



Zoning Board of Appeals

Agenda

October 15, 2026, 6:00 – 9:00 PM
New Bedford City Hall, Ashley Room 120
133 William Street, New Bedford, MA

MEETING CALLED TO ORDER

SCHEDULED HEARINGS

#4694 Notice is given of a public hearing on the petition of: **Parallel 1260 Shawmut Avenue, LLC, c/o Tim Cusson** (100 Duchaine Boulevard, New Bedford, MA 02745) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulations), 2400 (nonconforming uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial extension of the use), 2422 (change from one nonconforming use to another, less detrimental, nonconforming use), 2430 (nonconforming structures, other than single and two family structures), 2431 (reconstructed, extended, or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent), 5000 (administration & procedures), 5300-5330 & 5360-5390 (special permit); relative to the property located at **229-241 & 252 Coffin Avenue**, Assessors' Map 104;99, Lots 43;2 in an Industrial A [IA] & Mixed Use Business [MUB] zoned districts. **The petitioner is proposing to convert the 2nd & 3rd floor of the existing building into 37 residential units per plans filed.** *This petition was continued from the August 20, 2026, meeting.*

#4695 Notice is given of a public hearing on the petition of: **Lucille Real Estate Investments, LLC** (2 Linden Court, New Bedford, MA 02740) **c/o Christopher Gilbert, Farland Corp Inc.** (154 Huttleston Avenue, Fairhaven, MA 02719) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulations), 2400 (nonconforming uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial extension of the use), 2422 (change from one nonconforming use to another, less detrimental, nonconforming use), 2430 (nonconforming structures, other than single and two family structures), 2431 (reconstructed, extended, or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent), 5000 (administration & procedures), 5300-5330 & 5360-5390 (special permit); relative to the property located at **354-358 Arnold Street**, Assessors' Map 44, Lot 146 in a Residential A [RA] zoned district. **The petitioner is proposing to convert a mixed use building into a 3 family apartment building per plans filed.**

APPROVAL OF MINUTES

- August 20, 2026, meeting minutes

Next Scheduled Meeting will be held on Thursday, November 19, 2026.

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Nina Krueger at 508-979-1488 (Nina.Krueger@newbedford-ma.gov) or Mass Relay 711**. Requests should be made as soon as possible but at least **48 hours** prior to the scheduled meeting.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed. Other items not listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, Chapter 30A, Section 20(f) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.