



PATRICK J. SULLIVAN
DIRECTOR

City of New Bedford

Planning Board

133 William Street, New Bedford, Massachusetts 02740

Telephone: (508) 979.1488 Facsimile: (508) 979.1576

NEW BEDFORD PLANNING BOARD

New Bedford City Hall

133 William Street

New Bedford, MA

June 13, 2018

MEETING MINUTES

PRESENT:

Kathryn Duff, *Chairperson*
Arthur Glassman, *Vice-Chairperson*
Alex Kalife, *Clerk*
Peter Cruz
George Smith

ABSENT:

None

STAFF:

Kirsten Bryan, *Acting City Planner*

CITY CLERKS OFFICE
NEW BEDFORD, MA
2018 AUG -9 A 9:01
CITY CLERK

1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:09 p.m.

2. ROLL CALL

A formal roll call was conducted confirming members present as listed above.

3. APPROVAL OF MINUTES

A motion was made (GS) and seconded (PC) to approve the May 2018 meeting minutes.

Motion passed unopposed.

4. PUBLIC HEARINGS

ITEM 1 - Case #18-21/18-22:

Case #18-21: - Request by applicant for Site Plan approval for the conversion of an existing mixed use structure from four (4) residential units and three (3) commercial units to six (6) residential units and one (1) commercial unit, on a .10 + acre site, located at 804-812 Brock Avenue (Map 14 Lot 232) in a Mixed Use Business [MUB] zoned district. Applicant: Po Yam

Chan (8 Whitelock Street New Bedford, MA). Applicant's Agent: Michael Walker Design/Builder, LLC (500 Horseneck Road Dartmouth, MA). (Continued from the meeting of May 9, 2018) 2.

Case #18-22: 804-812 Brock Avenue - Request by applicant for a Special Permit for a reduction in the number of parking spaces required for six (6) residential units and one (1) commercial unit, on a .10 + acre site, located at 804-812 Brock Avenue (Map 14 Lot 232) in a Mixed Use Business [MUB] zoned district. Applicant: Po Yam Chan (8 Whitelock Street New Bedford, MA). Applicant's Agent: Michael Walker Design/Builder, LLC (500 Horseneck Road Dartmouth, MA). (Continued from the meeting of May 9, 2018)

Chairperson Duff informed the board that a letter dated 6/4/18 had been received by Att. Freidman wherein a further continuance to October 2018 was requested. The letter was read into the record.

A motion was made (GS) and seconded (AG) to place on file.
Motion passed unopposed.

Regarding Case #18-21, a motion was made (GS) and seconded (AG) to grant the request for continuance to October 18, 2018.
Motion passed unopposed.

Regarding Case #18-22, a motion was made (GS) and seconded (AG) to grant the request for continuance to October 18, 2018.
Motion passed unopposed.

ITEM 2 - Cases #18-27; #18-28; #18-29:

Case #18-27: Request by applicant for Site Plan approval for the expansion and conversion of an existing 78,085+ SF industrial warehouse building into a 153,638+ SF self-storage facility and associated site improvements, on a 4.13+ acre site, located at 387 Church Street (Map 113 Lot 475) in an Industrial B [IB] zoned district. Applicant: BRK 1, LLC (31100 Telegraph Road, Suite 250 Bingham Farms, MI). Applicant's Agent: STANTEC Consulting Services, Inc. (226 Causeway Street Boston, MA).

Case #18-28: Request by applicant for a Special Permit for a reduction in the number of parking spaces required for a 153,638+ SF self-storage facility, on a 4.13+ acre site, located at 387 Church Street (Map 113 Lot 475) in an Industrial B [IB] zoned district. Applicant: BRK 1, LLC (31100 Telegraph Road, Suite 250 Bingham Farms, MI). Applicant's Agent: STANTEC Consulting Services, Inc. (226 Causeway Street Boston, MA).

Case #18-29: Request by applicant for New Ground Sign Site Plan approval on a 4.13+ acre site, located at 387 Church Street (Map 113 Lot 475) in an Industrial B [IB] zoned district. Applicant: BRK 1, LLC (31100 Telegraph Road, Suite 250 Bingham Farms, MI). Applicant's Agent: STANTEC Consulting Services, Inc. (226 Causeway Street Boston, MA).

Frank Holmes of STANTEC displayed a map of the site, its location and described the mixed use properties in the neighboring area.

He then addressed existing conditions, including the onsite building, impervious area, Church street access, and storm water management improvements and the groundwater table.

Brad Johnson of STANTEC explained the portion of the building to remain as well as the portions to be raised to accommodate some 1,200 storage units. He expressed their desire to increase green space and displayed the same on the plans. He further discussed storm water management, catch basins, site access, grading changes, et cetera. He noted offsite improvements, such as the Church Street sidewalk, installation of trees and a lighting plan, as well as snow storage.

In response to Chairperson Duff regarding the 15 item DPI list, especially related to roof leaders. He explained the problems with the roof water, but noted that they will be meeting all DPI standards for all surface flow. He displayed a

south elevation of the building and pointed out roof drainage elements. He explained the problem tying in the roof drain. He noted they had requested a waiver from the full storm water report, having met redevelopment criteria.

Board Member Glassman noted the doubling of the building square footage, and inquired if it was due to the height. Mr. Johnson replied there is an increase in height to accommodate the desired number of storage units, but the footprint remains the same.

David Whitmire, Project Architect, explained the building had been built in three phases, which he elaborated on. He stated the southern portion has high enough ceilings to allow for the addition of a second floor without raising the roof, with the other two portions too low to do so.

He discussed the parking needs of everyday operation and explained the interior loading dock areas, use protocols and processes, and represented that parking needs are minimal.

In response to Board Member Cruz, the applicant's representative stated there were no floor drains/oil separators due to the short time the vehicles will be inside. He also noted the carts would roll if the floor were graded to drain, and stated they have a cleaning Zamboni.

In response to Board Member Smith, the applicant's representative stated unit renters sign off on rules forbidding flammables, explosives, et cetera.

There was discussion on employee and projected customer parking and the requested amount of the parking reduction. Board Member Smith expressed his feeling that there were areas in which to put more parking. The applicant's representative noted their desire to not have unnecessary and unused parking spaces. Chairperson Duff referred to a recent Cove Street project with 910 units requiring 620 spaces with a requested reduction to 73, representing a 12% of required spaces. Applying the same math, this project provides significantly less of the required spaces at 2%.

The applicant's representative stated that what the applicant is providing is already substantially more than is needed. Chairperson Duff inquired if the applicant had provided any supporting data. The applicant's representative stated he could provide documentation. Chairperson Duff raised the use of the old paving shown on the east of the property.

There was further discussion on additional parking space availability on the site. The applicant insisted additional parking is not needed and will stay empty, but agreed that if needed by the board they would comply.

The applicant's representative agreed to stripe out some spaces, such as 2/3 or 3/4, but would ask for the ends to be vacant for vehicle movement area. He believes that area, which is 250' long corner to corner, could create an additional 15-16 spaces, leaving 50' on the ends. He stated they could monitor the use and perhaps revisit the issue.

Ingress and egress was discussed.

In response to Board Member Cruz, the applicant's representative stated the existing width will be maintained and would accommodate fire apparatus, as would the radius.

Board Member Smith suggested the planning department be involved regarding landscaping. Chairperson Duff affirmed.

There was discussion on drainage, elevations, which appear to be labeled incorrectly, and bio retention.

The applicant's representative stated they will have no water flowing out into the street. Chairperson Duff discussed a gravel area prior to entrance to the bio retention area.

Board Member Cruz revisited the floor drains in the loading area and inquired of any building code requirement for the same. There was further discussion on the issue.

There was brief discussion regarding the property fencing and trash. The applicant noted they are proposing no exterior dumpster.

A motion was made (AG) and seconded (GS) to open the public hearing.
Motion passed unopposed.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor.
There was no response to Chairperson Duff's invitation to speak or be recorded in opposition.

A motion was made (GS) and seconded (AG) to close the public hearing.
Motion passed unopposed.

Chairperson Duff noted the sign meets the ordinance with the exception of the property line setbacks. She inquired as to the pedestal sign proposed. The applicant's representative noted a sign planned for removal. He added that all other property signs will be directional, with a lighted loading dock sign. In response to Chairperson Duff, the applicant's representative stated the business will operate from 8:00a.m. to 6:00 p.m. Monday – Sunday, with building access 6:00 a.m. -10:00 p.m. There was discussion as to the hours of the sign illumination, which the applicant's representative believed would be during the hours of access.

Board Member Smith inquired as to the sign wattage, expressing concern for the neighbors. The applicant's representative stated the signs would need to be permitted. Chairperson Duff suggested the applicant work with planning staff. Chairperson Duff confirmed that all spaces are for building use, with no overnight parking.

After board review of conditions, a motion was made (AG) and seconded (GS) regarding Case #18-27, request by applicant for Site Plan approval for the expansion and conversion of an existing 78,085+ SF industrial warehouse building into a 153,638+ SF self-storage facility and associated site improvements, on a 4.13+ acre site, located at 387 Church Street (Map 113 Lot 475) in an Industrial B [IB] zoned district, with the following conditions:

Subject to DPI and staff comments and approval

That the existing gray area on the east side will be re-stripped to include 15 additional spaces with 50' buffers on each side;
Subject to general conditions applied to this decision

- The project shall be completed according to the plans, notes, reports and specifications submitted for consideration and final approval by the planning board;
- The project shall be undertaken in a manner consistent with forthcoming memorandum from the Department of Infrastructure received and placed on file;
- The planning board incorporates the DPI memo as part of these conditions;
- That the applicant shall submit final plan revisions to the Planning Division in the following format: One 11x17 plan set and one CD or USB of plan set in PDF format, and ensure that these same plans are properly submitted to the Department of Inspectional Services;
- The applicant shall ensure that a copy of the Notice of Decision bearing the certification of the New Bedford City Clerk, signifying no appeal has been made against the project's approval, be provided for the planning division case file folder;
- The applicant shall present any proposed modification from the approved plans for consideration to the city planner for determination as to whether the modified plan must return before this board for further review;
- The rights authorized by the granted approval must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted or

they will lapse.

ROLL CALL VOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman – Yes
Board Member Kalife- Yes	Board Member Cruz – Yes
Board Member Smith – Yes	

Motion passed 5-0

A motion was made (AG) and seconded (GS) regarding Case #18-28, to approve the request by applicant for a Special Permit for a reduction in the number of parking spaces required for a 153,638+ SF self-storage facility, on a 4.13+ acre site, located at 387 Church Street (Map 113 Lot 475) in an Industrial B [IB] zoned district, with a reduction of 414 spaces from 438, leaving 24 spaces, and subject to the general conditions we have put forth.

ROLL CALL VOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman – Yes
Board Member Kalife- Yes	Board Member Cruz – Yes
Board Member Smith – Yes	

Motion passed 5-0

A motion was made (AG) and seconded (PC) regarding Case #18-29, to approve the request by applicant for a New Ground Sign Site Plan approval on a 4.13+ acre site, located at 387 Church Street (Map 113 Lot 475) in an Industrial B [IB] zoned district with the following conditions:

- That the sign is lit from 6:00 a.m. to 10:00 p.m. Monday -Sunday;
- That the design is subject to planning department approval;
- That the sign is installed per the 6' setback requirement and any other requirements by DPI;
- And all general conditions that applied on the previous two decisions.

ROLL CALL VOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman – Yes
Board Member Kalife- Yes	Board Member Cruz – Yes
Board Member Smith – Yes	

Motion passed 5-0

5. OLD/NEW BUSINESS:

Chairperson Duff addressed the issue of a neighbor complaining about a previously granted ANR Plan and have established that the board should be briefed each month on ANR Plans. Ms. Brayan wrote a follow-up letter on behalf of the planning department, explaining what an ANR plan entails. Board Member Cruz suggested a guardrail be put up, while Board Member Glassman suggested even some boulders.

Ms. Bryan recognized Jen Carloni for her help in the matter. She then notified the board regarding a public meeting at Greasy Luck on 6/14/18 where consultants STANTEC will host a presentation related to their data findings. She provided the address for the listening public.

Ms. Bryan announced an additional 6/14/18 meeting at the library, which is a listening session and open house concerning the municipal vulnerability preparedness plan to gain an understanding of issue of most concern to the community, with an opportunity to introduce actions.

Ms. Bryan updated the board on the waterfront redevelopment plan consultants and the plan is moving along, and a work session is planned with the planning board.

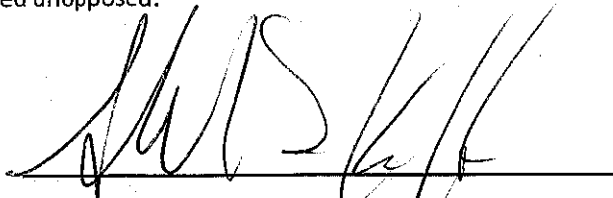
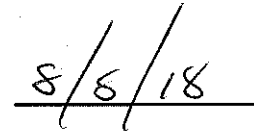
The sign ordinance is currently with the solicitor's office and it is planned that a meeting will be scheduled with the board for them to take a look at it.

Ms. Bryan then informed the board of neighboring town/city notices that are available for review during business hours.

6. ADJOURNMENT:

A motion was made (GS) to adjourn at 7:55 p.m.

Motion passed unopposed.


Alexander J. Kalife, Clerk
Date