



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

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION GROUND SIGN SITE PLAN APPROVAL

Case Number:	28-16			
Request Type:	Site Plan Approval for New Ground Sign			
Address:	464-466 County Street and NW Corner of William & Eighth Streets			
Zoning:	Mixed Use Business (MUB) zoning district and Central Business District			
Recorded Owners:	Jose Delgado/Sandra Cohen Trustees of Jay Realty Trust (Map 52, Lot 176) David K. Sykes (Map 52, Lot 178)			
Applicant:	South Coast Real Estate Holdings LLC (Subsidiary of First Citizens' Federal Credit Union)			
Applicant Address:	200 Mill Road, Ste. 100, Fairhaven, MA 02719			
Application Submittal Date	Public Hearing Date		Decision Date	
August 11, 2016	September 14, 2016		September 22, 2016	
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
52	176	2578	339	---
52	178		---	10725

Application: Request by applicant for Ground Sign approval for a credit union located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business 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 September 22, 2016. 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.

9/21/16
Date


Colleen Dawicki, Chair
City of New Bedford Planning Board

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 SEP 22 A 9:11
CITY CLERK

1) APPLICATION SUMMARY

This was a concurrent request by applicant with Case 27-16: Site Plan approval for new construction of a drive-thru for the First Citizens' Federal Credit Union and Case 28-16 for placement of a new Ground Sign, under Chapter 9 Comprehensive Zoning §5400, 5410, 5420, 5423, 3200 and 3200AA, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business (MUB) zoning district and Central Business District.

Because the site consists of two adjacent parcels, one ground sign meeting the stipulations of §3200 and 3200AA may be installed in the MUB zoning district at 464-466 County Street (Map 52, Lot 176) and a second ground sign may be placed inside the lot lines of northwest corner of William and Eighth streets (Map 52, Lot 178).

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal is shown as the First Citizens' Federal Credit Union, 464-466 & 178 Eighth Street, New Bedford, MA 02740 for South Coast Real Estate Holdings, LLC dated 08/11/2016, prepared by Highpoint Engineering, Inc, Canton Corporation Place, 45 Dan Road, Suite 140, Canton, MA 02021 [consisting of ten (10) pages];

and

First Citizens New Bedford 08/11/2016, dated 12/4/14 and 8/9/2016, prepared by New England Design Associates, 39 Salisbury Street, Worcester, MA 01609 [consisting of two (2) pages].

Title Sheet - T100

Existing Conditions Plan - C100

Site Preparation, Demolition, & Erosion Control Plan - C200

Layout & Materials Plan - C300

Grading Drainage & Utility Plan - C400

Lighting Plan-L100

Planting Plan-L200

Planting Detail- L300

Site Details-C700

Site Details-C701

Drive Up-DU

Floor Plan-FLR

Other Documents and Supporting Material

Stormwater Management Report

Traffic Assessment by Ron Muller & Associates, 56 Teresa Road, Hopkinton, MA 01748

Staff Report with attachments:

1. Cover Letter
2. Site Plan Review Application
3. Site Plan Review Application for New Ground Sign
4. Deeds of Ownership – Bristol County (S.D) Registry of Deeds
5. Traffic Report
6. Sign Graphics

7. Waiver Requests
8. Plan Set
9. Comments from DPI

Plans Accepted into the Record:

Planting Plan L200 dated 08/11/2016
Proposed Layout Color Plan C300 dated 08/11/2016
Existing Conditions Color Plan C100 dated 08/11/2016
Aerial Plan #1 dated 08/11/2016
Aerial Plan #2 dated 08/11/2016

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion. Acting City Planner Jennifer Clarke, AICP and Staff Planner Constance Brawders were also present during proceedings for the subject case review.

Mr. John Massauro, Senior Associate of Highpoint Engineering, Inc., (Canton Corporate Place, 45 Dan Road, Suite 140, Canton, MA 02021) introduced the case submittal to the Planning Board. Michael Radner, founder and Principal of Radner Design Associates, Inc., (945 Concord Street, Ste. 100, Framingham, MA 01701) presented the lighting and landscape plan. Speaking on behalf of the project proposal were First Citizens Federal Credit Union President and CEO Peter Muise, Vice President of Retail Operations Jennifer LaFrance, and Alan Detoma of New England Design Associates. Also in attendance was Douglas Hartnett, Managing Principal of Highpoint Engineering.

[Presentation and discussion of these concurrent cases ensued; however, findings to the Ground Sign Plan are limited to this Notice of Decision. For further information regarding the relative findings, please see the Notice of Decision for Case27-16: Site Plan approval for new construction of a drive-thru for the First Citizens' Federal Credit Union.]

Ground sign placement was shown on Layout & Materials plan sheet C300; however, setbacks from property lines were not dimensioned on the plan evidencing a six (6) foot minimum setback stipulated under ordinance. Graphics were provided by the applicant with case submittal documents. One sign has been proposed for installation at 464-466 County Street to replace an existing ground sign. The proposed sign face measures 72 inches wide by 36 inches high for an overall area of 18 SF; the overall proposed sign height is 132 inches (11 feet). The backlit cabinet-style sign will be illuminated with LEDS. These dimensions and specifications satisfy the City of New Bedford ordinance §3200 and 3200AA.

Two sign options for the Eighth Street lower parking lot entrance were presented for the Planning Board's consideration:

Option #A. A non-illuminated directional sign whose face measures 36 inches wide by 24 inches high for an overall area of six (6) SF and height of 60 inches;

Option #B. An illuminated cabinet sign (by LEDS) whose face measures 60 inches wide by 30 inches high for an overall area of twelve feet one-half inch (12.50) SF and height of 90 inches.

Ms. LaFrance expressed a preference by First Citizens' Federal Credit Union to erect the smaller of the signs, Option A, which will serve as a directional sign at the Eighth Street entrance.

Chair Dawicki requested a motion from the Board to open the public hearing at the conclusion of the presentation ; motion moved by Board Member K. Duff, with second by Board Member A. Glassman by vote of five (5)-zero (0).

As part of the general concurrent discussion, speaking in favor of the project's proposal was Jose S. Castelo (1815 Acushnet Avenue, New Bedford, MA). Questions and concerns regarding the fence at south of his property line that abuts the lower parking lot of the proposed credit union and hedge at the north of Mr. Morad's building abutting the credit union structure were raised by Emilo E. Morad, Jr., (Cutler House Realty, LLC, 460 County Street, New Bedford, MA). No one asked to be recorded in support of the project.

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

With no other comments received, a motion was made by Board Member K. DUFF, with a second by Board Member A. Glassman to close the hearing. Motion carried five (5) to zero (0).

4) DECISION

Chair Dawicki asked for a motion on the approval of Ground Sign for the First Citizens' Federal Credit Union located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district. Board Member Kathryn Duff offered the following motion:

The Planning Board finds this request to be in accordance with the City of New Bedford's Code of Ordinances Chapter 9 §5400 Site Plan Review, 3200 and 3200AA. As a result of such consideration, the Board approved the subject application with the following conditions:

- ☐ That Option A, [proposed for the back entrance and shown as] the two foot by three foot, 36 inch ground sign, [be used and] not be illuminated.
- ☐ That the revised plan showing sign locations with setbacks be reviewed with Planning Staff for [final] approval.
- ☐ That the applicant clarify and correct a discrepancy between the graphic and stated height dimension for the 464-466 County Street sign to read either 132 inches or 136 inches.
- ☐ That the applicant clarify and correct a discrepancy between the graphic and stated height dimension for the NW Corner of William and Eighth Street to read 60 inches or 90 inches.
- ☐ 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.
- ☐ That the applicant will honor all of the Department of Public Infrastructure's recommendations in memos dated September 6, 2016 (Attachment 1).
- ☐ That any recommendations made in the planning staff report not otherwise noted here shall be honored by the applicant.

- ☐ That 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.
- ☐ That the applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward signed by the office of the City Clerk for the Planning division case file folder.
- ☐ That 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.
- ☐ That 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 they were granted or they will lapse.

Motion seconded by Board Member Glassman. Motion carried unanimously five (5) to zero (0).


Board Member Kalife – Yes
Chair Person Dawicki – Yes

Board Member Cruz – Yes
Board Member Glassman – Yes

Board Member Duff -Yes

Filed with the City Clerk on:

7/21/16
Date



Colleen Dawicki, Chair
City of New Bedford Planning Board