



PLANNING BOARD

City Hall, Room 303
133 William Street,
New Bedford, MA 02740
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www.newbedford-ma.gov

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CITY CLERK

2018 NOV 27 P 12:49

CITY CLERKS OFFICE
NEW BEDFORD, MA

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	18-47			
Request Type:	Site Plan New Ground Sign			
Address:	319A Union Street			
Zoning:	Mixed Use Business Zoning District			
Recorded Owners:	Jasgar, LLC			
Owner Address:	50 Anthony Street Dartmouth, MA 02719			
Applicant:	Jasgar, LLC c/o Job Roach			
Applicant Address:	319A Union Street New Bedford, MA 02740			
Application Submittal Date		Public Hearing Date(s)	Decision Date	
October 12, 2018		November 14, 2018	November 14, 2018	
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
52	357	11152	256	

Application: Jasgar, LLC c/o Job Roach (319A Union Street New Bedford, MA 02740) for New Ground Sign Site Plan approval for a corporate office and retail establishment; located at 319A Union Street (Map 52, Lot 357) on a 2,960 SF site in a Mixed Use Business [MUB] zoned district.

Action: GRANTED, WITH CONDITIONS, as described in section four (4).

A copy of this decision was filed with the City Clerk of the City of New Bedford on November 27, 2018. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

11/27/2018

Date

Kathryn Duff, Chairperson
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Jasgar, LLC c/o Job Roach (319A Union Street New Bedford, MA 02740) for New Ground Sign Site Plan approval for a corporate office and retail establishment; located at 319A Union Street (Map 52, Lot 357) on a 2,960 SF site in a Mixed Use Business [MUB] zoned district.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

- ✚ Plan set – 319A Union Street New Bedford, MA 02740 date stamped received by City Clerks' Office October 12, 2018. Plans were prepared by unknown.
- ✚ Sign specifications - "Customer Proof", not dated; prepared by Signature Signs, in Westport, MA.

Other Documents and Supporting Materials

- ✚ Ground Sign Site Plan Review Application, stamped received by City Clerk's Office October 12, 2018.
- ✚ Certified Abutters List
- ✚ Bristol County (S.D) Registry of Deeds Book 11152, Page 256
- ✚ Department of Planning, Housing & Community Development Staff Report dated November 5, 2018

3) DISCUSSION

Board Members Kathryn Duff, Arthur Glassman, Peter Cruz, Kamile Khazan, and Alexander Kalife were in attendance at the November 14, 2018 meeting. City Planner Tabitha Harkin and Staff Planner Jennifer Carloni were present during the discussion.

Mr. Jeff Pepi (170 Elm Street New Bedford, MA 02740), CEO of Growing in Health, presented the proposal to the board. Mr. Pepi presented that the proposal is to have a ground sign in the location where a sign was previously on the property. He noted a wall sign is already in place over the door for their business and in the future they may install an awning as well.

Mr. Glassman noted the location used to be a dentist office. Mr. Pepi explained that they business is returning the location back to a professional medical office.

Chairperson Duff inquired if the sign would be hung on the existing pole. Mr. Pepi clarified that they would be installing a new pole and be replacing the sign. Chairperson Duff noted the blade sign is a pedestrian friendly sign appropriate for the site.

In response to an inquiry from Mr. Cruz, Mr. Pepi responded that no lighting would be on the sign other than the existing building lighting.

Mr. Glassman made a motion, seconded by Mr. Kalife to open the public hearing. Motion passed unopposed.

In response to Chairperson Duff's invitation to speak or be recorded in favor, no one in attendance spoke in favor of the petition or wished to be recorded in favor of the petition.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, no one in attendance spoke in opposition of the petition or wished to be recorded in opposition of the petition.

Mr. Glassman made a motion, seconded by Mr. Kalife to close the public hearing. Motion passed unopposed.

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case #18-47: 319A Union Street- Request by applicant for New Ground Sign Site Plan approval for a corporate office and retail establishment; located at 319A Union Street (Map 52, Lot 357) on a 2,960 SF site in a Mixed Use Business [MUB] zoned district. Applicant: Jasgar, LLC c/o Job Roach (319A Union Street New Bedford, MA 02740). The approval is subject to:

General Conditions:

1. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
2. The project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure received and placed on file and the Planning Board incorporates the DPI memo as part of these conditions.
3. The applicant shall submit final plan revisions to the Planning Division in the following formats: one (1) -11" x 17" Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
4. That the applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds.
5. The applicant shall ensure that a copy of the recorded decision be provided for the Planning Division Case file folder.
6. 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.
7. 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.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chairperson called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

Board Chairperson Duff – Yes
Board Member Glassman – Yes

Board Member Khazan – Yes
Board Member Cruz – Yes

Board Member Kalife – Yes

Filed with the City Clerk on:

11/27/2018
Date



Kathryn Duff, Chairperson
City of New Bedford Planning Board