



Zoning Board of Appeals

Agenda

January 16, 2020 – 6:00 PM

**New Bedford City Hall, [Ashley Room 120](#)
133 William Street, New Bedford, MA**

12/24/2019 9:28:56 AM CITY CLERK

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

- November 14 meeting minutes

SCHEDULED HEARINGS

- #4394** Notice is given of a public hearing on the petition of: **PRL Realty, LLC, Patricia L. Andrade, Wayne G. Tessler & Pauline Massed; Trustee of Suite 5 Real Estate Trust, Elizabeth Silva & Durval Silva; Trustee of Suite 6 Realty Trust** (52-54 Brigham Street, New Bedford, MA 02740), **Cleanslate Centers, C/O Michael Keleher** (12 Cadillac Drive, Brentwood, TN 37027) and **Thomas P. Crotty & Associates PLLC**, (5 Dover Street, Ste 102, New Bedford, MA 02740) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2200 (use regulations), 2210 (general), 2230 (table of use regulations-Appendix A, commercial #25 medical offices, center or clinic) and 5300-5330 & 5360-5390 (special permit); relative to property located at **52-54 Brigham Street**, Assessors' map 39 lot 18A-D,F,H,K in a Mixed Use Business [MUB] zoned district. The petitioners are proposing to operate a medical office space for outpatient treatment per plans filed. **Continued Agenda Item from December 12, 2019.**
- #4405** Notice is given of a public hearing on the petition of: **117 Union Street, LLC** (128 Union Street, Suite 400, New Bedford, MA 02740) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2700 (dimensional regulations), 2710 (general), 2720 (table of dimensional requirements-Appendix B, minimum lot size SF, lot coverage by building %, side yard-Ft. & rear yard-Ft.), 2750 (yards in residence district), 2753 (rear yard), 2755 (side yard), 3100 (parking & loading), 3110 (applicability), 3130 (table of parking & loading requirements-Appendix C, multifamily (3) or more per structure & places of assembly); relative to property located at **115, 117, 121, 127-129 Union Street & 7 North Second Street**, Assessors' map 53 lot 40, 41, 215, 216, 146 in a Mixed Use Business [MUB], Waterfront Historic District & Downtown Business Overlay District [DBOD] zoned district. The petitioner is proposing to subdivide the lot into two nonconforming lots, which requires parking and dimensional variances.
- #4406** Notice is given of a public hearing on the petition of: **117 Union Street, LLC** (128 Union Street, Suite 400, New Bedford, MA 02740) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 4500-4572 (Downtown Business Overlay District - DBOD) and 5300-5330 & 5360-5390 (special permit); relative to property

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located at **115, 117, 121, 127-129 Union Street & 7 North Second Street**, Assessors' map 53 lot 40, 41, 215, 216, 146 in a Mixed Use Business [MUB], Waterfront Historic District & Downtown Business Overlay District [DBOD] zoned district. The petitioner is proposing to raze the five existing one-story buildings at the corners of Union Street, N. Second Street and Barkers Lane to construct a five-story commercial/residential building; and to renovate the three-story Moby Dick Building at 127-129 Union Street for a combined total of 51 residential units and 2 commercial units (retail/restaurant) per plans filed.

OTHER BUSINESS

- Next Scheduled Meeting will be held on Thursday, February 13, 2020
- Approval of Fee Schedule
- Election of Officers

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Angela Goncalves at 508-979-1488 (Angela.Goncalves@newbedford-ma.gov) or Mass Relay 711**. Requests should be made as soon as possible but at least **48 hours** prior to the scheduled meeting.

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(f) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.