



**PLANNING BOARD**  
 City Hall, Room 303  
 133 William Street,  
 New Bedford, MA 02740  
 (508) 979-1488  
[www.newbedford-ma.gov](http://www.newbedford-ma.gov)

CITY CLERKS OFFICE  
 NEW BEDFORD, MA

2019 NOV 25 P 3:50

CITY CLERK

CITY OF NEW BEDFORD  
 JONATHAN F. MITCHELL, MAYOR

**NOTICE OF DECISION**

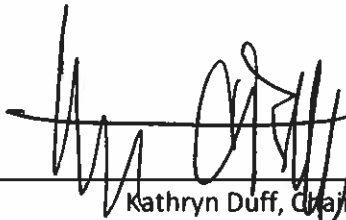
Case Number: 19-34				
Request Type: Site Plan New Ground Sign				
Address: 92 Kilburn St				
Zoning: Industrial B Zoned District				
Recorded Owners: BS Realty, LLC				
Owner Address: 92 Kilburn St, New Bedford, MA 02740				
Applicant: BS Realty, LLC				
Applicant Address: 92 Kilburn Street, New Bedford, MA 02740				
<b>Application Submittal Date</b>		<b>Public Hearing Date(s)</b>		<b>Decision Date</b>
October 11, 2019		November 13, 2019		November 13, 2019
<b>Assessor's Plot Number</b>	<b>Lot Number(s)</b>	<b>Book Number</b>	<b>Page Number</b>	<b>Certificate Number</b>
79	01	1937	765	

**Application:** BS Realty, LLC. (92 Kilburn St, New Bedford, MA 02740) for New Ground Sign Site Plan Review for the replacement of an existing pylon sign with a new sign of the same dimensions at **92 Kilburn Street** (Map: 79 Lot: 1) on a 9.376 acre site in an Industrial B (IB) zoned district. The new sign will display the building's name, "Grinnell Mill" and the current tenants. Fonts and colors will be uniform to promote a professional look.

**Action: GRANTED, WITH CONDITIONS, as described in section four (4).**

A copy of this decision was filed with the City Clerk of the City of New Bedford on November 25, 2019. 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.

11/25/2019  
 Date

  
 Kathryn Duff, Chair

City of New Bedford Planning Board

### 1) APPLICATION SUMMARY

BS Realty, LLC. (92 Kilburn St, New Bedford, MA 02740) for New Ground Sign Site Plan Review for the replacement of an existing pylon sign with a new sign of the same dimensions at **92 Kilburn Street** (Map: 79 Lot: 1) on a 9.376 acre site in an Industrial B (IB) zoned district. The new sign will display the building's name, "Grinnell Mill" and the current tenants. Fonts and colors will be uniform to promote a professional look.

### 2) MATERIALS REVIEWED BY THE PLANNING BOARD

#### Plans Considered to be Part of the Application

- ✦ 10 page document – "Proposed Sign Board", received August 7, 2019. Applicant has submitted an untitled survey of the lot, with close-up views of the area where the sign is located. The survey is not dated nor stamped by an engineer. Applicant has also submitted pictures of both the existing and proposed signs and measurements for the proposed sign with a list of construction materials.

#### Other Documents and Supporting Materials

- ✦ Site Plan Review Application stamped received by City Clerk's Office October 11, 2019.
- ✦ Certified Abutters List.
- ✦ Department of City Planning Staff Report dated October 29, 2019.

### 3) DISCUSSION

Mr. Jacob Shwartz, representing BS Realty, LLC, presented the project. He explained that the current sign has deteriorated and the applicant is seeking a to replace it with a new sign. Chairwoman Kathryn Duff asked what materials the new sign would consist of, Mr. Shwartz responded that it would be made of a wooden backboard with graphic lettering supported by, six (6) by six (6) inch steel posts set in concrete foundations. The sign will be built by Signature Signs. He went on to explain that like the original it would not be illuminated and would be the same size. Each tenants name will be listed on the sign using the same lettering to promote a professional look.

Mr. Peter Cruz asked if the existing bollards adjacent to the sign would remain. Mr. Shwartz replied they would be removed for aesthetic reasons, but the sign would have four (4) foot high concrete foundations that would serve the same purpose. Ms. Kamile Khazan inquired if there were plans to repave the parking lot. Mr. Shwartz replied that they have resurfaced half of the lot over the summer and will finish the remainder of the lot over time. He explained, that they are investing a lot into the renovation of the interior of the building. In addition, they are replacing the fence along the property frontage with one made of wrought iron.

Mr. Cruz inquired if the location of the new sign was inside the Acushnet River flood zone. Director of City Planning Tabitha Harkin responded that it was outside the zone and the applicant would not have to seek any additional permits.

In response to Chairperson Duff's invitation to speak or be recorded in favor, no one in attendance spoke in favor of the petition or wished to be recorded in favor of the petition.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, no one in attendance spoke in opposition of the petition or wished to be recorded in opposition of the petition.

Mr. Glassman made a motion, seconded by Mr. Cruz to close the public hearing. Motion passed unopposed. The board briefly discussed the case and conditions before voting.

### 4) DECISION

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case #19-34: BS Realty, LLC. (92 Kilburn St, New Bedford, MA 02740) for New Ground Sign Site Plan Review for the replacement of an existing pylon sign with a new sign of the same dimensions at **92 Kilburn Street** (Map: 79 Lot: 1) on a 9.376 acre site in an Industrial B (IB) zoned district. The new sign will display the building's name, "Grinnell Mill" and the current tenants. Fonts and colors will be uniform to promote a professional look.

The approval is subject to:

**General Conditions:**

1. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
2. The project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure received and placed on file and the Planning Board incorporates the DPI memo as part of these conditions.
3. The applicant shall submit final plan revisions to the Planning Division in the following formats: one (1) -11" x 17" Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
4. The applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds.
5. The applicant shall ensure that a copy recorded decision be provided for the Planning Division Case file folder.
6. The applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.
7. The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted, or they will lapse.
8. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

Board Chair Duff – Yes  
Board Member Glassman – Yes

Board Member Khazan – Yes      Board Member Kalife – Yes  
Board Member Cruz – Yes

Filed with the City Clerk on:

11/25/2019  
Date

  
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Kathryn Duff, Chair  
City of New Bedford Planning Board

