



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD
City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508) 979-1488
www.newbedford-ma.gov

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CITY CLERK'S OFFICE
NEW BEDFORD, MA
2017 JUN 28 P 19
CITY CLERK

NOTICE OF DECISION


Case Number:	23-17			
Request Type:	Special Permit for Parking Reduction			
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			
Application Submittal Date		Public Hearing Date		Decision Date
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	71	18295
		92	197	
		3957	128	
		3399	259	

Application: Request by applicant for Special Permit for parking space reduction from 86 to 14 spaces 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, 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 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.

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.

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.

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.

Concurrent applications for Site Plan approval and Special Permit for Parking Reduction were described by Steve Gioiosa, P.E. of SITEC. Mr. Gioiosa 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).

In considering this application for Special Permit, the Board took into account the characteristics of the site and the proposal in relation to that site, specific factors set forth under Section 5320 of the zoning ordinance, and the project's consistency in meeting the strategic goals set forth by the city's Master Plan.

4) DECISION

Board Member K. Duff made the motion to approve the request by applicant for Case 23-17 for Special Permit for parking space reduction from 86 to 14 spaces existing in the courtyard 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 as presented by applicant's agent SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, with the following conditions:

List of Specific Conditions:

- That the applicant secure all parking spots at the Elm Street garage, then confer with Planning Staff once these spots have been secured.

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 formatand 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 this request to be in accordance with the City of New Bedford Code of Ordinances Chapter 9 Section 5300 relative to the granting of Special Permits because the board found that the benefit to the city and the neighborhood outweighed the adverse effects of the proposed use, and because the board found that the proposal conforms with the standards for special permits in Chapter 9 Sections 5321-5326. This request was also found to be in accordance with the City of New Bedford's Code of Ordinances

Chapter 9 §3000-General Regulations, 3100-Parking & Loading, 3110-Applicability, 3120-Special Permit for Parking Reduction, §5300 thru 5390. Special Permit, and 3130-Table of Parking and Loading Requirements - Appendix C – medical clinics and laboratories.

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



Colleen Dawicki, Chair
City of New Bedford Planning Board