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NEW BEDFORD PLANNING BOARD

New Bedford City Hall
133 William Street
New Bedford, MA

August 8, 2018

MEETING MINUTES

CITY CLERK'S OFFICE
CITY OF NEW BEDFORD, MA
2019 JAN 10 A 10:30
CITY CLERK

PRESENT: Kathryn Duff, *Chairperson*
Arthur Glassman, *Vice-Chairperson*
Alex Kalife, *Clerk*
Kamile Khazan
Peter Cruz

ABSENT: None

STAFF: Tabitha Harkin, *City Planner*

1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:01 p.m.

2. ROLL CALL

A formal roll call was conducted confirming members present as listed above. Chairperson Duff introduced the new City Planner, Tabitha Harkin.

3. APPROVAL OF MINUTES

A motion was made (PC) and seconded (AG) to approve the June and July 2018 meeting minutes.
Motion passed unopposed.

4. CONTINUED HEARINGS:

Case #18-21: 804-812 Brock Avenue - 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.

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.

Chairperson Duff reported that the above cases had been continued at the May 2018 meeting to the scheduled board meeting of October 10, 2018.

5. PUBLIC HEARINGS

ITEM 1 – Case #18-35 100 Duchaine BLVD Site plan approval

Christian Farland, of Farland Corp, stated the subject property is located at the far south side of the industrial park. He noted the approximate 65 acres of land is the former Polaroid site. The applicant reappeared before the board again this evening as the business is growing. He stated the applicant wants to construct a 27,000 s/f addition. A portion of the existing slab on the site will be removed for improvement of storm water runoff purposes. He noted a portion of the work has been completed in relation to the previous filing. Mr. Farland stated the applicant has no objection to the well written staff comments/conditions. He noted the gravel road will go back to grass and the snow removal area within the buffer zone will be relocated.

Mr. Farland stated they did not need to file with the Conservation Commission, but had not yet seen DPI comments. Chairperson Duff read the same into the record. Mr. Farland represented that the applicant had no issues with the DPI comments. He noted the applicant was required to recharge for at least a two year storm. There was discussion about 100' set back protection during the construction phase, as well as excavation material. Mr. Farland represented excavation material will generally be removed from the site. Mr. Farland welcomed a condition related to hay bales around any excavation stock pile.

There was discussion on the building, including the solar roof and building materials. Mr. Farland also stated they are not seeking additional signage this evening.

After brief board discussion, a motion was made (AG) to open the public hearing.
Motion passed unopposed.

Chairperson Duff read into the record correspondence from Derek Santos, Executive Director of the New Bedford Economic Development Council, dated 7/30/18.

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 (AG) and seconded (PC) to close the public hearing.
Motion passed unopposed.

A motion was made (AG) and seconded (AK) to approve the site plan for 27,500 s/f addition with the following conditions:

- Subject to DPI requests and comments;
- Subject to Conservation Commission comments;
- Subject to staff comments;
- Hay bales or waddles to be used during excavation of the ground site;
- A light colored roof.

The following specific conditions are to be applied to this decision:

- The conditions of approval for Case #32-17 remain in place;
- The temporary construction driveway entrance on the east side of the site is returned to a grassed area after completion of construction;
- Snow storage areas to be revised and located outside the 100' wetland buffer zone;
- Outdoor waste areas, if needed, be identified and added to the plans.

The following general conditions are also applied to the 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 the memorandum from the Department of Infrastructure received and placed on file;
- The planning board incorporates the DPI memo as part of these conditions;
- 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 shall 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 plan 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 Khazan - Yes	

ITEM 2- Case #18-36: Northeast corner Rivet St.

Chairperson Duff noted the project is before the board for a special permit for reduction of parking, and not for site plan review. She stated she requested an opinion from Jen Carloni, Staff Planner, who related the project falls under the Dover Amendment, and therefore the project review is limited.

Maria Rosario, Executive Director of North Star Learning Center, stated they are looking to consolidate their early education and care programs into one site, primarily because the present building is in the business park and is really not servicing the family needs due to transportation issues. She stated they propose to build a 14,000 s/f building on the corner of Hyacinth and Rivet Streets, and consolidate both the programs and administrative offices.

Norma Alvarez, Director of Operations for North Star Learning Center, described their current operational locations which has a capacity of 97. She stated consolidating the programs will increase capacity to 134 families. She stated they anticipate 19 parking spaces; 15 for staff and 4 spaces designated for visitors and parents. She stated the majority of families presently being services at the business park are transported through the center with vans from the business park in the morning and afternoon. Likewise, at the Shawmut site buses are used for transport in the morning and afternoon. She noted that by consolidating locations and programs, the transportation would be reduced, thereby reducing transportation costs. She stated operation are Monday thru Friday, 6:30-5:30, with scattered staff shifts and parent drop offs.

In response to Chairperson Duff, Ms. Rosario stated the bulk of students are usually all present by 9:00 a.m.. Chairperson Duff questioned the available 15 spaces for 35 staff members. Ms. Rosario explained that some of the staff is coming and going out in and out of the building. She stated generally there are 15-20 staff in the building. She noted currently a group of staff carpool and some staff that takes public transportation.

Ms. Alvarez added that north end staffing has been difficult due to the lack of public transportation, and families have been likewise affected by the transportation problem.

Ann Reitmayer, Women's Institute for Housing and Economic Development, stated she was the development consultant. She noted a longstanding relationship with North Star and they own several projects that they have developed, including the current North Star administrative offices on Linden Street. She expressed excitement concerning the new project as proposed. She added they have worked hard to ready themselves to meet the standards for the highly competitive source of funding through the state. She related to the board that they had been awarded city CDBG funds and the property is under a P&S agreement, and appear before the board in order to accomplish as much due diligence as possible prior to September. She added they have already met with the permitting task force.

Cliff Bohmer, Davis Square Architects, provided the requested site information from the planning department. A motion was made (AG) to accept and receive the same. Motion passed unopposed.

The revised plans address the sidewalk and driveways on Hyacinth, as well as an updated utility plan. He noted they are proposing no landscaping within the city layout. With regard to a drainage plan request, their initial preliminary plan does not provide geo technical information at this point for the fully designed system. He stated they can meet city requirements through reduction of impervious surface. He added they may raise the slab due to sloping.

Mr. Bohmer displayed his plans to the board.

Chairperson Duff requested information on the parking, as well as egress and ingress.

Mr. Bohmer stated the lot is not designed for bus entry and exit due to the need for parking spaces, which are designed for parent drop-offs. He also noted a Rivet Street loading zone. He noted an enclosed dumpster and recycling area. He stated they feel the safest way to operate is to have two buses arrive in the morning and two in the afternoon. He explained the bus will drop off immediately in front of the entry. He added the location is in a residential neighborhood, and they therefore expect more walking visitors to the center. He pointed out that they had had a productive neighborhood meeting in July. He noted the vacant property has been a blight on the neighborhood, including drug use. He addressed a monumental tree on the corner, which would be surveyed by an arborist, along with other site trees. He explained there will also be fencing and security cameras, and an examination of lighting conditions. He pointed out portions of the building that are two-story along with lower wings. He further described the building plans.

Chairperson Duff applauded the applicant's neighborhood meeting. In response to Chairperson Duff, Mr. Bohmer confirmed that there is a sidewalk to the east of the parking spaces. There was discussion on the drop-off procedure related to the four spaces and the sidewalk. Chairperson Duff suggested designating the four drop-off spots on the east side of the parking area to avoid crossing traffic. She confirmed that all the tinted green on the plan is to be green space. Mr. Bohmer explained that playground equipment could impact the choice of surfaces.

Board Member Cruz noted the area has been designated as a gateway area in the city.

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

Chairperson Duff read into the record a 8/6/18 letter submitted by Councilor Linda Morad.

In response to Chairperson Duff's invitation to speak or be recorded in favor, Councilor Joseph Lopes noted the subject property has been a vacant lot in excess of 20 years. He added the lot has been nearly impossible to sell. He noted the entire city council was in favor of the project, which will revitalize the area, and expressed his support for the project.

There was no response to Chairperson Duff's further 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 (AG) and seconded (AK) to close the public hearing.

Motion passed unopposed.

After brief board discussion, including drop-off safety, a motion was made (AG) and seconded (PC) to approve the request for special permit for a reduction in the number of parking spaces required a reduction of 19 spaces.

With the following conditions:

- Subject to DPI comments;
- Subject to staff reports;
- And a designated drop-off on the east side of the parking lot;
- In addition to all general conditions that have been previously discussed, as well as specific conditions from the planning staff.

ROLL CALL VOTE:

Chairperson Duff – Yes

Vice Chairperson Glassman - Yes

Board Member Kalife- Yes

Board Member Cruz – Yes

Board Member Khazan - Yes

6. OLD/NEW BUSINESS:

CASE #18-4/Case #18-5 Farland Estates

Chairperson Duff noted the matter comes before the board for a vote on a 90 day extension for recording of the plans.

There being no board discussion, a motion was made (AG) and seconded (PC) to extend.

Motion passed unopposed.

CASE #18-4/Case #18-5

Chairperson Duff advised the board that they need to formally rescind the Stoney Brook Farm title. She explained the three appearances before the board on this project, two with Stoney Brook Farms, and now Farland Estates.

There being no board discussion, a motion was made (PC) and seconded (AG) to rescind the subdivision previously known as Stoney Brook Farms, which has been reconfigured and renamed Farland Estates Subdivision, and release the covenant associated with Stoney Brooks Farms.

Motion passed unopposed.

Chairperson Duff explained to the board that they need to sign the authorization forms for the Registry of Deeds and Land Court for City Planner, Tabitha Harkin, to endorse Approval Not Required Plans. Chairperson Duff reminded the board of previous authorizations by the board. Ms. Harkin stated she will find out whether previous authorizations need to be rescinded.

A motion was made (AG) and seconded (PC) to grant Tabitha Harkin the authorization to endorse Approval Not Required Plans on behalf of the planning board for the Registry of Deeds as well as the Land Court.

Motion passed unopposed.

Chairperson Duff requested Ms. Harkin brief the planning board monthly when an ANR Plan comes before her.

Chairperson Duff advised the board members to read through the distributed city policies.


Board Member Glassman reported on the CPA developments, noting that every CPA proposed project was approved, but for one. He explained that the CPA preserves historic sites and open space, as well as creating affordable housing and developing outdoor recreation with 1.1 million dollars to be dispersed. Chairperson Duff expressed the board's support of Board Member Glassman's efforts.

Board Member Khazan inquired as to the St. Mary's Home on Kempton Street and any related restoration requests. There was discussion on information on the process and access of applications to the CPA being generated to the public through the televising of meetings.

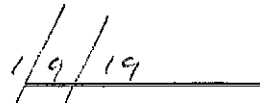
7. ADJOURNMENT:

A motion was made (AG) and seconded (AK) to adjourn at 7:26 p.m.

Motion passed unopposed.



Alexander J. Kalife, Clerk



Date