



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

**PLANNING BOARD**  
City Hall, Room 303  
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2017 JUN 28 P 3:17  
CITY CLERK

## NOTICE OF DECISION

Case Number:	21-17			
Request Type:	Site Plan Approval for New Ground Sign			
Address:	736 Ashley Blvd			
Zoning:	Mixed Use Business (MUB) Zoning District			
Recorded Owners:	736 Ashley Blvd Realty Trust			
Applicant:	Richard F. Trapilo			
Applicant's Address:	2 Old Pine Hill Road, Westport, MA 02790			
<b>Application Submittal Date</b>	<b>Public Hearing Date</b>	<b>Decision Date</b>		
May 11, 2017	June 14, 2017	June 28, 2017		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
126	65 & 66	11957	131	

**Application:** Request by applicant for new Ground Sign located at 736 Ashley Blvd (Map 126, Lots 65 & 66) on a 0.48 acre site in the Mixed Use Business (MUB) zoning 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

Richard F. Trapilo submitted the Ground Sign Site Plan Review Application, on behalf of 736 Realty Trust, for Case 21-17 under **Chapter 9 Comprehensive Zoning, §5400-5490B, 5410, and 5427** located at 736 Ashley Blvd (Map 126, Lots 65 & 66) on a 0.48 acre site in the Mixed Use Business (MUB) zoning district. Signature Signs (833-C American Legion Highway, Westport, MA 02790) prepared the new sign design to replace signage on site, recognized as the former Sixth Bristol Social Club and Pub 6 Bar & Grill, which is undergoing reconstruction.

The new ground sign will consist of a double-face sign cabinet that will be illuminated by internal LED lighting, with face sign fabricated from Lexan, a durable, plastic-like material of polycarbonate resin. Color specifications are subject to final review by the City Planner.

Technical review of plan established the 55 inch by 54.62 inch sign face to measure 21+/- SF overall in compliance ground sign regulations under **§3255**. Height from grade measured 14.58 feet. The sign will be mounted upon a 10 foot pole of eight (8) inch steel, with aluminum wrap, in black finish using an anchor bold plate system. Maximum height of signage in the MUB district is 15 feet from ground level to top of sign. Sign installation shall not exceed the maximum height allowance of 15 feet, to include the anchor bold plate system base.

The applicant stated on the Site Plan Review Application for New Ground Sign the front setback for the proposed new sign will be 14 feet, which meets and exceeds the six (6) foot minimum setback under the ordinance.

Accompanying the submittal for this limited plan review for a ground sign were waiver requests for the Planning Board's consideration from §5400 Site Plan Review, §5440 Preparation of Plans, and Site Plan Review Application Checklist.

The proposal before the Planning Board for Ground Sign Site Plan Approval is consistent with the city's master plan goal to support existing small businesses as part of the strategic approach for economic development.

## 2) MATERIALS REVIEWED BY THE PLANNING BOARD

### Plans Considered to be Part of the Application

The submittal was shown as Pub 6 T 5, 736 Ashley Boulevard, New Bedford, MA 02745, as prepared by Signature Signs, 833-C American Legion Highway, Westport, MA 02790 consisting of five (5) sheets:

**Cover Page**

**Parcel Map and Aerial**

**Photograph depicting signage of previous occupant Pub 6 Bar & Grill**

**Sign Specifications**

**Anchor Bolt Plate Specifications**

### Other Documents and Supporting Materials

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

1. Site Plan Review Application for New Ground Sign
2. Deed - Bristol County (S.D) Registry of Deeds Book 11957, Page 131



3. Waiver Petition
4. Site Plan Review Checklist
5. Site Photos
6. Sign Graphics

**Received into the record:**

Color sign graphics and specifications for design.

**3) DISCUSSION**

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz, and Alexander Kalife were present on the June 14, 2017 evening of the discussion.

Staff Planner Constance Brawders was present during proceedings.

Discussion related to ground sign review focused on the design, height, and location of the replacement sign. Color graphics were received into the record, noting by the Chair that final written color specifications are subject to review by the City Planner for approval. Mr. Trapilo voiced that there were no objections or concerns with information that was presented in the staff report.

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 favor of the sign proposal was City Councilor-at-Large, Linda M. Morad. No one asked to be recorded in favor.

No one asked to speak or be recorded in opposition of the project.

Hearing no further comment, the public hearing was 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 the applicant, Richard F. Trapilo, for Site Plan approval for Pub 6 T 5 for Ground Sign under Chapter 9 Comprehensive Zoning, §5400 -5490B, 5410, and 5427 located at 736 Ashley Blvd (Map 126, Lots 65 & 66) 0.48 acre site in the Mixed Use Business (MUB) zoning district with the following waivers and general conditions:

**Waivers Granted:**

- Waiver from §5400 Site Plan Review Application checklist requirements to include: Cover Sheet, Existing Conditions Plan, Demolition Plan, Construction/Layout Plan, Grading & Drainage Plan, Utility & Grading Plan, Landscape Plan, Erosion Control Plan, Floor Plan, Building Elevations, Lighting Plan, Details Sheet, and §5440 Preparation of Plans and Site Plan Review Application Checklist.

**List of Specific Conditions:**

- Sign color finish is to be clearly defined for final review by the city planner.
- That the sign height installation does not exceed 15 feet from ground level to top of sign.

- o The existing ground sign and appurtenances are to be removed during erection of the new ground sign.

**List of 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 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 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.
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 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.

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

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