



**CITY OF NEW BEDFORD**  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

City Hall, Room 303  
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New Bedford, MA 02740  
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[www.newbedford-ma.gov](http://www.newbedford-ma.gov)

Registry of Deeds/City Clerk Use Only:

## NOTICE OF DECISION

Case Number:	22-17			
Request Type:	Site Plan			
Address:	874 Purchase Street			
Zoning:	Mixed Use Business (MUB) Zoning District and Central Business District.			
Recorded Owners:	Greater New Bedford Community Health Center, Inc			
Applicant:	Greater New Bedford Community Health Center, Inc			
Applicant Address:	874 Purchase Street, New Bedford, MA 02747			
<b>Application Submittal Date</b>	<b>Public Hearing Date</b>	<b>Decision Date</b>		
May 12, 2017	June 14, 2017	June 28, 2017		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
53	30, 73, 75 & 77	9511 92 3957 3399	71 197 128 259	18295

**Application:** Request by applicant for Site Plan approval for an 11,138+/- SF expansion to an existing 34,000+/- SF medical center, located at 874 Purchase Street (Map 53, Lots 30, 73, 75 & 77), on a 0.92 acre site in the Mixed Use Business (MUB) zoning district and Central Business District.

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

A copy of this decision was filed with the City Clerk of the City of New Bedford on June 28, 2017. 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

6/28/17  
Date

  
Colleen Dawicki, Chair  
City of New Bedford Planning Board

## 1) APPLICATION SUMMARY

SITEC, Inc (49 Faunce Corner Road, Dartmouth, MA 02747) submitted concurrent applications under **Chapter 9 Comprehensive Zoning §5400 Site Plan Review** for Case 22-17-Site Plan Approval for an 11,138+/- SF expansion to an existing 34,000+/- SF medical center and **§5300. Special Permit** and **§3120 Case 23-17 Special Permit for Parking Reduction** on a 0.92 acre site located at 874 Purchase Street (Map 53, Lots 30, 73, 75 & 77) on behalf of applicant/owner Greater New Bedford Community Health Center, Inc.

The Planning Board previously granted approval for parking reduction and site expansion in 2016 under Case 01-16: Special Permit and 02-16: Site Plan Approval. That plan for construction expansion of 4,854+/- SF has been modified in 2017 to now reflect an increase in area expansion of 11,131+/- SF.

This clinic is located at the southeast corner of Purchase and Elm Streets and is a zero-lot line urban reconstruction project, running from edge of pavement to edge of pavement. The intent of the expansion is to add a second level for pediatric health care services above a portion of the Purchase Street frontage of the building. The proposed development will extend 75 feet east from the Purchase Street building face and run 148+/- feet along Purchase Street from the property line at Elm Street. The existing footprint of the structure will not be altered.

Finish materials will match the existing brick façade. Roofing material will consist of white EPDM rubber roofing membrane. By mutual agreement of interested parties, the top of the roof height shall be no higher than four (4) feet below the roof height of the adjacent Bamboo Garden restaurant, amending the agreement to the stipulations set forth in 2016, whereby the neighboring parties agreed to limit the height to no greater than six (6) feet above the restaurant roof line.

Because the applicant was not proposing any alteration to the existing ground site features, waiver requests were submitted from Site Plan Review **§5450-Plan Contents, 5451.b. Drainage, 5451.c. Utilities, 5451.e. Landscaping, 5451.f. Lighting** and Site Plan Review Checklist **3. Plans (North Orientation), 3.c. Demolition Plans, 3.d. Construction Layout (Floor/Door Elevations), 3.e. Grading & Drainage Plan, 3.f. Utility & Grading Plan, 3.g. Landscape Plan, 3.h. Erosion Control Plan, 3.i. Complete Floor Plans, 3.k. Sign Plan, 3.l. Lighting Plan, and 3.m. Details** for the Planning Board's consideration. Approved waivers shall be listed on final plan sheet revisions.

Staff is estimated to increase by at eight (8) – ten (10) personnel hired to care for an additional 12-16 new patients per day. Hours of operation will remain 7:00 a.m. to 8:00 p.m. Sunday to Saturday. Deliveries are weekly with varying schedule.

The use of this Medical Office, Center or Clinic predates the City of New Bedford 2003 zoning code revision and is a preexisting use. As per **Appendix C-Table of Parking & Loading Regulations** of the zoning ordinance, the applicant is required to provide **86** parking spaces for the intended use. Lots 224 & 82 provide **14** parking spaces with access from Acushnet Avenue. The applicant utilizes the Elm Street Garage for employee/patient parking with shuttle service provided to and from GNCHC. The applicant sought relief under Special Permit for Parking Reduction for the balance of **72** parking spaces required under the ordinance. Granting of relief is described under the Decision for Case 23-17 Special Permit for Parking Reduction.

In addition to serving the health care needs of the community, the proposal was consistent with the master plan's goal to foster sustainable development projects that have the ability to catalyze economic growth



within targeted neighborhood, commercial, and development districts through both jobs created during construction and the creation of permanent jobs for New Bedford citizens.

## **2) MATERIALS REVIEWED BY THE PLANNING BOARD**

### **Plans Considered to be Part of the Application**

The submittal is shown as the Greater New Bedford Community Health Center-Pediatric Floor Addition for 838-874 Purchase Street in New Bedford, MA, dated May 5, 2017, prepared by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, consisting of three (3) sheets;

- **Cover Sheet**
- **Locus Plan (Sheet 1 of 2)**
- **Existing/Proposed Conditions (Sheet 2 of 2)**

And

GNBCHC-Pediatric Project Floor Addition for 838-852 Purchase Street, New Bedford, MA, dated 3/27/2017, prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, 10 Whiteweed Drive, Dartmouth, MA 02747 consisting of three (3) sheets;

- **Upper Floor Plan – Proposed (SD2)**
- **Schematic Design (SD3)**
- **Schematic Design (SD5)**

### **Other Documents and Supporting Materials**

A Staff Report was provided for the June 14, 2017 Planning Board meeting with the following attachments:

- Notice of Decision-Site Plan Approval & Special Permit Decision for Reduction of Parking
- Project Narrative
- Site Plan Approval Application
- Site Plan Review Application Checklist
- Request for Waiver Form
- Special Permit Application
- Certified Abutters List
- Building Rejection Packet
- Deed – Bristol County (S.D) Registry of Deeds Book 9511, Page 71
- Deed – Bristol County (S.D) Registry of Deeds Land Court Certificate #18295 (Book 92, Page 197)
- Deed – Bristol County (S.D) Registry of Deeds Book 3957, Page 128
- Deed – Bristol County (S.D) Registry of Deeds Book 3399, Page 259
- Photos
- Plan Set

## **3) DISCUSSION**

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Associate Member George Smith were present on the evening of the discussion.

Staff Planner Constance Brawders was present during proceedings.

Steve Gioiosa, P.E. of SITEC described the 2017 revised proposal for the pediatric medical service expansion with associated parking availability, and on-site drainage improvements completed approximately 2007.

Project architect Kevin S. Caldwell, AIA, LEED AP (Caldwell Architectural Associates, Inc, 10 Whiteweed Drive, Dartmouth, MA 02747), addressed the Planning Board on specifications for roof materials and roof height.

Chairperson Dawicki asked for a motion to open the Public Hearing which was moved by Board Member K. Duff then seconded by Board Member A. Glassman. Motion carried unanimously five (5) to zero (0).

Speaking in support of the project was Eleanor Lewis (GNBCHC Board Chair), who commented on the forward thinking five-year plan for expansion the 2017 revision presented, augmenting the piece-meal approach considered previously. Daniel Bertoldo (GNBCHC Interim CEO) shared results of a survey which found that more than 2/3 of patients who utilize the services of the health center were either dropped off by family & friends or used the public transportation system to travel to medical appointments. The proposed development would, without too much delay, enhance service to the community health center's patients without adversely effecting city parking availability. Benjamin Ng, of the Bamboo Garden spoke in favor of the new proposal for expansion and in support of the roof height revision. City Councilor Dana Rebeiro (Ward 4) favorably supported the expansion.

No one asked to be recorded in favor of the project.

No one spoke or asked to be recorded in opposition of the proposal.

The public hearing was then closed on a motion by Board Member K. Duff, with second by Board Member A. Glassman. Motion carried unanimously five (5) to zero (0).

#### **4) DECISION**

Board Member K. Duff made the motion to approve the request by applicant for Case 22-17 for Site Plan approval for the expansion of an existing medical center, located at 874 Purchase Street (Map 53, Lots 30, 73, 75 & 77), on a 0.92 acre site in the Mixed Use Business (MUB) zoning district as presented by applicant's agent SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747 with the following waivers and conditions:

##### **Waivers Granted:**

- Waiver from §5450-Plan Contents, 5451.b. Drainage, 5451.c. Utilities, 5451.e. Landscaping, 5451.f. Lighting and Site Plan Review Checklist 3. Plans (North Orientation), 3.c. Demolition Plans, 3.d. Construction Layout (Floor/Door Elevations), 3.e. Grading & Drainage Plan, 3.f. Utility & Grading Plan, 3.g. Landscape Plan, 3.h. Erosion Control Plan, 3.i. Complete Floor Plans, 3.k. Sign Plan, 3.l. Lighting Plan, and 3.m. Details.

##### **List of Specific Conditions:**

- That the roof height rises no greater than four (4) feet below the adjacent neighbor to the south of the proposed expansion.

##### **List of General Conditions:**

1. That the project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date as modified by the conditions of this decision, which include the plans submitted to the Planning Board on the evening of the meeting.

2. The applicant shall ensure that any plan corrections identified by the Planning Division shall be completed and presented on the final plan set and/or case documents.
3. The applicant shall submit final plan revisions to the Planning Division in the following formats:  
One (1) -11" x 17" Plan Set  
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. The applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward by the office of the City Clerk for the Planning division case file folder.
5. 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.
6. The rights authorized by the granted Site Plan 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 they were granted or they will lapse.

The Planning Board found the request to be in accordance with the City of New Bedford Code of Ordinances Chapter 9 §5400 Site Plan Review. As a result of such consideration, the Board moved approval of the subject application with the conditions so noted, with motion seconded by Board Member Glassman. A roll call vote was taken and unanimously approved five (5) to zero (0).

Board Member Duff - Yes  
Chair Person Dawicki – Yes

Board Member Glassman – Yes  
Associate Member Smith - Yes

Board Member Cruz – Yes

Filed with the City Clerk on:

6/28/17  
Date

  
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Colleen Dawicki, Chair  
City of New Bedford Planning Board