



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

City Hall, Room 303
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New Bedford, MA 02740
(508) 979-1488
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CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 APR 15 PM 1:45
CITY CLERK

NOTICE OF DECISION

| | | | | |
|-----------------------------------|------------------------------------------------------------------------|-----------------------------|-------------|----------------------|
| Case Number: | 09-16 | | | |
| Request Type: | Special Permit | | | |
| Address: | 222 Union Street and ES South Sixth Street | | | |
| Zoning: | Mixed Use Business (MUB) and Downtown Business Overlay District (DBOD) | | | |
| Recorded Owner: | New Bedford Urban Renaissance II, LLC | | | |
| Applicant: | Atty. Pamela Gauvin (on behalf of Shiawee Yang) | | | |
| Applicant Address: | 555 Pleasant Street, New Bedford, MA 02740 | | | |
| Application Submittal Date | | Public Hearing Dates | | Decision Date |
| March 14, 2016 | | April 06, 2016 | | April 15, 2016 |
| Assessor's Plot Number | Lot Number(s) | Book Number | Page Number | Certificate Number |
| 46 | 93 | 11570 | 77 | |

Application: **Case 09-16:** Request for Special Permit for reduction of off-street parking located at ES South Sixth Street (Map 46, Lot 93), in the Mixed Use Business (MUB) and Downtown Business Overlay (DBOD) zoning districts, to serve a building conversion from general office to hotel use located at 222 Union Street (Map 46, Lots 32 & 33).

Action on Case 09-16: GRANTED, WITH THE FOLLOWING CONDITIONS:

Special Permit approval granted with the following conditions:

1. The applicant shall provide a revised site plan illustrating and accurately dimensioning the sixty-two (62) spaces at ES South Street for the Planning Division case file folder.
2. The applicant shall show on the revised site plan parking spaces compliant with 521 CMR: Architectural Access Board section 23.00: Parking and Passenger Loading Zones.
3. The applicant is to make all changes and corrections to case submittal documents as described by the planning staff, as noted in the Planning Staff Comment report.
4. The parking lot surface spaces shall be restriped to meet the specifications under Section 3100 of the City of New Bedford Municipal Code.
5. The applicant shall remove the jersey barriers that exist within its parking lot along South Sixth Street and appropriately articulate the site's ingress and egress with landscaping.
6. The applicant shall comply with the integration of the buffer zone landscape area under Section 3300, with plantings subject to approval of planning staff.

7. For public safety reasons, the applicant shall apply to the City of New Bedford Traffic Commission for approval to remove parking meters, and ensure mitigation of traffic congestion that may result by the proposed Union Street front valet service.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on April 15, 2016. 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.

4.15.16

Date



Jennifer Clarke, ACP, Acting City Planner
Agent for the Planning Board

1) APPLICATION SUMMARY

The petitioner submitted an application for Special Permit under Chapter 9 Comprehensive Zoning, Sections 3000-General Regulations, 3100-Parking & Loading, 3110-Applicability, and 3120-3125-Special Permit for reduction of off-street parking located at ES South Sixth Street (Map 46, Lot 93), on a 25,579+/- SF site, in the Mixed Use Business and Downtown Business Overlay (DBOD) zoning districts.

The intent of this project is to provide valet parking for a proposed boutique hotel envisioned to accommodate visitors to New Bedford, through the adaptive reuse of vacant general office space.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal was shown as the Site Plan for New Bedford Renaissance II located at 222 Union Street and South Sixth Street (Map 46, Lot 32 & 33) dated March 12, 2016, prepared for Dr. Shiawee Yang, Columbus Group LLC, 800 Boylston Street, 16th Floor, Boston, MA 02199 by Farland Corp., 401 County Street, New Bedford, MA 02740, consisting of four (4) sheets:

1. Cover Sheet – Sheet 1
2. Existing Conditions Plan – Sheet 2
3. Layout – Sheet 3
4. Details – Sheet 4

Other Documents and Supporting Materials

Staff Review Comments were provided for the April 6, 2016 Planning Board meeting with the following attachments:

- Site Plan
- Special Permit Application
- Project Proposal
- Valet & Circulation Photos
- Deed – Bristol County (S.D) Registry of Deeds Book 11570, Page 77
- Plan of Land for South Sixth Street for National Equity Properties, Inc, 240 Union Street, New Bedford, MA, dated 05-14-2010 prepared by Alpha Surveying and Engineering, Inc, 695 Wareham Street, Middleboro, MA (Bristol County (S.D) Registry of Deeds Plan Book 165, Page 106)

- Site History describing lot size reduction along Pleasant Street
- Proposed Hotel Photos

3) DISCUSSION

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

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

Atty. Pamela Gauvin introduced the case submittal for New Bedford Renaissance II and described the intent of the project. Christian Farland, P.E. of Farland Corp., elaborated on the existing and proposed parking conditions at the site.

Discussion ensued regarding the Special Permit request for parking reduction for off-site parking, which clarified for correction the number of spaces that should be shown on the revised plan. The Planning Board asked that the applicant revise the application and case submittal documents to reflect the sixty-two (62), not sixty-three (63) parking spaces are existing, and restripe the parking lot to Site Plan conformity, with ADA compliant parking.

Further discourse covered buffer screening and landscaping of the parking lot, as it abuts a residential use and district; serviceability of the existing stormwater mitigation at an existing parking lot; intrusion of light from the parking lot proximal to a residential use and district; illumination of the parking lot for user safety; planting of street trees; removal of jersey barriers parallel to South Sixth Street; signage associated with hotel parking; valet traffic circulation from Union onto Pleasant Street; and reduction of the number of parking meters at the Union Street loading zone.

Chairperson Dawicki asked for a motion to open the Public Hearing. Board Member K. Duff moved to open the hearing, seconded by Board Member A. Glassman. Motion carried unanimously Five (5) to Zero (0).

Speaking in favor of the project were Mark Hess of HallKeen Management and Dana Rebeiro, Ward 4 City Councilor, who presented letters of support from Councilors-at-Large Debora Coelho, Ian Abreu, Naomi Carney and Brian Gomes, that were accepted into the record by the Planning Board (Motion G. Smith, second P. Cruz, vote 5-0).

No member of the public body asked to be recorded in favor of the proposal.

No member of the public body spoke or asked to be recorded in opposition of the proposal.

Hearing no further questions or comments, the motion was moved to close the public hearing by Board Member K. Duff, seconded by Board Member A. Glassman. Motion carried unanimously Five (0) 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) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

1. The applicant shall provide a revised site plan illustrating and accurately dimensioning the sixty-two (62) spaces at ES South Street for the Planning Division case file folder.
2. The applicant shall show on the revised site plan parking spaces compliant with 521 CMR: Architectural Access Board section 23.00: Parking and Passenger Loading Zones.
3. The applicant is to make all changes and corrections to case submittal documents as described by the planning staff, as noted in the Planning Staff Comment report.
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6. The applicant shall comply with the integration of the buffer zone landscape area under Section 3300, with plantings subject to approval of planning staff.
7. For public safety reasons, the applicant shall apply to the City of New Bedford Traffic Commission for approval to remove parking meters, and ensure mitigation of traffic congestion that may result by the proposed Union Street front valet service.

5) DECISION

Board Member K. Duff made the motion to approve, with conditions, the Special Permit Application for **Case 09-16** for reduction of off-street parking from ninety- nine (99) to sixty-two (62) spaces located at ES South Sixth Street (Map 46, Lot 93), in the Mixed Use Business (MUB) and Downtown Business Overlay zoning districts.

A roll call vote was taken and unanimously approved Five (5) to Zero (0).

Board Member Glassman – Yes

Board Member Cruz – Yes

Board Member Duff – Yes

Chair Person Dawicki – Yes

Alternate Member G. Smith-Yes

Filed with the City Clerk on:

4.15.16

Date



Jennifer Clarke, AICP, Acting City Planner
Agent for the Planning Board