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Planning Board

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CITY CLERKS OFFICE
NEW BEDFORD, MA
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January 10, 2018 Meeting of the Planning Board

MEETING MINUTES

PRESENT: Kathryn Duff, *Chairperson*
Arthur Glassman, *Vice-Chairperson*
Alex Kalife, *Clerk*
Peter Cruz (*entered at 6:15 p.m.*)
George Smith

ABSENT: None

STAFF: Gloria McPherson, *City Planner*

1. CALL TO ORDER

Chairperson Dawicki called the meeting to order at 6:04 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 (AG) and seconded (AK) to approve the November and December meeting minutes.
Motion passed unopposed.

4. PUBLIC HEARINGS

ITEM 1 – Case #18-01: Request by Village Signs, Inc. on behalf of Seamless Marine and Milhench, Inc. for Site Plan approval pursuant to Section 3200, Sign Regulations, of the Zoning Ordinance, to install a new ground sign at the property located at 779 Church St (Map130F, Lot 20) in the Industrial A (IA) zoning district.

Tony Tranfaglia, Village Signs, joined by Debra Lime and Nicole Botelho of Seamless Marine, proposed to install a double-sided non-illuminated pylon sign on the front lawn to improve visibility for the business. He noted the current banner on the building will be removed. He provided an illustration delineating the setbacks and described the same, noting it meets all setback requirements. He provided a schematic of the proposed sign and discussed the same, which is less than the 15' maximum height.

the Zoning Ordinance, for the construction of a warehouse addition, relocation of loading docks, addition of parking and associated site work, grading and utilities at the property located at 127 Duchaine Blvd (Map 133, Lots 21 & 12) in the Industrial C (IC) zoning district.

Stevie Carvalho, Farland Corp, along with Heike Millhench and Rob Smith, offered reduced scale copies of the presentation.

A motion was made (AG) and seconded (PC) to accept the copies.

Motion passed unopposed.

Mr. Carvalho described the project slated for development within the New Bedford Business Park. He noted there is a 30,000 s/f warehouse building on the site, and the proposal will add an 18,000 s/f addition on the building and relocate the loading docks. Two parking lots will meet parking space requirements. He pointed out a wetland area which part of the project encroaches upon. He stated the applicant proposes a wetland replication, which has been filed with Conservation.

Mr. Carvalho then discussed storm water management plans, including a north side bio retention area and two bio retention areas on the south side flowing into an infiltration basin. He noted that half the roof will have an infiltration basin for roof runoff.

In response to Board Member Cruz, Mr. Carvalho noted the system is an infiltration system, with regard to the roof, so as not to increase runoff to the wetland. He explained that the wetland will be excavated to a lower elevation and plantings installed.

In response to Board Member Smith, Mr. Carvalho noted required parking as 32 spaces. The applicant is providing 35. He also confirmed the presence of van accessible handicap spaces.

In response to Chairperson Duff, the relocation of the loading docks was clarified, as well as the redirection of truck traffic with its own entrance. Mr. Carvalho also addressed the requested waiver for a landscaping plan due to the company's public events which utilize the current open lawn area. He noted the presence of street trees and the absence of a sidewalk. In response to Chairperson Duff, he noted that any trees will remain undisturbed by the proposed project. Chairperson Duff still requested a landscaping plan. In response to Ms. McPherson, Mr. Carvalho noted a 150' strip that is a power line easement which will prevent the planting of additional trees.

Chairperson Duff requested information on signage and lighting on the building and within the parking lots. Mr. Carvalho pointed out the present signage and stated no additional signage is planned. He stated that exterior wall lighting meets the needs of the business, and there is no need for light poles.

Rob Smith, J&B Architects, stated the plan is at a schematic level only. He offered to provide those moving forward. In response to Chairperson Duff, Mr. Smith described the schematic of the 1940 masonry building and noted the location of the metal addition, also explaining entrances and office space. The elevations were also reviewed.

In response to Board Member Cruz, Ms. Dudko stated they are prepared to examine the structural foundation at the point of permit, when engineering information will be presented to the building inspector. Mr. Dudko noted there is no trenching planned for new wiring unless it's in disrepair.

Chairperson Duff expressed she was in favor of removing the light bars. She also inquired of any landscaping plans. Ms. Dudko stated there are no landscaping plans, but they could be recommended. Chairperson Duff also mentioned street trees and dune grass or other sustainable options.

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

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

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

After brief board discussion, to include Ms. McPherson, a motion was made (AG) and seconded (GS) to approve the request for site plan approval, pursuant to Section 3200, to alter an existing ground sign at the BP/7-11 property located at 1389 Phillips Rd (Map 132, Lot 585) in the Mixed Use Business (MUB) zoning district, subject to ZBA approval, subject to all staff comments and subject to removal of the side bars on the sign, with a recommendation for sustainable native plantings.

Roll Call Vote as follows:

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

ITEM 4 – Case #18-04/Case #18-05: (heard simultaneously)

Case #18-04: Farland Estates Definitive Subdivision (f/k/a Stoney Brook Farm Subdivision).

Request by Farland Corp on behalf of MIH1, LLC, for approval of a 27-lot residential subdivision, reconfiguring the previously approved 15-lot Stoney Brook Farm Subdivision, at the property located on the easterly side of Acushnet Ave, between Phillips Rd and Arnoff St (Map 130D, Lots 381-386 & 392-408 & 412-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts.

Case #18-05: Request by Farland Corp on behalf of MIH1, LLC, for Site Plan approval pursuant to Section 5400, Site Plan Review, Subsection 5424, residential subdivision, of the Zoning Ordinance, for the development of a 27-lot residential subdivision at the property located on the easterly side of Acushnet Ave, between Phillips Rd and Arnoff St (Map 130D, Lots 381-386 & 392-408 & 412-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts.

Christian Farland, President Farland Corp, on behalf of MIH 1, LLC, referenced the long-standing project approved as the 15 lot subdivision Stoney Brook Farms, having been previously approved in 2016 as a 39 lot subdivision. He described the property and its location, which is bounded east of a bordering vegetative

road size input from Ms. McPherson, Mr. Farland stated with a 22' roadway he would plant additional trees on the inner circle.

Board Member Glassman raised the concern of the inability for cars to park on both sides of the street with the 22' roadway. In response to Board Member Cruz, Mr. Farland stated the old standard for New Bedford was 34', the applicant proposed 28' and reduced to the 24'. He added that DPI comments support the three waivers, namely sidewalks, pavement width and soil testing. Board Member Cruz expressed concern over emergency vehicle access at the reduced 22', even with cars parked on one side.

Board Member Smith noted that previously any new building had sidewalks and curbing on both sides of the street, and he will not support any less than that. Mr. Farland noted the inside will have granite curbing. Chairperson Duff stated she was more inclined to support the reduction of the road width to 24' and the addition of sidewalks on the inner circle.

Board Member Cruz suggested obtaining DPI approval for the roadway reduction to 24'.

Board Member Smith inquired if there was a definitive plan existing for 15 lots, which Ms. McPherson confirmed was correct. Chairperson Duff noted this is a reconfiguration of that plan. In response to Board Member Cruz, Ms. McPherson stated this new subdivision plan will need reconditioning by the board. In response to Board Member Cruz, Mr. Farland stated they are utilizing the utility easements. Mr. Cruz suggested reestablishing the back area with some trees and vegetation, which Mr. Farland was amenable to.

Mr. Farland confirmed for Board Member Smith that the sidewalk in from Phillips Road was on one side only, which will also save vegetation. Mr. Farland also confirmed for Board Member Smith that utilities are underground and fire hydrants will also be included.

Mr. Farland confirmed for Board Member Cruz that the drainage system has been approved through ConCom, as well as no additional comments from DPI. He addressed the potential for any temporary advertising signs.

In response to Chairperson Duff, Mr. Farland stated they did not have any house samples for review this evening, but expects them to be two-story three-bedroom colonial style homes with attached garages. Mr. Farland responded to Ms. McPherson that there is not likely to be covenants or restrictions within the subdivision.

In response to Board Member Kalife, Mr. Farland stated there will be a mix of his own built homes and lot sales. There was discussion about the types of homes to be built by any lot buyers.

Chairperson Duff expressed her discomfort with the lack of a landscape plan and Ms. McPherson added her input. Mr. Farland stated he would provide existing tree clearing and the proposed tree clearing to provide a visual. Chairperson Duff raised the endangered status of holly trees. Mr. Farland noted for the board that in light of existing approval, some clearing had already been done on the site. Chairperson Duff raised questions on this issue in light of the reconfiguration for twenty-seven lots and expressed her displeasure of any clearing done prior to the approval sought this evening. Mr. Farland noted the approval to clear land does not fall in the purview of the planning board.

Board Member Smith noted the numerous DPI comments associated with the reconfiguration.

5. OLD/NEW BUSINESS:

CP Duff raised the letter from Mayor Mitchell regarding replacement of a Planning Board Member as a representative on the CPA Committee. After board input, BM Glassman stated he had considered the appointment and agreed to fill the position until April 2018.

A motion was made (GS) and seconded (PC) to nominate Arthur Glassman as the replacement as Planning Board representative on the CPA Committee.

Motion passed unopposed.

CP Duff asked the board to consider granting approval power to Ms. McPherson to act on ANR plans effected by the twenty-one day window. Ms. McPherson explained ANR plans and their process.

Ms. McPherson explained the proper authorization will be drafted for board signatures for filing with the Registry of Deeds.

A proposal for vote was made (AG) and seconded (GS) to authorize Gloria McPherson endorse ANR plans on behalf of the planning board.

Passed unopposed.

6. ADJOURNMENT:

There being no further business, the meeting was adjourned at 8:23 p.m.

NEXT PLANNING BOARD MEETING SCHEDULED FOR FEBRUARY 14, 2018.



Alexander J. Kalife, Clerk



Date