



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

Registry of Deeds Use Only:

CITY OF NEW BEDFORD
 JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2015 OCT 20 A 10:45
 CITY CLERK

NOTICE

Case Number: #22-15				
Request Type: Special Permit Approval for Reduction in Parking				
Address: 157 Ash Street				
Zoning: Mixed Use Business District				
Applicant: The Resource Inc (TRI) for Community and Economic Development				
Applicant Address: 200 Palmer Avenue, 2 nd Floor, Falmouth, MA 02540				
Submittal Date	Public Hearing Date	Decision Date Recorded by City Clerk		
September 11, 2015	October 7, 2015	October 20, 2015		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
45	93	11411	67	

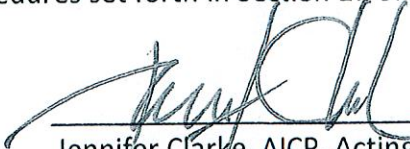
Application: Request by applicant for Special Permit for reduction of parking spaces, located at 157 Ash Street (Map 45, Lot 93), in the Mixed Use Business zoning district.

Action: GRANTED

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 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.

10.20.15

Date



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

1.) APPLICATION SUMMARY

The petitioner submitted an application for a SPECIAL PERMIT under Chapter 9 Comprehensive Zoning, Section 5300 relative to property listed above located in a Mixed Use Business zoning district. The applicant is proposing renovation of a mixed-use, multifamily structure comprised of a 740 SF retail store front and three existing single-family occupancy units. Rehab includes interior improvements, and exterior improvements feature renovation of the retail store front, new windows, siding and roofing.

Applicant requested a reduction in residential parking for three parking spaces, where six spaces are required at this site. This effectively results in a reduction in the number of required parking spaces from two (2) spaces per dwelling unit to one (1) space per dwelling unit. Retail use was not specified in the application.

2.) MATERIALS REVIEWED BY THE BOARD

The submittal was shown on a Plan Set for: tri - the resource inc. Community & Economic Development, for the Rehabilitation of 157 Ash Street, New Bedford, MA, dated September 9, 2015, prepared by Christopher T. Wise, Architect, 514 Old County Road, Westport, MA 02790 consisting of:

- 1) Sketch Site Plan – L-01 (Illustrating a future ADA ramp and designated parking)
- 2) Sketch Site Plan – L-01
- 3) Demolition Plan - A-01
- 4) Basement & First Floor Plans – A-02
- 5) First & Second Floor Plans – A-03
- 6) Elevations - A-04
- 7) Wall Sections 1 – A-05
- 8) Wall Sections 2 – A-06
- 9) Doors & Windows – A-07
- 10) Drawing Notes – A-08
- 11) Basement & First Floor Mechanicals – M-01
- 12) Second & Third Floor Mechanicals – M-02

- Staff Comments prepared for the October 7, 2015 Planning Board Meeting
- Special Permit Application
- Quitclaim Deed – Bristol County (S.D) Registry of Deeds Book 11411, Page 67
- Photos of Site
- Parking Plan created in 1983 illustrating seven (7) diagonal spaces

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 Brawdars (Staff Planner) were present during proceedings for the subject case review.

Michael Galasso, Project Manager for tri - the resource inc, and architect Christopher “Kit” Wise, described the proposal to revitalize this neighborhood by rehabilitating a mixed-use property consisting of housing and retail that had been dormant for approximately five years. The applicant intends first, to complete the residential component, and second, seek a retail tenant for the ground floor street front space, with the objective of establishing a neighborhood coffee shop to encourage active retail use at the site.

Motion to receive a site plan created by an earlier property owner illustrating seven (7) diagonal parking spaces, from approximately 1983, was made by Board member P. Cruz, seconded by Board member A. Glassman, and unanimously approved for due consideration by the Planning Board.

Comparisons were made regarding the parking plans and number of parking spaces that will satisfy the needs of the residential units and business components.

Motion was made to open the public hearing by Board member K. Duff, seconded by Board member A. Glassman. No one spoke or asked to be recorded in favor or opposition to the request. Motion was made by K. Duff to close the public hearing, seconded by Board member P. Cruz.

As off-street parking is limited at the site, Chair Dawicki advised the applicants to consider the options of returning to the Planning Board after the residential component is completed to petition the Board for a second Special Permit for Parking Reduction, or to specify the reduction request anticipated at the evening’s meeting. Staff J. Clarke advised applicants of Chapter 9 Comprehensive Zoning requirements, found at Appendix C-Table of Parking & Loading Requirements, whereby one (1) space per each 200 SF of gross floor area is needed for businesses engaged in retail use. After deliberation, the applicants framed the request for parking reduction from ten (10) spaces to three (3) spaces for the Board’s consideration and approval.

4.) FINDINGS

The Board found that the applicants met all Criteria of subsection 5320 under Chapter 9 Comprehensive Zoning Section 5300.

6.) DECISION

Based on a review of the submitted request, the Planning Board **GRANTED** the Special Permit Application for Parking Reduction.

Board member K. Duff made the motion to approve Special Permit Application for Parking Reduction for Case #22-15 for a reduction in parking from Ten (10) spaces to Three (3) spaces; seconded by Board member A. Glassman.

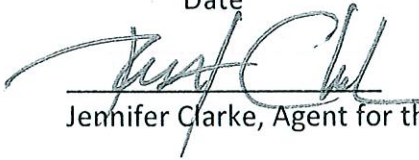
A roll call vote was taken and application unanimously approved Five (5) to Zero (0).

Board Member Kalife – Yes Board Member Glassman – Yes Board Member Cruz – Yes
Board Member Duff – Yes Chair Person Dawicki - Yes

Filed with the City Clerk on:

10.20.15

Date



Jennifer Clarke, Agent for the Planning Board