



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF COMMENTS

September 14th, 2015

FROM: Planning Department Staff

TO: Zoning Board of Appeals

SUBJECT: **Case # 4204:** Special Permit located at 269 Maryland Street / 904 Ashley Boulevard
(Map: 127C, Lot: 81)

Applicant: Heather Britto
47 Charlotte Street New Bedford, MA 02745

Ownership: Felisbina Coelho
269 Maryland Street New Bedford, MA 02745

Overview of Request: The petitioner has submitted an application for a **Special Permit** for a change of use; relative to property listed above, in a mixed use business zoned district. The petitioner is proposing to relocate her psychotherapy outpatient practice to this location, which is classified as a medical office, center, or clinic under zoning code.

Standards: To grant the Special Permit the Board must find **the benefit to the City and the neighborhood outweighs the adverse effects of the proposed use**, taking into account the characteristics of the site and of the proposal in relation to that site. In making the determination, the Board must consider include consideration of each of the following:

- **Social, economic, or community needs which are served by the proposal;**
- **Traffic flow and safety, including parking and loading;**
- **Adequacy of utilities and other public services;**
- **Neighborhood character and social structures;**
- **Impacts on the natural environment; and**
- **Potential fiscal impact, including impact on City services, tax base, and employment.**

Plan Specifics:

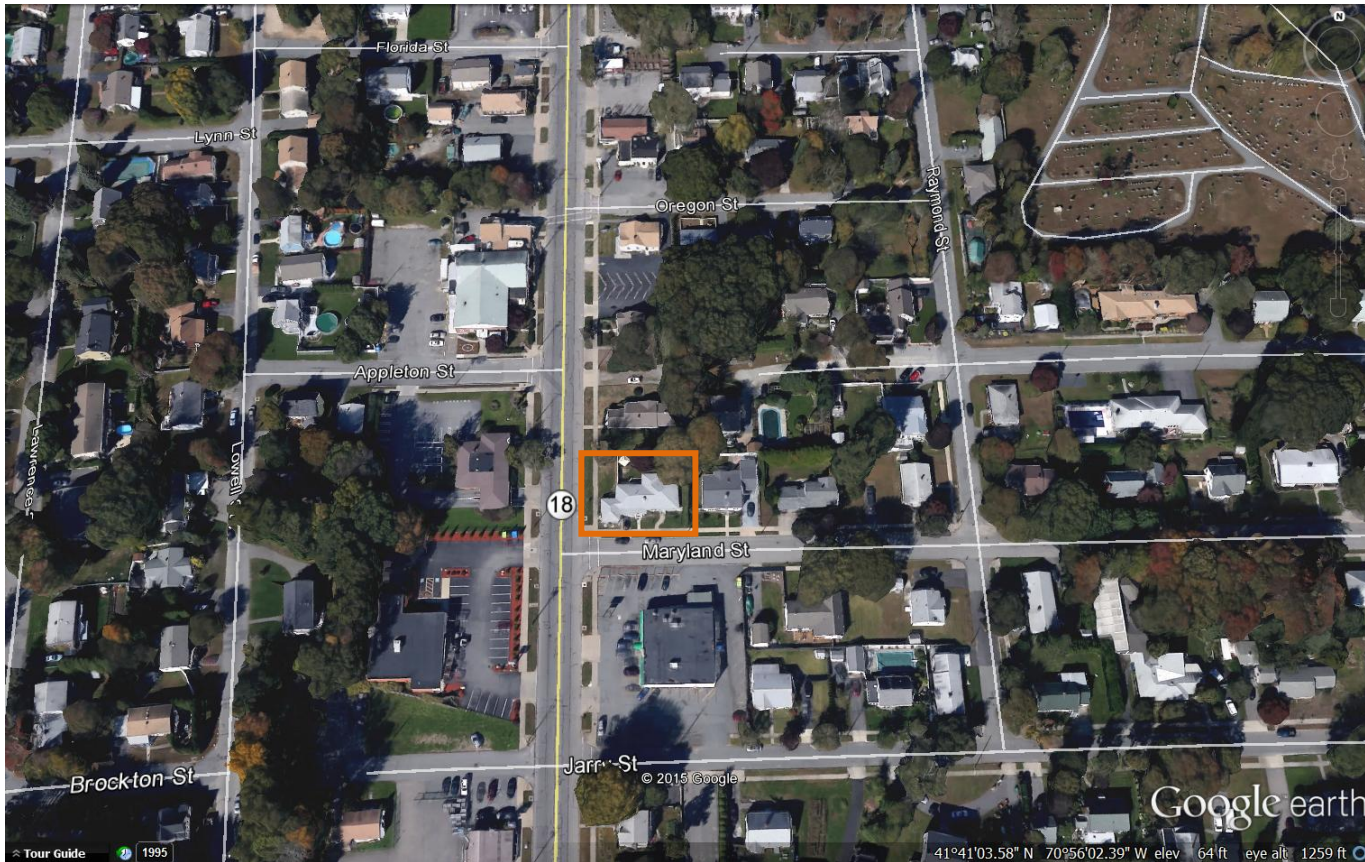
- **Plan:** The proposed use is psychotherapy office with two therapist providing services for five (5) to ten (10) clients per day. The proposed hours of operation are 9 AM-9 PM (Monday-Friday) and 8 AM-2 PM (Saturday & Sunday). There are no structural changes proposed at the property.

- **Current use:** Hair salon and residential ▪ **Proposed use:** Psychotherapy office

- **Property:** The subject property is a corner lot. It is 7,200 sq. ft with 90' of frontage on Maryland Street and 80' on Ashley Boulevard. Existing on the lot is a 2,000 +/- sq. ft. mixed use residential and commercial building, a one car driveway, and a fenced in rear yard.

Additional information: The proposal also requires a Special Permit from the Planning Board for a reduction in parking requirements. This hearing was opened by the Planning Board on September 9th, 2015. A number of abutters voiced concerns for the proposal at this meeting. The Planning Board continued the case until a decision has been made on the use at the premises by the Zoning Board of Appeals.

For Board Member Consideration. The subject lot is a corner lot located in a mixed use business zoned district. The surrounding area located on Ashley Boulevard is primarily commercial uses and is zoned mixed use business. The surrounding area on Maryland Street is primarily residential uses and zoned residential A.



**269 Maryland Street/904 Ashley Boulevard
(Map: 127C, Lot: 81)**

NOTE: Property line is approximate; for discussion purposes only

