



April 11, 2018

New Bedford Planning Board  
133 William Street  
New Bedford, MA 02740

**RE: BANKFIVE AT 160 COUNTY STREET**

Dear Board Members,

As shown in the attached deed, in 1982, Luzo Bank acquired a parcel referenced as Assessor's Map 30, Lot 237 which was located across County Street from the bank. They constructed an 18 space parking lot and have used it for employee and customer parking since then. With the advent of automatic check deposits, credit cards and ATMs, the number of visits to the bank by customers have dropped dramatically and fewer of the parking spaces were being used. Rather than have empty parking spaces, the bank leases 10 spaces to Douglas Academy and DYS/ECHS which are located at 163 County Street.


Twenty-three parking spaces are required for the bank, based on the zoning ordinance. Eighteen spaces will be located on the same lot as the bank and five will be located on this lot across the street. The Zoning Enforcement Officer has asserted that a Special Permit is needed in order to have parking spaces on an adjacent lot. That is why we have petitioned for a Special Permit. The attached area aerial photograph shows the eleven spaces on the north side of the parking lot and seven parking spaces on the south side of the lot. The photograph also shows the seven mature trees that have been preserved making this a nicely landscaped lot.

The existing parking lot meets all of the criteria for the granting of a Special Permit for having parking on an adjacent lot as follows:

- 5321 - It meets the social, economic and community needs by providing ample parking for the nearby bank.
- 5322 - The entrance drive is away from the street intersection allowing for safe traffic flow.
- 5323 - There is no need for utilities in the lot.
- 5324 - The neighborhood character is maintained through the large mature trees that have been preserved.
- 5325 - There is no impact on the natural environment. Ample landscaped area has been provided.
- 5326 - This parking lot has no fiscal impact on city services, tax base or employment.

We look forward to your favorable review.

Sincerely,  
**PRIME ENGINEERING, INC.**



Richard J. Rheame, P.E., LSP  
Chief Engineer