



Planning Board

Agenda

June 12, 2019 – 6:00 PM

**New Bedford City Hall, Room 314
133 William Street New Bedford, MA**

Call the meeting to order

Call the roll

Approval of Minutes

- May 6, 2019
- May 8, 2019

Public Hearings

Old Business

1. **Case #18-49: WS Acushnet Avenue** - Request by applicant for **Special Permit** for a reduction in the number of parking spaces required for a 1,040 SF hair salon establishment located at WS Acushnet Avenue (Map 98 Lot 278) on a 2,592 SF site in a Mixed-Use Business [MUB] zoned district. Applicant: Beira Properties, LLC (12 Plumleigh Drive Dartmouth, MA 02747). Applicant's Agent: Architectural Consulting Group, Inc. (2206 Acushnet Avenue New Bedford, MA 02745).

New Business

2. **Case #19-11: Rezoning Request** – Request by City Councilors Joseph P. Lopes, Ian Abreu, and Maria Giesta, on behalf of Antonie J. Kalife and Michael Khalife, for recommendation by the Planning Board, that **157-161 Coggeshall Street** (Map: 93, Lot: 169) and **171 Coggeshall Street** (Map:93 Lot: 227), be rezoned from Mixed Use Business [MUB] to Industrial B.
3. **Case #19-12: Rezoning Request** – Request by City Councilors Joseph P. Lopes, Ian Abreu, and Maria Giesta, on behalf of Heidi Johnson, Trustee of Mitchell Street Trust-2013, for recommendation by the Planning Board, that **ES Mitchell Street** (Map: 93, Lot: 275), be rezoned from Mixed Use Business [MUB] to Industrial B.
4. **Case #19-13 A: Ordinance Amendment** – Request by City Councilors Brian K. Gomes and Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration of amending City of New Bedford Zoning By-Laws, Chapter 9- Comprehensive Zoning to Chapter 9, **Section 4131B, Relative to Marijuana Establishment Zoning** by striking the last paragraph of subsection (ii) and inserting, in place thereof, the following paragraph: **“The distance under the provision shall be measured in a straight line from the nearest point of the property line in question to the primary entrance doorway into the structure where the Marijuana Establishment or Medical Marijuana Treatment Center will be located.”** The full text of the proposed amendment is available for review at the Planning Office, Room 303 of City Hall, 133 William Street, New Bedford, MA between the hours of 8:00AM to 4:00PM Monday through Friday.
5. **Case #19-13 B: Ordinance Amendment** – Request by City Councilors Brian K. Gomes and Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration of amending City of New Bedford Zoning By-Laws, Chapter 9- Comprehensive Zoning to Chapter 9, **Section 4131B, Relative to Marijuana Establishment Zoning** by inserting after paragraph (a) of subsection (ii) the word

“Medical Marijuana Treatment Center” the following words: **“unless the Marijuana Establishment or Medical Marijuana Treatment Center is separated from said property in question by a roadway layout of 50 feet or more that contains at least 4 designated lanes of traffic.”** The full text of the proposed amendment is available for review at the Planning Office, Room 303 of City Hall, 133 William Street, New Bedford, MA between the hours of 8:00AM to 4:00PM Monday through Friday.

6. **Case #19-14: 984 Sharon Street** – Request by applicant for **Site Plan** approval for new construction of a three-story apartment building with 12 residential units; located at **984 Sharon Street** (Map: 137A, Lot: 21) on a .74 ± acre site in a Mixed-Use Business [MUB] zoned district. Owner: Sharon Street Realty Trust - Jose Araujo, Trustee (PO Box 91 Rochester, MA 02770). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).
7. **Case #19-15: 984 Sharon Street** - Request by applicant for a **Special Permit** for a reduction of the number of parking spaces required for a proposed three-story apartment building with 12 residential units; located at **984 Sharon Street** (Map: 137A, Lot: 21) on a .74 ± acre site in a Mixed-Use Business [MUB] zoned district. Owner: Sharon Street Realty Trust - Jose Araujo, Trustee (PO Box 91 Rochester, MA 02770). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).
8. **Case #19-16: 2104-2110 Acushnet Ave & 859 Belleville Avenue** – Request by applicant for **Site Plan** approval for the rehabilitation of a 38,300 SF commercial building and parking lot expansion; located at **2104-2110 Acushnet Avenue & 859 Belleville Avenue** (Map: 119, Lot: 46 & 258) on a 1.6± acre site in a Mixed-Use Business [MUB] & Residential B [RB] zoned district. Owner: Coastline Elderly Services, Inc. (1646 Purchase Street New Bedford, MA 02740). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).

Other Business

9. **Community Preservation Act (CPA) Plan FY’20 Update & Priorities Discussion**

Adjourn

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Jennifer Carloni at 508-979-1488** or (Jennifer.Carloni@newbedford-ma.gov) or **MassRelay 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.