



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA
2015 SEP 21 P 2:25
CITY CLERK

NOTICE OF DECISION

Case Number:	20-15			
Request Type:	Site Plan Approval			
Address:	19 Hathaway Road			
Zoning:	Industrial B			
Recorded Owner:	Robert Walsh, Trustee of 19 Hathaway Road Trust II			
Applicant:	Thomson Antique World			
Applicant Address:	8 Baker Street, Warren, RI 02885			
Application Submittal Date	Public Hearing Date	Decision Date		
August 14, 2015	September 9, 2015	September 9, 2015		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
101	8	10506	111	

Application: Request for Site Plan Review for approval of a weekend outdoor flea market.

Action: GRANTED, WITH CONDITIONS:

1. Applicant agrees to provide and delineate adequate handicap accessible parking, to serve both the outdoor market and Klein Greenhouse businesses.
2. The applicant agrees to maintain vegetation at each entrance/exit at Hathaway Road to ensure site line visibility for safety reasons.

The following three Waivers were granted by the Planning Board because of the relatively simple development plan:

- Waiver for submittal of Landscape Plan.
- Waiver for the submittal of a drainage calculation report/plan.
- Waiver for the submittal of a Lighting Plan.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on September 21st, 2015. Any person aggrieved by this decision 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.

9.21.15

Date

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

1) APPLICATION SUMMARY

Request by applicant, Thomson Antique World (8 Baker Street, Warren, RI 02885), for Site Plan Review for use of a weekend flea market in the existing parking lot, located at 19 Hathaway Road (Map 101, Lot 8), 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 Site Plan for Douglas Thomson, dated August 13, 2015, located at 19 Hathaway Road (Map 101, Lot 8), prepared by Thompson Farland, 398 County Street, New Bedford, MA 02740.

Other Documents and Supporting Material

- Site Plan Review Application & Check List
- Certified Abutters List
- Photographs
- Staff Comments with Attachments:
 - Site Plan Review Application
 - Site Plan
 - Trustee Certificate of Appointment and Acceptance 19 Hathaway Road Trust II
 - 521 CMR 23.00 Architectural Access Board Parking & Passenger Loading
 - Narrative
 - Memo from Department of Public Infrastructure Dated August 27, 2015

3) DISCUSSION

Board member K. Duff recused herself from the case consideration, citing her office has a current project with Thomson Farland.

Attorney Christopher Saunders stepped to the podium and stated he was retained the previous day to now represent the applicant's submittal. Available to respond to engineering questions was Nick Dufresne of Thompson Farland. Also present was Douglas Thomson of Thomson Antique World.

Atty. Saunders described this project as "a unique proposal for an outdoor antique marketplace". Points addressed were 1. Saturday and Sunday hours of operation (8:00 a.m.-3:00 p.m.), with vendors arriving on a first come-first serve basis beginning at 7:00 a.m. for set up of their sales area, and breakdown of market place between 3:00 and 5:00 p.m.; 2. Vehicle entrance and exit to and from the parking lot, with vendors using the southwestern driveway, closer to Shawmut Avenue, with circulation path to follow along the side and rear perimeter of the site; 3. Striping of the lot, to delineate parking spaces for vendors and customers, which are to include handicap accessible parking areas; 4. The description of the portable mesh barrier that will separate the sales area from parking area; 5. Waiver request for Site Plan regulations for a drainage report/plan, landscape plan, and lighting plan; 6. Administrative appeal to the Building Inspector's stipulation for Site Plan Approval for this business proposal; 6. Hours of operation that overlap with Klein Greenhouse business operations; and 7. Maintenance of vegetation at each entrance/exit at Hathaway Road for site line visibility.

4) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

Conditions for approval:

1. Applicant agrees to provide and delineate adequate handicap accessible parking, to serve both the Market and Klein Greenhouse businesses.
2. The applicant agrees to maintain vegetation at each entrance/exit at Hathaway Road to ensure site line visibility for safety reasons.
3. The Planning Board accepts the applicant's verbal request to waive the Site Plan submittal and technical requirements for landscape plan, drainage report/plan, and lighting plan.

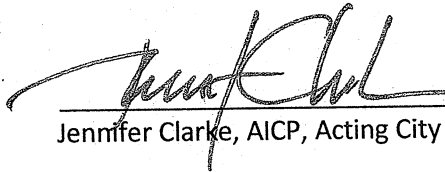
5) DECISION

Board Member Cruz made the motion to approve the Site Plan Application for **Case #20-15**, for use of a weekend flea market in the existing parking lot, located at 19 Hathaway Road (Map 101, Lot 8), in the Industrial - B zoning district, with the listed conditions for approval, seconded by Board Member Glassman. Motion carried unanimously Four (4) to Zero (0).

Filed with the City Clerk on:

9.21.15

Date



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