET NEW BEDFORD, MA 02740
85-269	12 WASHBURN ST	BAIA ALBINO C, BAIA GLORIA M 12 WASHBURN STREET NEW BEDFORD, MA 02740

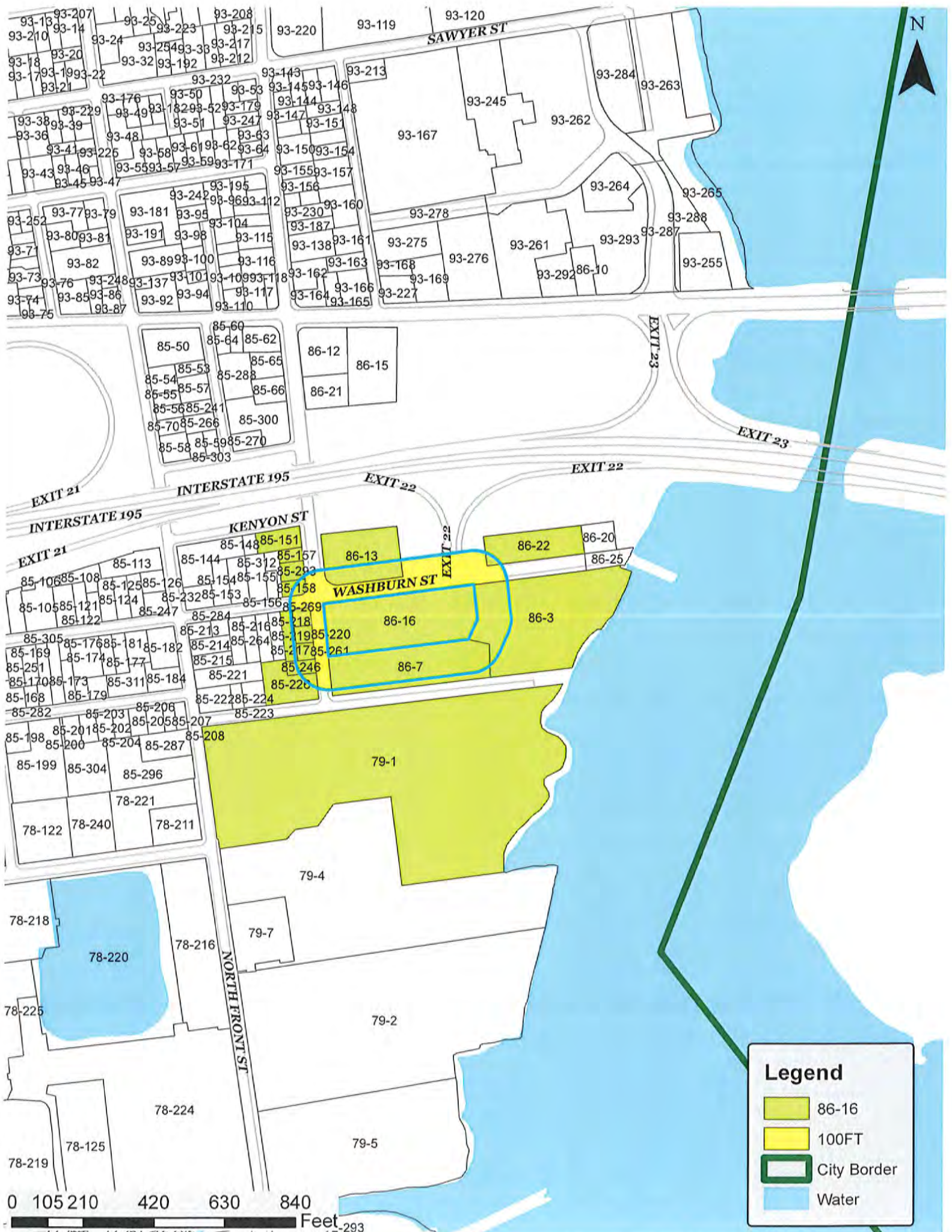
February 7, 2019

Dear Applicant,

Please find below the List of Abutters within 100 feet of the property known as 8 v Washburn Street (Map: 86, Lot: 16). 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
86-16	8 WASHBURN ST	8 WASHBURN STREET LLC, 72 N WATER STREET 3RD FLOOR <i>PO Box 6346</i> NEW BEDFORD, MA 02740 <i>Plymouth 02362</i>
85-158 <i>W5</i>	BELLEVILLE AVE	BISHINS HAROLD, BISHINS PAUL R 92 KILBURN STREET NEW BEDFORD, MA 02740
85-151	4 KENYON ST	PINAULT PAMELA M, 9 BERTRAND WAY ACUSHNET, MA 02743



Legend

- 86-16
- 100FT
- City Border
- Water

0 105 210 420 630 840 Feet

**NOTIFICATION TO ABUTTERS UNDER THE
MASSACHUSETTS WETLANDS PROTECTION ACT
Chapter 131, Section 40
and
City of New Bedford Wetlands Ordinance**

In accordance with the 2nd paragraph of Massachusetts General Laws Chapter 131, Section 40, and in accordance with the City of New Bedford Wetlands Ordinance (New Bedford Code of Ordinances Sections 15-101 through 15-112) you are hereby notified of the following:

- A. The name of the Applicant is: **MA New Bedford & Washburn, LLC**
- B. The Applicant has filed a Request for Determination of Applicability (RDA) with the City of New Bedford Conservation Commission seeking permission to perform work which might: remove, fill, dredge or alter an Area Subject to Protection Under the Wetlands Protection Act (General Laws, Chapter 131, Section 40) and the City of New Bedford Wetlands Ordinance (New Bedford Code of Ordinances Sections 15-101 through 15-112).
- C. The location where the activity is proposed is:
8 Washburn Street (Assessor's Map 86, Parcel 16).
- D. Copies of the Request for Determination of Applicability (RDA) may be examined at the New Bedford Conservation Commission Office located at City Hall 133 William Street, Room 304, New Bedford, MA 02740 between the hours of 8:00 a.m. and 4:00 p.m. (Monday – Friday). For more information please call (508) 991-6188.
- E. Copies of the Request for Determination of Applicability (RDA) can be obtained from the Applicant's Representative: Bracken Engineering, Inc., by calling (508) 833-0070 between the hours of 8:00 a.m. and 5:00 p.m. (Monday – Friday).
- F. Information regarding the date, time and place of the public hearing may be obtained from the New Bedford Conservation Commission Office by calling (508) 991-6188 between the hours of 8:00 a.m. and 4:00 p.m. (Monday – Friday).

NOTE: Notice of the scheduled Public Hearing:

- 1. Will be published at least five (5) days in advance in the Standard Times newspaper; and,
- 2. Will be posted in the City Hall, 133 William Street, New Bedford not less than forty-eight (48) hours in advance of the Public Hearing.

NOTE:

- 1. You may also contact the New Bedford Conservation Commission Office located at (508) 991-6188 for more information about this publication or the City of New Bedford Wetlands Ordinance. You may also contact the Department of Environmental Protection Southeast Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP's Southeast Regional Office: 508-946-2800

SITE PHOTOGRAPHS – 8 Washburn Street



SITE PHOTOGRAPHS – 8 Washburn Street



SITE PHOTOGRAPHS – 8 Washburn Street



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City of New Bedford
Conservation Commission

Appendix

1. Owner's/Landlord's Name: MA New Bedford & Washburn, LLC
2. Title Referenced to Property: DEED - Book 12713, Page 70
PLAN Book 93, Page 14

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

3. If the Applicant is Not the Owner:

Applicant's Name: _____

Provide:

1. Notarized authorization letter from owner to tenant or buyer for application for this permit (on letterhead);
2. Copy of the Purchase & Sale Agreement or Lease, where applicable;

(In addition – ZBA only)

3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

MASSACHUSETTS EXCISE TAX
 Bristol ROD South 001
 Date: 02/14/2019 02:55 PM
 Ctr# 027216 1778 Doc# 00003292
 Fee: \$8,208.00 Cons: \$1,800,000.00



Bk: 12713 Pg: 70 Pg: 1 of 2 BS
 Doc: DEED 02/14/2019 02:55 PM

QUITCLAIM DEED

8 WASHBURN STREET, LLC, a Massachusetts Limited Liability Company, with a principal office located at 30 Screenhouse Lane, Duxbury, Massachusetts 02332

for consideration paid, and in full consideration of One Million Eight Hundred Thousand Dollars (\$1,800,000.00)

grants to MA NEW BEDFORD & WASHBURN, LLC, a Utah Limited Liability Company, filed in Massachusetts, with a principal office located at 101 South 200 East, Suite 200, Salt Lake City, Utah 84111

with QUITCLAIM COVENANTS

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

BEGINNNING at a point which is the intersection of the southerly line of Washburn Street with the easterly line of Belleville Avenue;

Thence North 82° 18' 38" East in said southerly line of Washburn Street four hundred forty-nine and 87/100 (449.87) feet;

Thence South 07° 50' 55" East by the easterly face of a party wall forty-one and 00/100 (41.00) feet;

Thence continuing South 07° 50' 55" East by the easterly face of a concrete wall sixty-four and 39/100 (64.39) feet;

Thence South 24° 46' 23" West by the southeasterly face of said concrete wall sixty-two and 85/100 (62.85) feet;

Thence South 83° 17' 48" West by the southerly face of said concrete wall four hundred twenty and 65/100 (420.65) feet;

Thence North 06° 06' 52" West in the easterly line of Belleville Avenue one hundred fifty-one and 24/100 (151.24) feet to the point of beginning.

CONTAINING 1.59 acres and being shown on a plan of land entitled "Subdivision of Land in New Bedford, Mass. for New Bedford Fish Products Corp., Scale 1" = 40', April 29, 1974, Tibbetts Engineering Corp., New Bedford, MA", recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 93, Page 14.

Subject to and together with the benefit of a party wall agreement dated June 18, 1982, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 1843, Page 374.

Subject to two easements to Commonwealth Electric Co. dated July 30, 1982, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 1845, Page 469, and dated June 27, 1984, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 1972, Page 208.

Property Address: 8 Washburn Street, New Bedford, Massachusetts 02740.

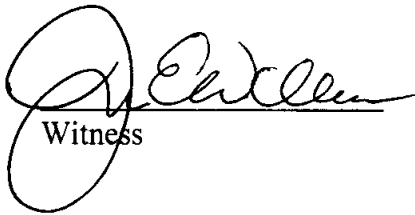
The grantor hereby certifies that it does not elect to be taxed as a corporation.

Property Address: 8 Washburn Street, New Bedford, MA 02740

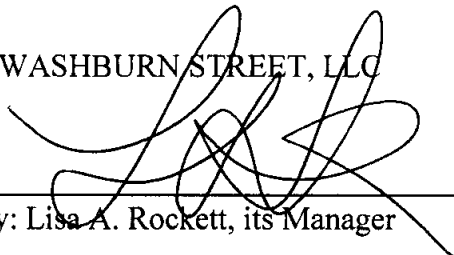
Lisa Delaney
 Carvin Delaney
 44 Adams St.
 Braintree, MA 02184

Being the same premises conveyed to the Grantor herein by deed of Satkin Limited Partnership dated December 24, 2011, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 10249, Page 81.

IN WITNESS WHEREOF, the said 8 WASHBURN STREET, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Lisa A. Rockett, its Manager, this 1/7~~4~~ day of February, 2019.


Witness

8 WASHBURN STREET, LLC

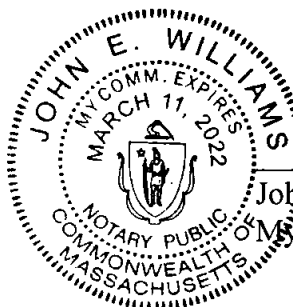

By: Lisa A. Rockett, its Manager

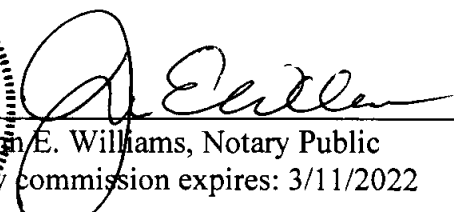
COMMONWEALTH OF MASSACHUSETTS:

County of Bristol, ss.

February 11, 2019

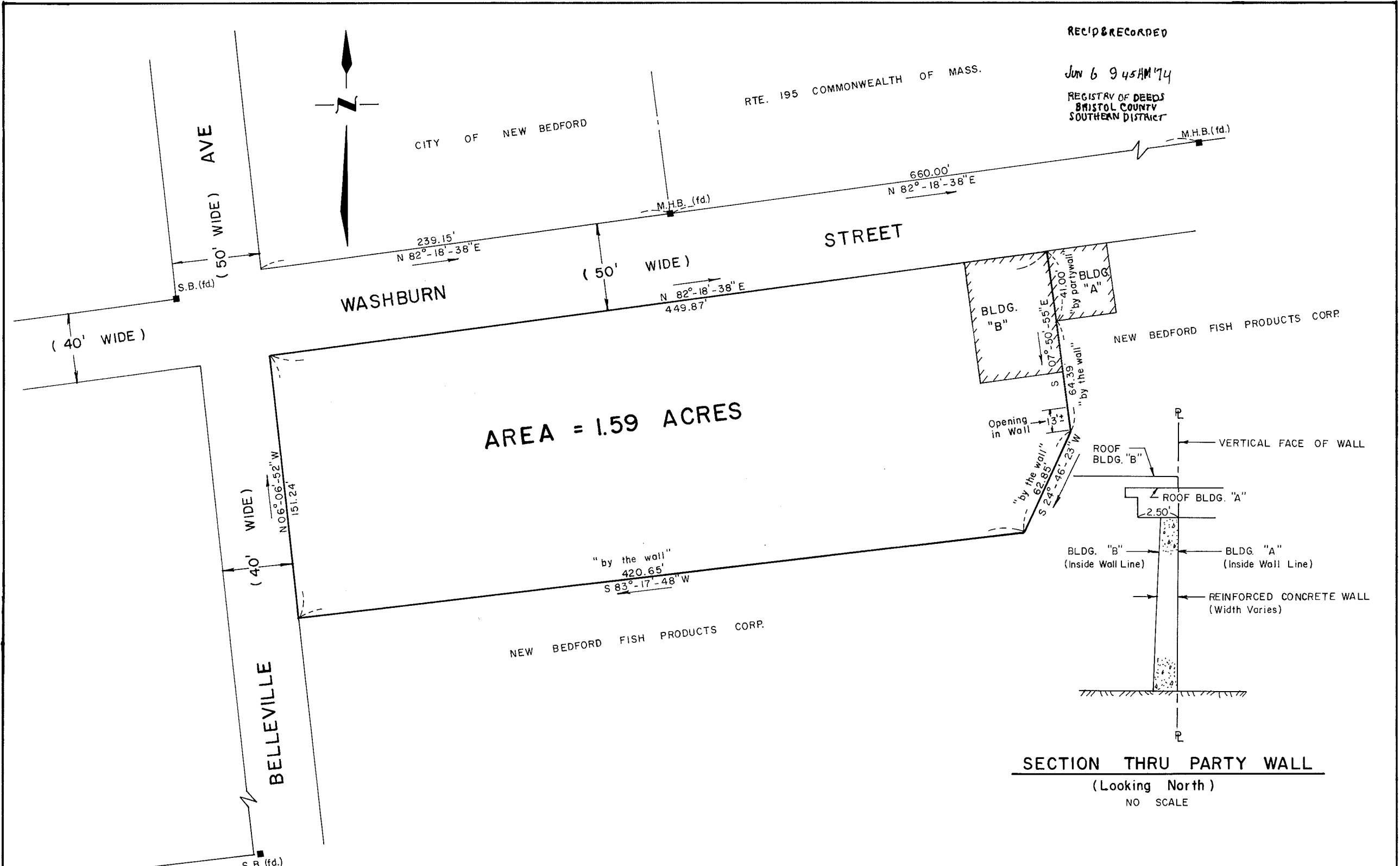
Then personally appeared the above-named Lisa A. Rockett, Manager of 8 WASHBURN STREET, LLC, who proved to me through satisfactory evidence of identification which was MA Drivers Lic to be the person whose name is signed on this document, and acknowledged to me that said instrument was signed and sealed on behalf of said limited liability company and that she signed it voluntarily for its stated purpose before me, and is the free act and deed of the limited liability company




John E. Williams, Notary Public
My commission expires: 3/11/2022

11-E6

93-14



NEW BEDFORD PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED.

DATE _____

Board of Survey approval under Subdivision Control Law not required.

DATE May 1, 1974

Ralph E. Moore
Superintendent of Buildings



Robert C. Verkadde

SUBDIVISION OF LAND
IN
NEW BEDFORD, MASS.
FOR
NEW BEDFORD FISH PRODUCTS CORP.
SCALE: 1" = 40'
APRIL 29, 1974

tec tibbetts engineering corp.
new bedford, massachusetts

93-14