



**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)

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NEW BEDFORD, MA  
2017 MAR 21 A 11:15  
CITY CLERK

## NOTICE OF DECISION

Case Number:	06-17	-ERK A 11: 15 ORD, MA S OFFICE		
Request Type:	Special Permit			
Address:	72 North Water Street			
Zoning:	Mixed Use Business (MUB) Zoning District, Bedford Landing Historic District, Downtown Business Overlay District (DBOD) and Central Business District (CBD)			
Recorded Owners: New Bedford, Inc.				
Applicant: Bristol County Savings Bank				
Applicant Address: 29 Huttleston Avenue, Fairhaven, MA 02719				
Application Submittal Date		Decision Date		
February 10, 2017		March 21, 2017		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
53	68, 291 & 295	11718	201	

**Application:** Request for Special Permit for Parking Reduction on a 45,813+/- SF site at 72 North Water Street (Map 53, Lots 68, 291 & 295) located in the Mixed Use Business (MUB) zoning district, Bedford Landing Historic District, Downtown Business Overlay District (DBOD) and Central Business District (CBD).

**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 March 21, 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.

3/20/17  
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 05-17-Site Plan Approval for a drive-thru Interactive Teller Machine (ITM) and Case 06-17 Special Permit for Parking Reduction from **70 to 63** parking spaces under **§3100 Parking & Loading** and **§5300 Special Permit**, on a 45,813+/- SF site at 72 North Water Street located in the Mixed Use Business (MUB) zoning district, Bedford Landing Historic District, Downtown Business Overlay District (DBOD) and Central Business District (CBD). Applicant Bristol County Savings Bank proposes interior renovations to the Candleworks Building and exterior renovations to accommodate a branch of the Bristol County Savings Bank (BCSB) with drive-thru ITM.

The applicant seeks a Special Permit from the Planning Board for parking reduction **from 70 to 63** parking spaces to accommodate residents and guests.

The subject area is bordered by Elm Street at the north, Rodman Street to the south, John F. Kennedy Memorial Highway (Rt. 18) along the east, and North Water Street to the west. Constructed in the Federal Style by Samuel Rodman (1753-1835), the historical Candleworks Building is a four-story commercial structure located at the southwest corner. The Massachusetts Historical Commission maintains a Preservation Restriction on Rodman Candleworks to ensure the preservation of the architectural and historical integrity of the building.

The applicant intends to lease the first and second floor for office use, sharing the interior building space and exterior parking with Carmine's Restaurant. Public utilities and municipal water and sewer serve the site. Stormwater mitigation includes the addition of one (1) deep sump catch basin equipped with a Flo Gard +Plus catch basin filter insert and upgrades to the existing on-site catch basin with new filtration.

In addition to the stormwater mitigation plan, exterior site improvements at this gateway to the Port of New Bedford will include the widening of the Rodman Street curb cut to meet city minimum standards; construction of a canopy drive-up ITM at the eastern edge of the site; redesign parking to accommodate the drive-thru service; extension of slate and cobblestone sidewalk at Rodman Street to complete pedestrian linkage from North Water Street to John F. Kennedy Memorial Highway; and landscape design enhancements.

The proposal for Site Plan Approval is consistent with the master plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it strengthens the neighborhood by improvements & develops a strategic site and creates new job opportunities for New Bedford residents which stimulates meaningful economic activity.

## 2) MATERIALS REVIEWED BY THE PLANNING BOARD

### Plans Considered to be Part of the Application

The submittal is named on the Cover Sheet as Bristol County Savings Bank, 72 North Water Street, New Bedford, MA, dated February 7, 2017, and prepared for New Bedford, Inc. (owner) and Bristol County Savings Bank (applicant) by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, consisting of eight (8) sheets.



- **Cover Sheet**
- **Site Layout – Sheet 1 of 7**
- **Locus Map – Sheet 2 of 7**
- **Site Grading – Sheet 3 of 7**
- **Landscaping Design – Sheet 4 of 7**
- **Existing Conditions – Sheet 5 of 7**
- **Demolition / Erosion Control Plan – Sheet 6 of 7**
- **Detail Sheet – Sheet 7 of 7**

And

Architectural Plans dated 01.03.2017, prepared by studio2sustain, inc. 412 County Street, New Bedford, MA 02740 consisting of two (2) sheets.

- **Existing & Proposed Site Sections – Sheet A 1.2**
- **Drive-Thru Portico -- Sheet A-1.3**

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

A Staff Report was provided for the March 8, 2017 Planning Board meeting with the following attachments:

- Project Narrative
- Applications/Checklist
- Certified Abutters List
- Site Photographs
- Property Deed - Bristol County (S.D) Registry of Deeds Book 11718, Pages 201, 202
- Stormwater Management Report Dated February 7, 2017
- Department of Public Infrastructure Memo Dated February 23, 2017
- Plan Set

Received into the record:

- **Landscape Design – Sheet 4-7, Revised 03/08/2017**

### **3) DISCUSSION**

Board Members Colleen Dawicki, Arthur Glassman, Peter Cruz and Associate Member George Smith were present on the evening of the discussion. As architect of record for the project, Board Member Kathryn Duff recused herself.

Acting City Planner Jennifer Clarke, AICP and Staff Planner Constance Brawders were present during proceedings.

Steve Gioiosia, P.E. of SITEC described the application proposal for construction of a free standing canopy to host the drive-thru ITM adjacent to the Candleworks Building, pedestrian improvements on and off-site linking the downtown business with the waterfront, on-site stormwater mitigation, landscaping improvements, signage, and parking and circulation plan for this mixed-use business site. In attendance on behalf of Bristol County Savings Bank was Mr. Don Smyth, Vice President.

Discussion of the request ensued for Special Permit for Parking Reduction **from 70 to 63** parking spaces.

Chairperson Dawicki asked for a motion to open the Public Hearing which was moved by Board Member A. Glassman, seconded by Board Member P. Cruz. Motion carried unanimously four (4) to zero (0).

Speaking in favor of the project was Executive Director of the New Bedford Economic Development Council Derek Santos. No one asked to be recorded in favor of the project.

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

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. Criteria** of the zoning ordinance and the project's consistency in meeting the strategic goals set forth by the city's Master Plan. The proposed project for construction of drive-thru Interactive Teller Machine (ITM), with associated contextual improvements, and request for Special Permit for Parking Reduction from **70** to **63** parking spaces met the thresholds for the provision of a Special Permit from a practical standpoint (economic, pedestrian, environmental and potential fiscal benefits) as well as meeting site plan approval.

After further clarification and response between the Planning Board and applicant's agent, the public hearing was closed on a motion by Board Member A. Glassman, with second by Board Member P. Cruz. Motion carried unanimously four (4) to zero (0).

#### **4) DECISION**

Board Member A. Glassman made the motion to approve the Site Plan (set) entitled Bristol County Savings Bank 72 North Water Street New Bedford, Massachusetts, dated February 7, 2017 prepared by SITEC and filed by the applicant in Case #06-17 for Bristol County Savings Bank for the site located at 72 North Water Street, New Bedford (Map 53, Lots 68, 291, and 295) with the following conditions:

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

- ☐ Consider Planning Board's approval for the applicant to request to allow 63 spaces where 70 are required on the subject site with the condition that no other parking for uses unrelated to those within the Candleworks Building be permitted on the site.

##### **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 project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure dated February 23, 2017 and that the Planning Board incorporates the DPI memo as part of these conditions (Attachment 1).
3. 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.
4. 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.

5. 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.
6. 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.
7. 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 motion was to approve, with conditions, Special Permit for a parking reduction from 70 to 63 spaces on a 45,813+/- SF site at 72 North Water Street located in the Mixed Use Business (MUB) zoning district, Bedford Landing Historic District, Downtown Business Overlay District (DBOD) and Central Business District (CBD).

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 – Offices.

As a result of such consideration, the Board moved approval on the subject application with the conditions so noted, with motion seconded by Associate Board Member G. Smith. A roll call vote was taken and unanimously approved four (4) to zero (0).

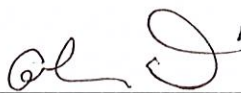
Board Member Duff - Recuse  
Chair Person Dawicki – Yes

Board Member Glassman – Yes  
Associate Member Smith - Yes

Board Member Cruz – Yes

Filed with the City Clerk on:

3/20/17  
Date

  
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Colleen Dawicki, Chair  
City of New Bedford Planning Board



## Department of Public Infrastructure

Euzebio Arruda  
Commissioner

**CITY OF NEW BEDFORD**  
Jonathan F. Mitchell, Mayor

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance

### MEMORANDUM

TO: City of New Bedford Planning Board

FROM: Euzebio Arruda, Commissioner, D.P.I.

DATE: February 23, 2017

RE: Site Plan- Bristol County Savings Bank  
North Water Street  
Plot 53 Lots 68, 291 + 295

**PLANNING**  
**FEB 28 2017**  
**DEPARTMENT**

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. Driveway permits are subject to Traffic Commission approval.
2. Owner to remove and reset granite curb east of driveway in line with remaining curb on the street. Also, install cobblestones on the roadway where needed.
3. Proposed sidewalk and driveway to be installed in accordance with City of New Bedford standards.
4. Driveway to be built with a 4' transition granite curb on the east side (no curb through sidewalk area)
5. Permits for sidewalk, driveway and drainage must be obtained from the Department of Public Infrastructure Engineering Division.
6. Owner/Developer must contact the Department of Public Infrastructure Engineering Division to assign a new address for the Bristol County Savings Bank.
7. Developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure, and provide a full set of the most recent version of the site construction plans prior to the start of construction.
8. Upon completion, Engineer must submit "As Built Drawings" on CADD format prior to the certificate of occupancy being issued.

/ct

Cc: Department of Inspectional Services  
Environmental Stewardship  
Sitec, Inc.  
Bristol County Savings Bank

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1556 Fax 1-508-961-3054

**ATTACHMENT 1**

*MB 05-17 + 06-17  
Rec'd 2/20/17*