



CITY OF NEW BEDFORD, MASSACHUSETTS

MEETING: COMMITTEE ON ORDINANCES
DATE: NOVEMBER 20, 2025
TIME: 7:13 P.M.
PLACE: CITY COUNCIL CHAMBERS, ROOM 214

PRESENT: COUNCILLORS SHAWN OLIVER, VICE-CHAIR; IAN ABREU; DEREK BAPTISTE; LEO CHOQUETTE; BRIAN GOMES; JOSEPH LOPES

ABSENT: COUNCILLORS SHANE BURGO; NAOMI CARNEY; MARIA GIESTA; LINDA MORAD; RYAN PEREIRA

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Councillor Oliver called the Ordinance Committee meeting to order, took attendance and explained that the meeting was being recorded and live streamed. The Clerk read a Communication into the record from Councillor Giesta explaining her absence. The Communication was received and placed on file by Councillor Lopes and seconded by Councillor Abreu.

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PUBLIC HEARING, on a COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDINANCE, amending Chapter 9, Comprehensive Zoning by adding Section 4200D – Solar Energy Systems. (Matter ID #1484) (Referred – September 25, 2025.) (Duly advertised in The Standard Times on November 6, 2025 and November 13, 2025.)

AN ORDINANCE, (Matter ID #1485) (Referred – September 25, 2025.)

COMMUNICATION, Anne Louro, Acting Director, Planning Department, to Councillor Ryan J. Pereira, Chairman, Committee on Ordinances, advising that the Planning Board held a public hearing on Wednesday, November 12, 2025, to discuss a request made by the City Council for the Planning Board to review and make a recommendation relative to amending Chapter 9, Section 4000, by inserting Section 4200D – Solar Energy Systems, including the associated use regulation table, for the purpose of regulating solar energy systems in residential and non-residential zoned districts; the Planning Board voted to send a **FAVORABLE RECOMMENDATION** for the Ordinance amendment. (Received – November 14, 2025.)

On motion by Councillor Lopes and seconded by Councillor Abreu, the Public Hearing was opened.

On motion by Councillor Lopes and seconded by Councillor Abreu, the Committee VOTED: To continue the PUBLIC HEARING to Monday, December 15, 2025, at 7:00 pm, in City Council Chambers.

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PUBLIC HEARING, on a COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDINANCE, Amending Chapter 9 Comprehensive Zoning – Relative to Accessory Dwelling Units. (Matter ID #1486) (Referred – September 25, 2025.) (Duly advertised in The Standard Times on November 6, 2025 and November 13, 2025.) (Duly advertised in The Standard Times on November 6, 2025 and November 13, 2025.)

AN ORDINANCE, (Matter ID #1487) (Referred – September 25, 2025.)

COMMUNICATION, Anne Louro, Acting Director, Planning Department, to Councillor Ryan J. Pereira, Chairman, Committee on Ordinances, advising that the Planning Board held a public hearing on Wednesday, November 12, 2025, to discuss a request made by the City Council for the Planning Board to review and make a recommendation relative to amending Chapter 9, Section 2340, regarding standard and permitting of Accessory Dwelling Units (ADUs) and associated definitions in Section 1200; the Planning Board voted to send a **FAVORABLE RECOMMENDATION** for the Ordinance amendment. (Received – November 14, 2025.)

On motion by Councillor Lopes and seconded by Councillor Abreu, the Public Hearing was opened.

On motion by Councillor Lopes and seconded by Councillor Abreu, the Committee VOTED: To continue the PUBLIC HEARING to Monday, December 15, 2025, at 7:00 pm, in City Council Chambers.

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PUBLIC HEARING, on a COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDINANCE, amending Chapter 9, COMPREHENSIVE ZONING, Relative to Parking Requirements - Appendix C - Table of Parking and Loading Requirements. (Matter ID #1614) (Referred – October 9, 2025.) (Duly advertised in The Standard Times on November 6, 2025 and November 13, 2025.)

AN ORDINANCE, Amending Appendix C - Table of Parking and Loading Requirements (Matter ID #1615) (Referred – October 9, 2025.)

COMMUNICATION, Anne Louro, Acting Director, Planning Department, to Councillor Ryan J. Pereira, Chairman, Committee on Ordinances, advising that the Planning Board held a public hearing on Wednesday, November 12, 2025, to discuss a request made by the City Council for the Planning Board to review and make a recommendation relative to amending Chapter 9, Parking Requirements within Appendices A & C for principal use regulations; the Planning Board voted to send a **FAVORABLE RECOMMENDATION** for the Ordinance amendment. (Received – November 14, 2025.)

On motion by Councillor Lopes and seconded by Councillor Abreu, the Public Hearing was opened.

On motion by Councillor Lopes and seconded by Councillor Abreu, the Committee VOTED: To continue the PUBLIC HEARING to Monday, December 15, 2025, at 7:00 pm, in City Council Chambers.

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PUBLIC HEARING, on a COMMUNICATION, Mayor Mitchell, to City Council, submitting AN ORDINANCE, amending Chapter 9, COMPREHENSIVE ZONING, Relative to Parking Requirements - Appendix B – Table of Dimensional Regulations, Residential Infill Development, and Multiple building per lot. (Matter ID #1616) (Referred – October 9, 2025.) (Duly advertised in The Standard Times on November 6, 2025 and November 13, 2025.)

AN ORDINANCE, Amending Appendix B – Table of Dimensional Regulations and Residential Infill Development and Multiple building per lot. (Matter ID #1617) (Referred – October 9, 2025.)

COMMUNICATION, Anne Louro, Acting Director, Planning Department, to Councillor Ryan J. Pereira, Chairman, Committee on Ordinances, advising that the Planning Board held a public hearing on Wednesday, November 12, 2025, to discuss a request made by the City Council for the Planning Board to review and make a recommendation relative to amending Chapter 9, COMPREHENSIVE ZONING, Relative to Parking Requirements – Appendix B – Table of Dimensional Regulations, Residential Infill Development, and Multiple building per lot; the Planning Board voted to send a **FAVORABLE RECOMMENDATION** for the Ordinance amendment. (Received – November 14, 2025.)

On motion by Councillor Lopes and seconded by Councillor Abreu, the Public Hearing was opened.

On motion by Councillor Lopes and seconded by Councillor Abreu, the Committee VOTED: To continue the PUBLIC HEARING to Monday, December 15, 2025, at 7:00 pm, in City Council Chambers.

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PUBLIC HEARING, on a AN ORDINANCE, Amending Chapter 9 – Appendix A – Table of Principal Uses Regulations. (Matter ID #1621) (Referred – October 9, 2025.) (Duly advertised in The Standard Times on November 6, 2025 and November 13, 2025.)

COMMUNICATION, Anne Louro, Acting Director, Planning Department, to Councillor Ryan J. Pereira, Chairman, Committee on Ordinances, advising that the Planning Board held a public hearing on Wednesday, November 12, 2025, to discuss a request made by the City Council for the Planning Board to review and make a recommendation relative to amending Chapter 9, Appendix A – Table of Principal Use Regulations, Sections 4800, 4900 and 4300, regarding the Special Permit Granting Authority for specific uses; the Planning Board voted to send a **FAVORABLE RECOMMENDATION for the Ordinance amendment with the exception of the changes proposed to Batch Asphalt and Concrete Plants and Contractor's Yards based on the comments received during the public hearing.** (Received – November 14, 2025.)

On motion by Councillor Lopes and seconded by Councillor Abreu, the Public Hearing was opened.

On motion by Councillor Lopes and seconded by Councillor Abreu, the Committee VOTED: To continue the PUBLIC HEARING to Monday, December 15, 2025, at 7:00 pm, in City Council Chambers.

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WRITTEN MOTION, Councillors Lopes and Oliver, requesting, that the Committee on Ordinances meet with the City Planner and Inspectional Services Commissioner to review and discuss the current condo legislation for a possible amendment to include the ability for Resident “A” zoned properties that are greater than 3,250 square ft. of living space to have the ability through a Special Permit process to be reconstituted into Residential Condo units. (Matter ID #1008) (Referred – June 13, 2024.) (September 19, 2024 – tabled to allow Atty. Gerwatowski time to review and amend the proposed Ordinance.) (November 18, 2024 – tabled) (March 31, 2025 – remain on the table)

DRAFT ORDINANCE, Relative to Condominiums in Residence A Zoned Districts, (Received – September 20, 2024.) (November 18, 2024 – tabled) (March 31, 2025 – remain on the table)

On motion by Councillor Lopes and seconded by Councillor Abreu, the Public Hearing was opened.

On motion by Councillor Lopes and seconded by Councillor Abreu, the Committee VOTED: To table the matter at this time.

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Councillor Abreu made a motion to adjourn, which was seconded by Councillor Choquette.

The meeting adjourned at 7:17 p.m.

ATTEST:

Denis Lawrence Jr.
Clerk of Committees