



PLANNING BOARD

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

Registry of Deeds/City Clerk Use Only:

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	18-16			
Request Type:	Special Permit			
Address:	14 South Sixth Street			
Zoning:	Mixed Use Business Zoning District			
Recorded Owners:	Trevor J. Reilly & Kate A. Reilly			
Owner Address:	14 South Sixth Street New Bedford, MA 02740			
Applicant:	Trevor J. Reilly			
Applicant Address:	14 South Sixth Street New Bedford, MA 02740			
Application Submittal Date	Public Hearing Date(s)	Decision Date		
March 16, 2018	April 11, 2018	April 11, 2018		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
46	256	11654	115	

Application: Request by Trevor J. Reilly (14 S. Sixth Street New Bedford, MA) for a Special Permit for a reduction in the number of parking spaces required for two residential units and a business (recording studio), located at 14 South Sixth Street (Map: 46 Lot: 256) on a .12± acre parcel 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 April 25, 2018. Any person aggrieved by this decision for Special Permit has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 17 of Chapter 40A of the General Laws of Massachusetts.

4/25/2018
Date


Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Trevor J. Reilly (14 S. Sixth Street New Bedford, MA) for a Special Permit for a reduction in the number of parking spaces required for two residential units and a business (recording studio), located at 14 South Sixth Street (Map: 46 Lot: 256) on a .12+ acre parcel in a Mixed Use Business [MUB] zoned district.

The request is for the number of required parking spaces to be reduced from nine (9) to three (3) spaces, a reduction of six (6) spaces.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

- ❑ Site Plan – Reilly Residence Proposed Music Studio, prepared by Romao Santos Architects, dated March 14, 2018, stamped received by City Clerk's Office March 16, 2018.

Other Documents and Supporting Materials

- ❑ Special Permit Application, stamped received by City Clerk's Office March 16, 2018
- ❑ Certified Abutters List
- ❑ Bristol County (S.D) Registry of Deeds Book 11654, Page 115
- ❑ Department of Planning, Housing & Community Development Staff Report dated March 30, 2018

3) DISCUSSION

Board Members Kathryn Duff, Arthur Glassman, Peter Cruz, George Smith, and Alexander Kalife were in attendance at the April 11, 2018 meeting. Acting City Planner Kirsten Bryan and Staff Planner Jennifer Carloni were present during the discussion.

Mr. Trevor J. Reilly (14 S. Sixth Street New Bedford, MA) presented that he and his wife had purchased the property two years ago. At that time, prior to their purchase, the property was operating as a boarding house. They since have converted it to two residential units; one in which they live and the other that is rented to a tenant. Their proposal would add a recording studio into the first floor and lower level of the property. Adding the new use adds to the parking required within the zoning ordinance. Within the zoning ordinance the applicant would be required to provide nine (9) parking spaces for the proposed uses on-site, he explained. The applicant explained that he sought a special permit for a reduction of six (6) spaces.

Mr. Reilly detailed that the proposal is for three (3) parking spaces in the existing driveway. He noted parking space number three (#3) on the plan would be handicap-accessible, and the studio entryway would be handicap-accessible. He explained that currently four vehicles can fit parked in tandem in the driveway, but the proposal is for three tandem spaces in order to leave an aisle for vehicles to be able to exit.

Mr. Reilly explained that he does not anticipate a lot of traffic for the recording studio use. He explained that he has a recording business with many out-of-town and international clients. He expects that clients would stay at the nearby hotels within walking distance. Additionally, the studio would operate when the tenants are away at work. Therefore, Mr. Reilly did not expect conflicts with parking, as the demand for parking would be at different times.

After, the presentation Chair Duff opened the floor for the board members to ask questions.

In response to an inquiry by Chair Duff about the condition of the driveway, Mr. Reilly replied that repairing the driveway is on the list of things to repair at the property.

The board briefly discussed the potential fourth space shown on the plan. They noted that there is metered street parking on South Sixth Street, nearby parking garages, and that this location is in an area downtown where there isn't a "parking crunch" like other areas. In addition, the board noted that a fourth space would further reduce the small amount of green space on the lot. As such, the board concluded that a fourth parking spot would be unnecessary and expressed a preference to retain a landscaped area on the site. Mr. Glassman also noted this location previously had a business on the lower level and the design was intended to have residential above with a business below.

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

The board briefly discussed the case and conditions before voting.

Mr. Smith commented that the applicants were a young couple bringing people to the city which is a good thing. He confirmed with Mr. Reilly that the studio would have sound proof walls. Mr. Reilly added that he is a touring musician himself and he plans to bring clients into the area.

The board confirmed they were in favor of three parking spaces and keeping the green space in the rear.

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Smith to approve Case #18-16, for a Special Permit for a reduction in the number of parking spaces required for two residential units and a business (recording studio), located at 14 South Sixth Street (Map: 46 Lot: 256) on a .12± acre parcel in a Mixed Use Business [MUB] zoned district. Applicant: Trevor J. Reilly (14 S. Sixth Street New Bedford, MA); to reduce the number of parking spaces from nine (9) to three (3) spaces, a reduction of six (6) spaces. 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 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.
3. 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.

4. 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.
5. 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 Chair called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

Board Chair Duff -- Yes

Board Member Glassman -- Yes

Board Member Kalife-Yes

Board Member Smith -- Yes

Board Member Cruz -- Yes

Filed with the City Clerk on:

4/25/2018

Date



Kathryn Duff, Chair
City of New Bedford Planning Board