



## PLANNING BOARD

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

CITY CLERKS OFFICE  
 NEW BEDFORD, MA  
 2015 DEC 18 P 3:30  
 CITY CLERK

### NOTICE OF DECISION

Case Number: 27-15 and 28-15				
Request Type: Special Permit and Site Plan Approval				
Address: 90 Hatch Street (a/k/a 88-90 Hatch Street)				
Zoning: Industrial B				
Recorded Owner: Darn It Landing, LLC				
Applicant: Jeff Glassman				
Applicant Address: 686 Belleville Ave, New Bedford, MA 02745				
Application Submittal Date		Public Hearing Date		Decision Date
November 13, 2015		December 9, 2015		December 18, 2015
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
111	148	11412	337	

Application: Case **27-15** Request for **Special Permit** for reduction of parking spaces, and Case **28-15**: Request for **Site Plan** approval for the expansion of commercial studio space for artists, designers, and small businesses.

Action: GRANTED, WITH THE FOLLOWING WAIVERS AND CONDITIONS:

Because the applicant has not proposed demolition, excavation or utility work, the Planning Board voted unanimously Five (5) to Zero (0) to the grant the following waivers for **Site Plan Review**:

1. Waive the requirements of Section 5451. a. Site Layout,
2. Waive the requirements of Section 5451.b. Topography & Drainage Plan,
3. Waive the requirements of Section 5451. c. Utility Plan,
4. Waive the requirements of Section 5451. d. Architectural Plan,
5. Waive the requirements of Section 5451. e. Landscaping Plan,
6. Waive the requirements of Section 5451. f. Lighting Plan, and
7. Waive the requirements of Section 5454. Drainage Calculations.

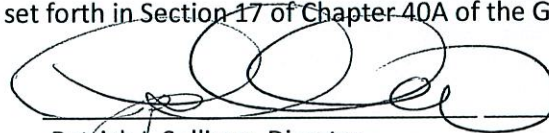
Site Plan approval granted with the following conditions:

1. Applicant shall work with planning staff in the revision of plans and recommendations set forth under conditions of approval.
2. Applicant shall work with planning staff to correct inconsistencies for final plan set revisions.
3. All inconsistencies and typographical errors are to be corrected on plan sheets and applications.

4. Handicap parking spaces along Hatch Street with curb cut are to receive written approval from the Traffic Commission, or if ADA compliant spaces are located within the parking lot area, applicant is to review the parking locations and specifications with planning staff to meet with final acceptance and approval.
5. Dumpsters are to be screened by composite fencing material. The applicant shall work with planning staff in the selection of the appropriate material to satisfy this stipulation.
6. The applicant is to install and maintain appropriate landscaping, such as shade tolerant hydrangeas, at the north face of the east four-story structure, at the parking lot and building entrances, and clean up and maintain overgrown green space at the east side of the four-story structure.
7. The applicant is to utilize silk sacks at catch basins.
8. Applicant is to notify the planning division in writing when the freight elevator is approved for handicap accessibility.
9. In the interest of public and life safety, revised plans are to illustrate the turning radius and necessary space for fire ladder trucks to maneuver, with final plans reviewed and approved in writing by the City of New Bedford Fire Department.
10. Lighting is to be provided for safety at the proposed handicap ramp.
11. Lighting is to be provided for safety at the west side of the parking lot.
12. As there are two loading docks on site to serve the associated businesses, applicant is to encourage the current tenants to utilize the loading areas for product shipping and receiving.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on December 21, 2015. 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. 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.

12.18.15  
Date



Patrick J. Sullivan, Director  
City of New Bedford Office of Planning, Housing & Community Development  
Agent for the Planning Board

## 1) APPLICATION SUMMARY

**Case 27-15: Hatch Street Studios Special Permit** - Request by applicant for Special Permit for reduction of parking spaces, and **Case 28-15: Hatch Street Studios Site Plan**-Request by applicant for Site Plan approval for the expansion of commercial studio space for artists, designers, and small businesses, located at 88-90 Hatch Street (Map 111, Lot 148), in the Industrial B zoning district.

## 2) MATERIALS REVIEWED BY THE PLANNING BOARD

### Plans Considered to be Part of the Application

The submittal was shown on a plan set for Proposed Artist Studios for 88-90 Hatch Street, 3<sup>rd</sup> Floor, New Bedford, MA, dated 11/12/2015 as revised thru 12/04/2015, located at Map 111/ Lot 148, prepared by Comprehensive Design – Build Services, P.O. Box 578, West Wareham, MA 02576-0578 consisting of:

1. Site Parking Plan sheet C1.1
2. First Floor Plan sheet A1.1
3. Second Floor sheet Plan A1.2
4. Third Floor sheet Plan A1.3
5. Forth Floor sheet Plan A1.4
6. Partial First Floor Plan and Ramp Plan sheet A2.1
7. Partial Floor Plan & Details sheet A2.2

#### **Revised Drawings**

8. Cover Sheet CO.1
9. Existing Conditions & Site Plan sheet C1.1
10. Proposed Site Plan sheet C1.2
11. Planting Details & Notes sheet LS1.0

#### **Other Documents and Supporting Material**

12. Staff Comments with Attachments:
  - a. Plan Set
  - b. Waiver Petition
  - c. Development Impact Statement
  - d. Site Plan Review Application
  - e. Application for Special Permit for Parking Reduction
  - f. Bristol County (S.D.) Registry of Deeds Deed Book 11412, Page 337
  - g. Photos
  
13. Project Narrative Revised 12/04/2015

### **3) DISCUSSION**

Armando Pereira of Comprehensive Design Build Services presented the case for expansion of the 24/7 artist community known as Hatch Street Studios. Revised plans consisting of: Cover Sheet CO.1, Existing Conditions & Site Plan sheet C1.1, Proposed Site Plan sheet C1.2, and Planting Details & Notes sheet LS1.0 dated 12/04/2015 were received into the record with motion from Board Member P. Cruz, and second by Board Member K. Duff, for a vote of Five (5) to Zero (0) by the Planning Board.

Discussion ensued regarding ADA compliancy for the proposed ingress and egress ramp, adaption of freight elevator for ADA use, and serviceability of proposed ADA parking spaces; landscaping design, screening of dumpsters, and utilization of silk sacks at the catch basins; adequacy of lighting to safely serve the parking area and handicap ramp; and accessibility of fire fighting apparatuses to provide life safety measures.

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

No member of the public body spoke or asked to be recorded in favor of the proposals.

Speaking in opposition was Edward Caron of 119 Hatch Street who expressed his concern with parking lot congestion, site litter, shipping and receiving occurring outside the loading dock areas, and fire equipment access. This information was taken under advisement by the Board. No member of the public body asked to be recorded in opposition.

Hearing no further questions or comments, the motion was moved to close the public hearing by Board Member Duff, seconded by Board Member Glassman. Motion carried unanimously Five (5) to Zero (0).

#### **4) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY**

- Applicant shall work with planning staff in the revision of plans and recommendations set forth under conditions of approval.
- Applicant shall work with planning staff to correct inconsistencies for final plan set revisions.
- All inconsistencies and typographical errors are to be corrected on plan sheets and applications.
- Handicap parking spaces along Hatch Street with curb cut are to receive written approval from the Traffic Commission, or if ADA compliant spaces are located within the parking lot area, applicant is to review the parking locations and specifications with planning staff to meet with final acceptance and approval.
- Dumpsters are to be screened by composite fencing material. The applicant shall work with planning staff in the selection of the appropriate material to satisfy this stipulation.
- The applicant is to install and maintain appropriate landscaping, such as shade tolerant hydrangeas, at the north face of the east four story structure, at the parking lot and building entrances, and clean up and maintain the overgrown green space at the east side of the four story structure.
- The applicant is to utilize silk sacks at catch basins.
- Applicant is to notify the planning division in writing when the freight elevator is approved for handicap accessibility.
- In the interest of public and life safety, revised plans are to illustrate the turning radius and necessary space for fire ladder trucks to maneuver, with final plans reviewed and approved in writing by the City of New Bedford Fire Department.
- Lighting is to be provided for safety at the proposed handicap ramp.
- Lighting is to be provided for safety at the west side of the parking lot.
- As there are two loading docks on site to serve the associated businesses, applicant is to encourage the current sheet metal tenant to utilize the loading areas for product shipment.

#### **5) DECISION**

Board Member Duff made the motion to approve the Special Permit Application for **Case #27-15** for a reduction in parking from one hundred sixty-seven (167) to eighty-eight (88) spaces, seconded by Board Member Cruz.

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

Board Member Kalife – Yes  
Board Member Duff – Yes

Board Member Glassman – Yes  
Chair Person Dawicki - Yes

Board Member Cruz – Yes

Chairperson Dawicki then asked for a motion to grant the waiver petitions for Site Plan review submission requirements for **Case #28-15**. Board Member Duff made the motion, second by Board Member P. Cruz. Motion carried unanimously Five (5) to Zero (0).

The Chair then asked for Site Plan approval for **Case #28-15**, with conditions as stated above, for the expansion of commercial studio space, for artists, designers, and small businesses, located at 88-90 Hatch Street (Map 111, Lot 148), in the Industrial B zoning district. Board Member Duff made a motion to approve the Site Plan Application for **Case #18-15**, with conditions; seconded by Board Member Glassman. Motion carried unanimously Five (5) to Zero (0).

Filed with the City Clerk on:

12.16.15  
Date



Patrick J. Sullivan, Director  
City of New Bedford Office of Planning, Housing & Community Development  
Agent for the Planning Board