



Planning Board
 City Hall, Room 303
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CITY OF NEW BEDFORD
 JONATHAN F. MITCHELL, MAYOR

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CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2015 OCT 20 A 10:46
 CITY CLERK

**NOTICE OF MODIFICATION
 OF SITE PLAN APPROVAL**

Case Number: #23-15				
Request Type: Modification of Site Plan Approval				
Address: 2301 Purchase Street				
Zoning: Industrial A and Industrial B Zoning Districts				
Owner: Friends Realty, Inc.				
Owner's Address: 2103 Purchase Street, New Bedford, MA 02740				
Submittal Date	Public Hearing Date			
September 14, 2015	October 7, 2015			
Decision Date Recorded by City Clerk				
October 20, 2015				
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
97	9, 151, 152, 153, 164, 176 & 180			11822, 11823, 11824, 20068, 20476, 19958

Application: Request by applicant for Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design.

Action: GRANTED, WITH CONDITIONS STIPULATED IN MEMORANDA DATED OCTOBER 7, 2015 AND SEPTEMBER 9, 2014 BY THE DEPARTMENT OF PUBLIC INFRASTRUCTURE

A copy of this Decision was filed with the City Clerk of the City of New Bedford on October 20th, 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.

10.20.15

Date

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

1) APPLICATION SUMMARY

The applicant, Sid Wainer and Son, and Owner, Friends Realty, Inc., of 2103 Purchase Street, submitted an application for **Modification for Site Plan Approval** for Case #35-14, whose Decision was recorded with the office of the City Clerk on September 24, 2014. The Applicant was granted a one year extension for Case 35-14 by the Planning Board in a Public Hearing on August 12, 2015.

Case # 23-15 is a request by applicant for Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 164, 176 & 180) in the Industrial A and Industrial B zoning districts.

2) MATERIALS REVIEWED BY THE BOARD

- Staff Comments Prepared for the October 7, 2015 Planning Board Meeting
- Original Plan Dated August 8, 2014
- Revised Site Plan Sheet 6/14 & Plan Set Dated September 11, 2015
- Elevation Drawings, as Revised through 09/15/2015
- Site Plan Review Application for Modification
- Narrative
- Photos
- Development Impact Statement Dated August 8, 2014
- Revised Parking Zoning Requirements as Prepared By Applicant
- Comments from the Department of Public Infrastructure Dated September 9, 2014
- Comments from the Department of Public Infrastructure Dated October 7, 2015
- Minutes of the September 10, 2014 Planning Board Meeting
- Notice of Decision Received by City Clerk September 24, 2014

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion.

City of New Bedford Staff Jennifer Clarke (Deputy Director of Planning & Community Development, and Acting City Planner) and Constance Brawdors (Staff Planner) were present during proceedings for the subject case review.

Applicant's agent, Thomas Hardman, PLS, of Site Design Engineering LLC (11 Cushman Street, Middleboro, MA 02346) presented the modification of the site plan to the Board for the submittal located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 164, 176 & 180) in the Industrial A and Industrial B zoning districts. As a result of the design effort, the applicant is modifying the approved site plan by introducing four changes that the Planning Board had been asked to duly consider.

- Change One: proposed to eliminate a portion of the building in the southwest corner.

- Change Two: proposed an addition of a triangular area to the west side of the structure, eliminating the “jog” that was previously shown.
- Change Three: proposed an addition to the north side of the building which will contain a tote wash-down area.
- Change Four: four loading bays were added to the southeast corner of the building, increasing the number of approved bays from 15 to 19.

The total new area of the building is 55,825+/- SF, an increase from Case #35-14 approval for a 51,900 +/- SF addition. The addition will consist entirely of cold storage for produce and provide loading bays on the east side of the addition. Currently, cold storage is provided in a series of refrigerated trailers parked on-site.

Parking has been redesigned to accommodate these changes in architectural design. To provide adequate and safe parking around the building, the parking area adjacent to the additional four loading bays has been revised to accommodate the back up and turning radius.

The applicant’s agent states the proposed revisions will not affect any of the originally approved utilities, including drainage, water and sewer.

The project proposal includes demolition of on building in preparation of construction of the new addition.

Motion was made to open the public hearing by K. Duff, seconded by A. Glassman. Motion carried unanimously Five (5) to Zero (0).

Speaking in favor of the application for modification: Henry G. Bousquet, Ward 3 Councillor, David Alves, Councillor-at-Large, and Linda Morad, Councillor-at-Large. Letters of support read in to the record were received from: Kerry Winterson, Ward 5 Councillor, Joseph P. Lopes, Ward 6 Councillor, and Steven Martins, Ward 2 Councillor.

No member of the public spoke or requested to be recorded in opposition of the case.

Having no further questions from the Board, 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).

As this was an application for Modification for Site Plan Approval, Planning Board comments were limited to review of Site Layout Plan Sheet 6. Conditions for approval set forth by the Department of Public Infrastructure stipulated in Memoranda dated September 9, 2014 and October 7, 2015 remain in place.

4) FINDINGS

The Board found that the applicant met all requirements listed under Chapter 9 Comprehensive Zoning Section 5400. Site Plan Review, Subsection 5436 relative to property listed above in the Industrial A and Industrial B zoning districts.

5) DECISION

Based on a review of the submitted request, the Planning Board **GRANTED** the application for Modification for Site Plan Approval.

Chair Dawicki asked for a motion. Board member K. Duff moved to grant approval for Site Plan Modification for Case # 23-15 for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 164, 176 & 180) in the Industrial A and Industrial B zoning districts. The motion was seconded by Board member P. Cruz, and carried unanimously by a vote of Five (5) to Zero (0).

Filed with the City Clerk on:

10 . 20 . 15

Date



Jennifer Clarke, AICP, Agent for the Planning Board