



Zoning Board of Appeals

September 17, 2015 - 6:00 P.M. – **Marked Agenda**
City Hall, 133 William Street, New Bedford, MA Room 314

1. MEETING CALLED TO ORDER

MEMBERS IN ATTENDANCE: L. Schick, J. Walsh, R. Schilling, H. Tavares

2. APPROVAL OF MINUTES

3. SCHEDULED HEARINGS

#4201 Notice is given of a public hearing on the Petition of: Eileen Medeiros and Kevin Medeiros (100 Bellevue Street New Bedford, MA) who have submitted a petition for a Special Permit under provisions of Ch.9 Comprehensive Zoning relative to property located at 100 Bellevue Street, Assessor's Map 8, Lot 141 in Residential B Zoned District. The petitioner is proposing to install a driveway from a public way that does not constitute frontage of the lot as plan filed, which will require a Special Permit under Ch.9, Comprehensive Zoning sections 3100 (Parking and Loading), 3110 (Applicability), 3149 (Special Permits for vehicular access to a building accessed from a public way that does not constitute frontage of the lot), 5300-5330 & 5360-5390 (Special Permits).

GRANTED WITH CONDITIONS, ALL BOARD MEMBERS RECORDED IN FAVOR (Tally 4-0).

#4202 Notice is given of a public hearing on the Petition of: Deborah E. Druan and David A. Koshiol (11 Blackhall Court Marion, MA), who have submitted a petition for a Special Permit under provisions of Ch. 9, Comprehensive Zoning relative to property located at 57 Parker Street, Assessor's Map Plot 71, Lot 161 in a Residential B Zoned District. The petitioner is proposing to install a driveway from a public way that does not constitute frontage of the lot as plans filed which will require a Special Permit under Ch. 9 Comprehensive Zoning Section 3100 (Parking and Loading), 3110 (Applicability), 3149 (Special Permits for vehicular access to a building accessed from a public way that does not constitute frontage of the lot), 5300-5330 & 5360-5390 (Special Permits).

GRANTED WITH CONDITIONS, ALL BOARD MEMBERS RECORDED IN FAVOR (Tally 4-0).

#4203 Notice is given of a public hearing on the Petition of: Panagakos Development c/o Michael Panagakos (133 Faunce Corner Road Dartmouth, MA) who have submitted a petition for a Special Permit under provisions of Ch.9, Comprehensive Zoning relative to property located at 1771 Acushnet Avenue, Assessor's Map 108, Lots 42, 43, and 44 in a Mixed-Use-Business and Residential-C Zoned district. The petitioner is proposing to construct two (2) new commercial buildings as plans filed, which will require a Special Permit under Chapter 9, Comprehensive Zoning Sections 2400 (Nonconforming Uses and Structures), 2410 (Applicability), 2430-2431 (Nonconforming Structures, Other than Single-and Two-family Structures), 3149 (Special Permit for Commercial Parking in a Residential District), and 5300-5330 & 5360-5390 (Special Permit).

CONTINUED TO THE NOVEMBER 19th, 2015 MEETING AT THE REQUEST OF BOARD MEMBERS.

#4204 Notice is given of a public hearing on the Petition of: Heather Brito (47 Charlotte Street New Bedford, MA) and Felisbina Coelho (269 Maryland Street New Bedford, MA) who have submitted a petition for a Special Permit under provisions of Chapter 9, Comprehensive Zoning relative to property located at 269 Maryland Street/904 Ashley Boulevard, Assessor's Map 127C, Lot 81 in a Mixed Use Business Zoned district. The petitioner is proposing to relocate her outpatient therapy practice to this location as plans filed, which will require a Special Permit under Chapter 9, Comprehensive Zoning Sections 2200 (Use Regulations), 2210 (General), 2230 (Table of Use Regulations-Appendix-A, #20-Medical Offices, Center, or Clinic), and 5300-5330 and 5360-5390 (Special Permit).

DENIED. BOARD MEMBER R. SCHILLING RECORDED IN FAVOR; BOARD MEMBERS L.SCHICK, J.WALSH, AND H.TAVARES RECORDED IN OPPOSITION. (Tally 1-3)

#4205 Notice is given of a public hearing on the Petition of: Jeff Cardoza (18 Anthony Street Acushnet, MA) and 244 Union Street, LLC c/o Steven D. Romsey (formerly of 9 Green Street Fairhaven, MA; currently residing at 9 Beach Drive Little Compton, RI) who have submitted a petition for a Special Permit under provisions of Ch.9 Comprehensive Zoning relative to property located at 244 Union Street/3 South Sixth Street, Assessor's Map 46 Lot 28 in a Mixed Use Business Zoned district. The petitioner is proposing to construct a residential apartment on the second floor as plans filed, which will require a Special Permit under Ch.9, Comprehensive Zoning Sections 4500-4560 & 4563-4572 (Downtown Business Overlay District), and 5300-5330 & 5360-5390 (Special Permit).

GRANTED WITH CONDITIONS, ALL BOARD MEMBERS RECORDED IN FAVOR (Tally 4-0).

4. OLD AND NEW BUSINESS

#4179 Notice is given of the public hearing on the Petition of: The Tacoma Street Realty Trust c/o David Pina Fernandes (47 Medeiros Lane Dartmouth, MA) who have submitted a petition for a Variance under provisions of Chapter 9 Comprehensive Zoning relative to property located at North Side Tacoma Street, Assessor's Map Plot 130C, Lot 259-260 in a Mixed Use Business District. The petitioner is proposing to build a 44'x45' two family dwelling as plans filed, which will require a Variance under Chapter 9, Comprehensive Zoning Sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Requirements, Appendix-B-Minimum Lot Size, Lot Frontage, Rear Yard), and 2753 (Rear Yards).

CONTINUED TO THE OCTOBER 22nd, 2015 MEETING AT THE REQUEST OF THE PETITIONER.

5. ADJOURNMENT

The next Zoning Board of Appeals Meeting is scheduled for October 22nd, 2015.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting.

Not all items listed may, in fact, be discussed. Other items not listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, chapter 30A, Section 20(e) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.