



# Planning Board

## Agenda

February 14, 2018 – 6:00 PM

New Bedford City Hall, Room 314  
133 William Street New Bedford, MA

CITY CLERK  
2018 FEB 12 PM 12:40  
CITY CLERK'S OFFICE  
NEW BEDFORD, MA

Call the meeting to order

Call the roll

Approval of Minutes

- January 10, 2018

Work Session

- Review of minor plan amendment to approved subdivision at Audrey Lane showing realignment of the road layout
  - vote to approve administratively or to require amendment to the prior subdivision approval
- Review of minor plan amendment to approved site plan at Bolton Street Parking Lot (north of Howland Place) showing alternate access to parking lot
  - vote to approve administratively or to require amendment to the prior site plan approval

Public Hearings

**1. Case #18-02 (continued from the meeting of January 10)**

Request by Heike Milhench on behalf of Milhench 2001 Nominee Trust, for **Site Plan** approval pursuant to Section 5400, Site Plan Review, Subsection 5421, industrial expansion over 2000 sf, of 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.

**2. Case #18-04 (continued from the meeting of January 10)**

**Farland Estates I 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.

**3. Case #18-05 (continued from the meeting of January 10)**

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.

(public hearings continued on next page)

4. **Case #18-06**

Request by Joseph Cruz for a Special Permit pursuant to Section 5300 Special Permits and Section 3100 Parking and Loading, of the Zoning Ordinance, for a reduction in the number of parking spaces from six required spaces to two proposed spaces at the property located at **1607 Acushnet Avenue** ( Map 103, Lot 383) in the Mixed Use Business (MUB) zoning district.

5. **Case #18-07**

Request by 102-104 Rockdale, LLC, for Site Plan approval pursuant to Section 5400 Site Plan Review of the Zoning Ordinance, for the reactivation of a drive-thru window after being closed for a period of 10 days or more, at the property located at **102-104 Rockdale Avenue** (Map 17, Lots 23 & 24) in the Mixed Use Business (MUB) and Residential B (RB) zoning districts.

6. **Case #18-10**

Request by SITEC, Inc., on behalf of DPM Development, for the release from Covenant of lots 7-16 of the Definitive Subdivision known as The Settlement, **Seth Daniel Drive** (Map 136, Lots 477-486) in the Residential A (RA) zoning district.

**Work Session**

- **Sign authorization forms for the Registry of Deeds and Land Court for City Planner Gloria McPherson to endorse Approval Not Required (ANR) plans on behalf of the Planning Board.**
- **Discussion regarding the establishment of regular, monthly working meetings**
- **Any other business that may properly come before the Board**

**Informational Items**

none

**Adjourn**

**Date of Next Meeting: March 14, 2018**

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In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Gloria McPherson at 508-979-1488 or MassRelay 711 ([Gloria.McPherson@newbedford-ma.gov](mailto:Gloria.McPherson@newbedford-ma.gov)) or MassRelay 711**. Requests should be made as soon as possible but at least **48 hours** prior to the scheduled meeting.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed. Other items not listed may be brought up for discussion to the extent permitted by law.

Massachusetts General Laws, chapter 30A, Section 20(f) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.