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Planning Board

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NEW BEDFORD PLANNING BOARD

New Bedford City Hall
133 William Street
New Bedford, MA

September 12, 2018

MEETING MINUTES

PRESENT:

Kathryn Duff, Chairperson
Arthur Glassman, Vice-Chairperson
Kamile Khazan
Peter Cruz
George Smith

ABSENT:

Alex Kalife, Clerk

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 July 2018 meeting minutes
Motion passed unopposed.

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

CITY CLERKS OFFICE
NEW BEDFORD, MA
2018 NOV 15 A 10:18
CITY CLERK

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 #18-37: Request by City Councilor Maria Giesta on behalf of Mr. Bruno Frustaci for recommendation by the planning board for rezoning of the NS Davis Street (Map 100, Lot 108) from Mixed Use Business [MUB] to Industrial B [IB], in its entirety.

Bruno Frustaci, Davis Street, stated his wife had purchased the abandoned property in June. He stated they have since cleaned the property. He stated they are looking to put up a steel building to expand their site on Davis Street to accommodate their 28 year business Raindance Irrigation, as they are outgrowing their facility.

Chairperson Duff confirmed that the applicant is seeking to expand to the entire parcel. She stated any building would likely have to come before the board for site plan review.

Mr. Frustaci indicated he had consulted with Farland Corp. and understood the property up until three years ago had been zoned Industrial B.

Chairperson Duff explained the focus and vision change to the area, such as the Mill Building Overlay District and the residential units now occupying them, in conjunction with the city's Master Plan.

Mr. Frustaci again noted the longstanding nature of this vacant unsightly property.

Chairperson Duff invited the applicant to elaborate on his business and his intended use for the site.

Mr. Frustaci explained they are a seasonal lawn sprinkler system business, working 8-9 months per year. He stated he has 10-12 employees. Their trucks are stored indoors and some materials are stored outdoors.

In response to Chairperson Duff, Mr. Frustaci stated the proposed building is to accommodate vehicles and a larger office space. He stated he also hopes to rent indoor storage space to offset expenses.

In response to Board Member Khazan, Mr. Frustaci stated they currently have six vehicles; namely three vans, two pick-up trucks, and one install truck. He stated they also have air compressors they cannot currently store indoors, as well as some other materials they hope to get out of the weather.

In response to Chairperson Duff and Board Member Khazan, Mr. Frustaci stated he does expect his business to grow, but does not expect a need to purchase additional surrounding property. He also stated the property is fully fenced in.

Board Member Smith confirmed that Mr. Frustaci had purchased the property with the intention to erect a bigger building.

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

In response to Chairperson Duff's invitation to speak or be recorded in favor, Ward 2 Councillor Maria Giesta, stated she had been approached by the applicant, who requested the area be rezoned. She acknowledged that the surrounding lots have been littered with garbage and trash, and she thanked them for cleaning it up. She stated she is in favor of Mr. Frustaci expanding his business and it is a good fit for the area. She encouraged the board to approve his request.

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 (GS) to close the public hearing.
Motion passed unopposed.

Chairperson Duff elaborated on the vision of the Master Plan, and explained that mixed use business will allow for restaurants, mill building development, et cetera. Board Member Glassman felt the applicant's plan does fit in with the neighborhood, noting the unlikelihood that residential would occupy the immediate area in question. He also noted the heavily industrial type buildings in the area, that there is minimal noise from the business, and that no products are made there.

Chairperson Duff did agree that the Raindance business was a better transition in the area than others.

Board Member Smith reiterated that the board's job this evening is a recommendation only to the city council. Board Member Smith commented as to his memory of Master Plan goals, and the reasoning used in changing this heavily industrial area to mixed use. Board Member Smith expressed concern over the possibility that after making the area Industrial B, Raindance could close its doors and the scrape metal business could expand into the property. He noted the development of buildings in the area already completed. He expressed that he could not agree that this would be a proper course of action at this time.

Chairperson Duff noted the distinction that this is not targeting a business, but looking at a larger vision. She noted the residential mill development is not shown on the zoning map due the overlay district not being shown. She noted this would abut a residential district.

Board Member Khazan sought board input to better understand the issue with mixed use business that would prevent the applicant from establishing his business, noting she resides in a similar area.

Chairperson Duff stated she believes the type of business is the issue, as vehicle storage, warehouses and distribution facilities are not allowed in a mixed-use business zone.

Board Member Cruz stated he shared Board Member Smith's concerns about making the Industrial B change, including the future uses opened up for the property by such action.

There was further board discussion on the long-term goals of the Master Plan and Overlay District as relates to industrial use in this area of the city and the development of surrounding residential units, as well as the permitted uses in each category as revised.

A motion was made (AG) and seconded (GS) to approve a recommendation to the city council for rezoning of the NS Davis Street, (Map 100, Lot 108), from mixed use business to industrial B in its entirety.

ROLL CALL VOTE:

Chairperson Duff – No	Vice Chairperson Glassman - Yes
Board Member Smith- No	Board Member Cruz – No
Board Member Khazan - No	

Chairperson Duff announced that the planning board has voted to make no such change to the current zoning.

6. OLD/NEW BUSINESS:

Chairperson Duff read into the record the 9/3/18 correspondence received requesting that cable access identify the name and/or the property being discussed during the planning board meetings. The board felt this suggestion was a good one, and recommended the addition to the broadcasts.

Chairperson Duff read an additional letter received 9/12/18 related to Case #18-36 (North Star Childcare Center - Rivet/Hyacinth Street) into the record. The letter from this abutter expressed concern related to not having received notice of the NorthStar planning board appearance, as well as parking.

In response to Board Member Khazan, Jenetta Camm, 2 Hyacinth Street, explained her 401 area code referenced in the letter. Chairperson Duff apologized and suggested the resident, Ms. Cam, check the website for upcoming agendas.

Chairperson Duff raised Case #18-04/18-05, concerning Farland Estates. Ms. Harkin explained there was paperwork to be done and signed by the board to rescind the old subdivision plan of StoneyBrook Farms, et al, and put the Farland Estate Plan in place, per the city solicitors' office.

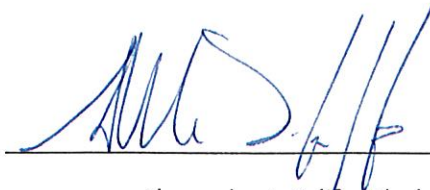
A motion was made (GS) and seconded (AG) to rescind Stoney Brook Farms and release the covenants associated with Stoney Brook Farm and Northside Farms.

Motion passed unopposed.

Ms. Harkin provided a staff update packet for the board, including studies, plans, ANR plans, et cetera. There was board discussion on the packet's contents. In addition, she reported on the city's parking study, the Waterfront Plan, the golf course, Riverwalk, train service, ordinances, signage, lighting and form based zoning, et cetera, as well as upcoming meetings.

7. ADJOURNMENT:

A motion was made (GS) to adjourn at 7:12 p.m.
Motion passed unopposed.



Alexander J. Kalife, Clerk



Date

