



**PLANNING BOARD**

City Hall, Room 303  
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CITY CLERKS OFFICE  
 NEW BEDFORD, MA

2019 NOV 18 P 2: 52

CITY CLERK

CITY OF NEW BEDFORD  
 JONATHAN F. MITCHELL, MAYOR

**NOTICE OF DECISION**

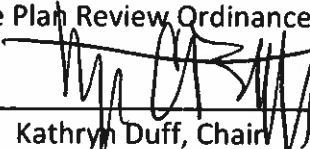
Case Number: 19-17	
Request Type: Site Plan	
Address: 1480 East Rodney French Boulevard	
Zoning: Mixed Use Business & Industrial A Zoned District	
Recorded Owners: G GK Realty LLC & VVK Realty, LLC	
Owner Address: 1480 E. Rodney French Blvd. New Bedford, MA 02744 & 1494 E. Rodney French Blvd. New Bedford, MA 02744	
Applicant: Servedwell New Bedford, LLC	
Applicant Address: 307 Smithneck Road Dartmouth, MA 02748	
<b>Application Submittal Date</b>	<b>Public Hearing Date(s)</b>
May 10, 2019	June 18, 2019; July 10, 2019; August 7, 2019; September 4, 2019; November 4, 2019
<b>Decision Date</b>	
November 4, 2019	
<b>Assessor's Plot Number</b>	<b>Lot Number(s)</b>
12	77, 264, & 287-291
<b>Book Number</b>	<b>Page Number</b>
11031 11004	159 138
<b>Certificate Number</b>	

**Application:** Servedwell New Bedford, LLC (307 Smithneck Road Dartmouth, MA 02748) for Site Plan review for expansion of an existing restaurant along with an expanded parking facility and outdoor entertainment area; located at 1480 East Rodney French Boulevard (Map: 12 Lots: 77, 264, & 287-291) on a 2.55+ acre site in a Mixed-Use Business [MUB] and Industrial A [IA] zoned district.

**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 18, 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.

11/18/2019  
 Date

  
 Kathryn Duff, Chair  
 City of New Bedford Planning Board

### 1) APPLICATION SUMMARY

Servedwell New Bedford, LLC (307 Smithneck Road Dartmouth, MA 02748) for Site Plan review for expansion of an existing restaurant along with an expanded parking facility and outdoor entertainment area; located at 1480 East Rodney French Boulevard (Map: 12 Lots: 77, 264, & 287-291) on a 2.55+ acre site in a Mixed-Use Business [MUB] and Industrial A [IA] zoned district.

### 2) MATERIALS REVIEWED BY THE PLANNING BOARD

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

- ❑ Plan Set – “Cisco New Bedford Restaurant Facility 1480 East Rodney French Blvd. New Bedford, Massachusetts” dated March 15, 2019, revised through September 3, 2019 and date stamped received by City Clerks’ Office September 25, 2019. Plans were prepared by SITEC, in Dartmouth, MA and stamped by Steven D. Gioiosa, PE.

The plan set consists of the following sheets:

- ❑ Cover Sheet
- ❑ Sheet 1 Site Layout
- ❑ Sheet 2 Locus Map
- ❑ Sheet 3 Site Grading
- ❑ Sheet 4 Landscaping Plan
- ❑ Sheet 5 Site Utilities
- ❑ Sheet 6 Site Lighting
- ❑ Sheet 7 Existing Conditions
- ❑ Sheet 8 Demolition Plan
- ❑ Sheet 9 Erosion Control Plan
- ❑ Sheet 10 Detail Sheet #1
- ❑ Sheet 11 Detail Sheet #2

- ❑ Architectural plan submission is dated 4/8/19. Plans were prepared by Aria Group, in Oak Park, IL., unstamped.

The plan set consists of the following sheets:

- ❑ Sheet A8.2 Building Elevations
- ❑ Sheet A8.1 Outbuilding Elevations

#### Other Documents and Supporting Materials

- ❑ Site Plan Review Application stamped received by City Clerk’s Office May 10, 2019
- ❑ Certified Abutters List
- ❑ Department of Planning, Housing & Community Development Staff Report dated June 14, 2019
- ❑ City of New Bedford Department of City Planning Updated Staff Report dated October 1, 2019
- ❑ City of New Bedford Department of City Planning Memo Re: Fire Pit Regulation dated October 22, 2019
- ❑ Conservation Agent Comments dated July 31, 2019
- ❑ Conservation Agent Comments dated August 28, 2019
- ❑ Conservation Agent Comments dated September 28, 2018; received by Planning Department June 10, 2019
- ❑ Department of Public Infrastructure (DPI) Comments dated June 7, 2019

### 3) DISCUSSION

#### June 18, 2019

Mr. Glassman made a motion, seconded by Mr. Cruz to open the public hearing. Motion passed unopposed.

Representative of the Petitioner: Attorney Michael Kehoe (128 Union Street) on behalf of Servedwell New Bedford, LLC addressed the board regarding the proposal and described the site as the former Davy’s Locker and Smugglers Den properties. The proposal he described is for a restaurant with an outdoor surf/sand area for an experience like

that of the Cisco restaurant on Nantucket. He noted this is a unique project for New Bedford. He acknowledged neighborhood concerns for parking. He explained that parking will be vastly increased on-site and further the applicant intends to respond to an RFP issued by the City for a vacant lot nearby for additional parking. He also acknowledged noise concerns and assured the board the entertainment will be scheduled to conclude early, typically curtailed by 8:30pm. The site will not keep people up at night as it is designed to be a family friendly experience, he said.

Mr. Steve Gioiosa, (449 Faunce Corner Road New Bedford, MA) of SITEC engineering, provided an in-depth description of the project. He oriented the board to the site describing it as at the base of Clara and Norman Streets. He detailed the existing conditions of the site noting there is an existing restaurant on the south side of the site with a paved surface surrounding. On the northern portion of the site he noted a building formerly known as Smugglers Den had been demolished. The site in total is 2.5 acres on the waterfront. He explained the existing restaurant building is to remain.

Mr. Gioiosa explained the proposed project is to upgrade the current restaurant with exterior renovations, add additional parking, remove impervious surface area, add an outdoor event area, and add public access to the waterfront. He noted the outdoor area will include expanding the existing outdoor deck for outdoor seating, adding sand area for passive recreation, an event space, food and beverage kiosks, a small event stage, and a fire pit. Fencing will surround the outdoor event area.

He explained the applicant is working with the Massachusetts Department of Environmental Protection (DEP) to provide public access to the waterfront. The plans have not been finalized but the plan is to have a public boardwalk around the perimeter of the site that connects with the City owned walking/bike paths.

Regarding parking, he explained, the site currently has fifty-seven (57) parking spaces. Under City ordinance, eighty-six (86) parking spaces are required; the proposed development will have one hundred and forty-two (142) parking spaces – providing a significant increase in parking.

The loading and unloading of deliveries as well as the dumpsters will be in the enclosure shown at the northwest corner of the building.

Mr. Gioiosa detailed that pedestrian areas and walkways will be provided on the south, west, and north sides of the site. The parking lot will have decorative down lighting for safety without being intrusive on the neighborhood, he described. The sidewalks along the site frontage are proposed to be reconstructed.

The seasonal outdoor event area he noted will have controlled gate access and fencing around the perimeter.

He described the landscape plan as selection of coastal and native plant species.

He then detailed the stormwater drainage proposed for the site. Explaining there will be water quality screening and treatment before discharge into the proposed infiltration units. The system is designed so no water will flow onto the public right of way up to the 10-year extreme weather event standard. He noted the roof drainage has not been designed yet for the building but will be tied into the drainage system. The system was designed to include the drainage amounts from the roof.

He noted snow storage will take place in the seasonal event area as it will be off season.

He explained the portable kiosks will be removed seasonally as required by FEMA flood requirements, as permanent

structures are not allowed. They can also be removed in an extreme weather event he explained.

Mr. Gioiosa then explained the applicant would like to have a seashell surface parking area, however, the City zoning does not allow for it. He sought the boards' support in their plan to seek a variance/administrative appeal for the seashell material instead of the impervious paved surface. A detailed discussion of the proposed seashell surface ensued. For environmental reasons the board indicated their support for the seashell surface if designed and maintained properly. Also, they cautioned that ADA access should be maintained. There was a related detailed discussion of the need for so much parking along the waterfront and a desire to see more green landscape particularly along the water edge. The board also wished to see bicycle travel encouraged more on the site.

The board and applicant discussed the building materials, noting the siding would be clapboard materials. The board sought more details about the boardwalk design, materials, and any safety railing proposed. The board sought clarification about fencing types proposed. Mr. Gioiosa explained it would be wood slat fencing.

In response to Ms. Khazan's inquiry about the anticipated traffic impacts, Mr. Gioiosa explained they anticipate at peak times to see 100 vehicles entering and exiting the site per hour (65% entering/ 35% exiting). He noted East Rodney French Boulevard has good capacity for that level of traffic and sight lines for safety. The board and applicant discussed seasonal traffic and annual special events along the south end peninsula and beaches. Mr. Gioiosa noted that the proposal exceeds the parking requirements for the site itself and additionally the applicant is seeking to develop an auxiliary parking lot nearby for overflow.

In response to a question about boat access from the dock, Mr. Steven Silverstein (307 Smithneck Road Dartmouth, MA), explained the existing dock is 140' long, which will not offer any boat slips. However, they will later be seeking a Ch.91 waterway license for an 80' floating dock to be installed along with moorings. The intent being for transient docking for the restaurant, no overnight docking. Mr. Gioiosa stated that issue is separate and will require dealing with different city and state regulatory departments.

In response to Chair Duff's invitation to speak or be recorded in favor, Councilor Joseph Lopes (75 Dudley Street New Bedford, MA), noted his work with the applicant to bring the project to fruition. He noted he had spoken with neighbors/abutters, as did Mr. Silverstein. He stated he supports the project.

In response to Chair Duff's invitation to speak or be recorded in opposition, Mr. John McCoy (35 Lucas Street New Bedford, MA) stated he was concerned about the size of the sidewalk to be created and hoped there would be ample width for biking and walking. He stated other than that concern he welcomed the potential neighbors.

Mr. Leonard Roach (1475 East Rodney French Blvd. New Bedford, MA) abutter, noted that he is not necessarily in favor or opposed, but Mr. Silverstein's reputation precedes him and he expects Mr. Silverstein will be building an exciting facility. He stated his concerns are loud music, neighborhood parking, and traffic problems.

Ms. Susan Crook (1465 East Rodney French Blvd. New Bedford, MA) abutter and adjacent beach owner, stated she is concerned about impacts on her private beach with jet skis, dinghies and other impacts and disruptions. She noted waves also break over into the parking lot. She also expressed concern about traffic and parking in her area and expects they will need resident only parking. She hopes they will be good neighbors.

There was no response to Chair Duff's further invitation to speak or be recorded in favor or opposition regarding the proposed project.

The board discussed traffic, a potential traffic study, parking and parking lot materials, potential resident only

parking, bike racks, sidewalks, the bike path, waterfront green space, and occupancy/site loads.

Councilor Lopes advised the board and the residents regarding resident parking and the process necessary to establish a resident only parking zones.

Chair Duff suggested a continuance and listed matters to be addressed, such as roof runoff, boardwalk details and its clearances, erosion control/silt sacks, architectural details, allowed use for the fire pit, building lighting, parking lot materials, and occupancy loads.

Mr. Glassman made a motion, seconded by Mr. Cruz to continue the matter to July 10, 2019. With all in favor the motion carried.

#### **July 10, 2019**

At the July 10, 2019 Board members Kathryn Duff, Arthur Glassman, Alex Kalife, Kamile Khazan, and Peter Cruz were in attendance. Director of City Planning Tabitha Harkin, and Staff Planners Jennifer Carloni and Rudy Botros were present during the discussion.

Chair Duff read a letter from the applicant requesting a continuance to the August 7, 2019 meeting. The reason for the request being due to the applicant working on a number of design revisions and other permitting. Mr. Glassman made a motion, seconded by Mr. Cruz to continue the hearing to August 7, 2019. With all in favor the motion passed.

#### **August 7, 2019**

At the August 7, 2019 Board members Kathryn Duff, Arthur Glassman, Alex Kalife, Shayne Trimbell, and Peter Cruz were in attendance. Director of City Planning Tabitha Harkin, and Staff Planners Jennifer Carloni and Rudy Botros were present during the discussion.

Chair Duff read a letter from the applicant requesting a continuance to the September 4, 2019 meeting. The reason for the request being due to the applicant working on a number of design revisions and other permitting. Mr. Glassman made a motion, seconded by Mr. Cruz to continue the hearing to September 4, 2019. With all in favor the motion passed.

#### **September 4, 2019**

At the September 4, 2019 Board members Kathryn Duff, Arthur Glassman, Alex Kalife, Kamile Khazan, and Peter Cruz were in attendance. Director of City Planning Tabitha Harkin, and Staff Planners Jennifer Carloni and Rudy Botros were present during the discussion.

Chair Duff read a letter from the applicant requesting a continuance to the October 9, 2019 meeting. The reason for the request being due to the applicant working on a number of design revisions and other permitting. Mr. Glassman made a motion, seconded by Mr. Cruz to continue the hearing to October 9, 2019. With all in favor the motion passed.

#### **October 9, 2019**

The October 9, 2019 meeting was canceled as the meeting date coincided with Yom Kipur, which is in violation of City Ordinance section 2-8. The meeting was rescheduled to November 4, 2019.

#### **November 4, 2019**

At the November 4, 2019 Board members Kathryn Duff, Arthur Glassman, Alex Kalife, Kamile Khazan, and Peter Cruz were in attendance. Director of City Planning Tabitha Harkin, and Staff Planners Jennifer Carloni and Rudy Botros were present during the discussion.

Mr. Glassman made a motion, seconded by Mr. Cruz to open the public hearing. Motion passed unopposed.

Mr. Steve Gioiosa (449 Faunce Corner Road N. Dartmouth, MA) presented the proposal on behalf of Servedwell New Bedford, LLC. Mr. Gioiosa acknowledged that also present at the meeting were: Mr. Stephen Silverstein, the principal developer of the project (307 Smithneck Road Dartmouth, MA), and Attorney Michael Kehoe, project attorney (128 Union Street New Bedford, MA).

Mr. Gioiosa reminded the board the case had been continued from a previous hearing and reoriented the board to the project site using a displayed site plan. He described the project as a redevelopment of the former Davy's Locker and Smuggler's Den properties.

Mr. Gioiosa then detailed the revisions made to the plan as a result of the Planning Board's concerns at the last hearing as well as changes required by the Massachusetts Department of Environmental Management (DEP) Chapter 91 Waterways Licensing process.

He noted the revisions included pulling the parking area away from the shoreline and in the northwest corner of the site and a landscaped area with a patio area were added to reduce the total lot coverage.

Bicycle racks, able to accommodate up fifty-five (55) bicycles, were also noted as added in this northwest corner area. Additional bicycle racks, able to accommodate up to eleven (11) bicycles, were relocated to the south west corner of the building.

Curb stops had been added to the southern parking lot edge to create a buffer between the boardwalk and the parking lot spaces. Along the northern parking lot edge, the parking lot had been reconfigured such that no parking was directly abutting the boardwalk. Instead a green space and curbing would separate a drive aisle from the board walk.

The event area surface was revised to a sand surface after going back and forth between the applicant and DEP. It would be keeping with the seasonal coastal feel of the event space. In conjunction with the decision to use a sand surface the plan was revised to include a wider patio area around the sand area in order to accommodate ADA accessibility for the event space.

Mr. Gioiosa pointed out that the publicly accessible boardwalk would still be part of the plans around the perimeter of the site and connect with the City multiuse (bicycle and pedestrian) pathways and nearby Cove Walk on the hurricane barrier. He also noted the plans had been revised per the Department of Public Infrastructure Comments (DPI) to have a bituminous pathway instead of concrete sidewalk along the site frontage in order to continue the City's multi-use path along E. Rodney French Boulevard.

He noted that not all DPI comments had yet been incorporated into the plans as architectural plans have not been finalized which will inform how the applicant addresses those comments. However, he noted the applicant has no objections to the DPI comments and the plans will be revised accordingly.

He noted the fencing style has not been finalized but will be a board or slat style. The final decision will be provided to the Planning Board for their review and administrative approval.

Mr. Gioiosa noted the dumpster will be in the enclosure located at the northwest corner of the building.

Mr. Gioiosa explained the area under the deck will be an outdoor seating area. A kid's play zone is proposed with some structured play equipment yet to be chosen. The applicant will provide the final choices to the board for review. Similarly, the fire pit has not been selected so the final design will be provided to the board for review and administrative approval.

Snow storage is proposed on the event area as it will be the off-season. In a severe weather event, the snow will be trucked off site.

He further explained that the event facility will need additional parking, so the applicant has responded to an RFP issued by the City for the development of a nearby undeveloped lot into a parking lot. The applicant's application was accepted and a lease agreement for the lot is under negotiation at this time.

Mr. Gioiosa displayed an aerial and oriented the board to the location of the proposed additional parking lot. He explained preliminary estimates indicated that 100-175 vehicles could be accommodated in a lot that has yet to be designed. He noted the applicant would have parking lot attendants at the main site and at the off-site parking lot to direct traffic and guide pedestrians. He offered that the applicant would be willing to make pedestrian improvements by adding a crosswalk at the hurricane barrier gates as the sidewalk on the west side of E. Rodney French Blvd. ends there and there is an at-grade transition at this point to the east side sidewalk.

He offered that the applicant would still prefer a seashell surface for the parking lot and explained that under city ordinance the surface materials is not allowed and may require a variance or administrative appeal from the Zoning Board of Appeals (ZBA). Mr. Gioiosa inquired if the Planning Board would be in favor of the seashell surface material and if so, would they go on the record in support of the seashell material prior to the applicant seeking relief from the ZBA. In response to questions from the board, he clarified, that the parking areas would be delineated by posts with rope, and partially buried timbers would be used to delineate the individual spaces.

Lastly, he noted a landscape buffer was added in front of the portable bathroom area.

In response to questions from the board, Mr. Gioiosa explained that the bike path will transition flush with the boardwalk. The boardwalk width will vary from seven feet (7') to ten feet (10'). He explained it is likely the boardwalk will be used more for walking than bicycling but there is ample room to walk a bike along the boardwalk. He noted the bike path will be extended in front of the property providing a better connection for bicyclist from the bike path to the Cove Walk path. He noted there will be signage noting the boardwalk is publicly accessible per DEP requirements. He explained the boardwalk height is proposed at the high-water mark. In response to a question about railings along the boardwalk, Mr. Gioiosa explained no railings are proposed however, there is edging on the revetment and curbing proposed. He confirmed the long-term maintenance of the boardwalk would be the responsibility of the private property owner.

The board expressed concern for pedestrian access to and from the auxiliary parking lot. Particularly the board was concerned about pedestrian conflict with boat trailers at the public boat ramp directly abutting the site to the north.

The board, applicant Mr. Stephen Silverstein, Mr. Gioiosa, and Ward 6 City Councilor Joseph Lopes (75 Dudley Street New Bedford, MA) had a detailed discussion of multiple options for pedestrian access improvements. The discussion including the possibility of new sidewalks on the west side of E. Rodney French, new crosswalks at various locations, and/or stripping along the boat ramp property. To complete the discussion, the board and applicant resolved that

the applicant is to work with the Department of Public Infrastructure and the Traffic Commission to design safe pedestrian access to and from the auxiliary parking area, potentially including striped lanes. The board recommended the applicant seek to stripe the boat ramp parking area for pedestrian access and add crosswalks at Fredrick Street or the Hurricane Barrier whichever was safer as determined by DPI and the Traffic Commission.

The board noted their support for a seashell surface for the parking area as it is environmentally a better material choice for a site along the waterfront. They noted they are in favor only if it is designed such that a concrete driveway buffer edge is designed so seashells do not track into East Rodney French Boulevard roadway. They noted the applicant will still be required to gain approval from other City departments for the seashell material. The board inquired how snow would be removed from the seashell surface. Mr. Gioiosa explained the contractor hired for snow removal would have to be knowledgeable of the techniques for removal, but it is possible and done at other sites in the region he explained.

Mr. Gioiosa confirmed the architectural plans remained the same from the first submission. All details had not been finalized but he confirmed the roof drains will be tied into the drainage system and the flow was included in the initial capacity calculations.

In response to questions about the storage of the portable kiosks in the off-season, Mr. Silverstein explained that DEP required the kiosks be moved outside of the historic high-water mark in the off-season. He noted it has not been decided where exactly they will be stored but the options include stored on-site in the northern parking lot, the auxiliary parking, or an off-site location to be determined. The active season he noted is May 15-October 31 for the event space with the portable kiosks. The restaurant will be open year-round.

The board requested and the applicant agreed to remove the oak tree proposed in the northeast corner of the site, as it is not an appropriate beach planting ,and will be replacing it with more of the coastal plantings such as the sea lavender and beach grass.

In response to Chairperson Duff's invitation to speak or be recorded in favor: Ward 6 City Councilor Joseph Lopes (75 Dudley Street New Bedford, MA) was recorded in favor.

No one spoke or was recorded in opposition.

The board commended the applicant on a great project with nice upgrades to the site. They discussed conditions that would be placed on the approval before voting.

#### **4) DECISION**

Board Member Glassman made the motion, seconded by Mr. Cruz to approve request by applicant for Site Plan review for expansion of an existing restaurant along with an expanded parking facility and outdoor entertainment area; located at 1480 East Rodney French Boulevard (Map: 12 Lots: 77, 264, & 287-291) on a 2.55+ acre site in a Mixed-Use Business [MUB] and Industrial A [IA] zoned district. Owner: GGK Realty LLC (1480 E. Rodney French Blvd. New Bedford, MA 02740) and VVK Realty, LLC (1494 E. Rodney French Blvd. New Bedford, MA). Applicant: Servedwell New Bedford, LLC (307 Smithneck Road Dartmouth, MA 02748).

The approval is subject to:

#### **Specific conditions:**

1. The applicant shall work with the Department of Public Infrastructure and Traffic Commission on a striped pathway and crosswalk design for safe pedestrian access to and from the auxiliary parking area.



2. The proposed oak tree shown in the northeast corner of the plan is to be removed and replaced with more of the understory coastal plantings depicted on plans.
3. The siding for the building shall be clapboard and not vinyl.
4. The Planning Board supports the use of a seashell surface for the parking lot, if approved and permitted by the City in subsequent permits or appeals. If allowed, the applicant is to work with the DPI for the shell driveway design so that shells do not track into the public right of way or East Rodney French Boulevard. Shells shall be installed with appropriate subgrade to drain as a permeable surface.
5. The cover sheet is to be revised to reflect the correct number of off-street parking spaces.
6. The operation is to adhere to the city noise ordinance, such that: "All noises that menace the health, interrupt or disturb sleep of residents between the hours of 10:00 p.m. and 7:00 a.m. are hereby prohibited."
7. Fencing specifications and details and Fire Pit specifications are to be submitted and reviewed by the Chair for a determination whether it may be administratively approved or would require review by the full board.
8. The ground sign is not approved and will require a separate submission.
9. Waste and recycling facility locations are to be labeled on the plan.
10. A Notice of Intent is required to be submitted to the Conservation Commission and additional Ch. 91 waterways permitting may be required. Any plan revisions as a result of these reviews are to be submitted and reviewed by the Chair for a determination whether it may be administratively approved or would require review by the full board.

**General Conditions:**

11. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
12. 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.
13. 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.
14. 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.
15. The applicant shall ensure that a copy recorded decision be provided for the Planning Division Case file folder.
16. 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.

17. 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.

18. 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 Cruz – Yes

Board Member Kalife – Yes

Filed with the City Clerk on:

11/18/2019  
Date

  
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Kathryn Duff, Chair  
City of New Bedford Planning Board