



Zoning Board of Appeals

Agenda

October 15, 2020 6:00 – 9:00 PM

To participate, copy and paste this link: <https://zoom.us/j/93898010895>
and enter Meeting ID: 938 9801 0895 Password: 245993
or Dial 1-646-558-8656

Please note: Due to the COVID- 19 outbreak, boards and commissions are permitted by law to meet entirely remotely to reduce the spread of infection. This meeting will be held virtually via Zoom.

The Zoning Board of Appeals will hold an Advertised Public Hearing on **Thursday, October 15, 2020 at 6:00 via ZOOM. To participate, copy and paste this link: <https://zoom.us/j/93898010895> and enter Meeting ID: 938 9801 0895 Password: 245993 or Dial 1-646-558-8656 on any phone and the chair will direct you in the call.** Online materials for each case will be posted at <https://www.newbedford-ma.gov/planning/zoning-board-agenda-info-2020>. This public hearing will review on the following appeals as set forth under the provisions of the City Code of New Bedford:

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

- September 17, 2020 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. ***This item has been continued by request of the applicant to November 12, 2020.**
- #4423** Notice is given of a public hearing on the petition of: **Antonio M. Pimentel, Jr. & Karen Pimentel**, (176 Pine Grove Street, New Bedford, MA 02745) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2300 (accessory buildings and uses), 2310 (general), 2340-2347 (accessory dwelling unit) and 5300-5330 & 5360-5390 (special permit); relative to property located at **176 Pine Grove Street**, Assessors' map 127E lot 328 in a Residential A [RA] zoned district. The petitioner proposes to convert an existing attached garage into an accessory dwelling unit per plans filed.
- #4424** Notice is given of a public hearing on the petition of: **Antonio M. Pimentel, Jr. & Karen Pimentel**, (176 Pine Grove Street, New Bedford, MA 02745) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 3100 (parking & loading), 3110 (applicability) and 3145 (open-air off-street parking facilities may be located in required front, rear and side yards, except that in a residential district, no open-air off street parking space shall be located in front of the dwelling or principal building); relative to property located at **176 Pine Grove Street**, Assessors' map

127E lot 328 in a Residential A [RA] zoned district. The petitioner proposes to convert an existing attached garage into an accessory dwelling unit per plans filed.

#4425 Notice is given of a public hearing on the petition of: **4227 Acushnet Avenue LLC, CO Jack Sassin** (4227 Acushnet Avenue, New Bedford, MA 02745) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial use to another, less detrimental, nonconforming use) and 5300-5330 & 5360-5390 (special permit); relative to property located at **4427 Acushnet Avenue**, Assessors' map 136A lot 20 in a Residential A [RA] zoned district. The petitioner proposes to construct a 20'x46' addition along the northly side of the existing station per plans filed.

#4426 Notice is given of a public hearing on the petition of: **4227 Acushnet Avenue LLC, CO Jack Sassin**, (4227 Acushnet Avenue, New Bedford, MA 02745) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2430 (nonconforming structures, other than single- and two-family structure) 2431 (reconstructed, extended or structurally changed), 2432 (altered to provide for a substantially purpose or for the same purpose in a substantially different manner or to a substantially greater extent) and 2430 (Continued: the reconstruction, extension or structural change of such nonconforming structures so as to increase an existing nonconformity, or create a new conformity, including extension of an exterior wall at or along the same non-conforming distance within a required yard, shall require the issuance of a variance from the Zoning Board of Appeals); relative to property located at **4227 Acushnet Avenue**, Assessors' map 136A lot 20 in a Residential A [RA] zoned district. The petitioner proposes to construct a 20'x46' addition along the northly side of the existing station per plans filed.

#4427 Notice is given of a public hearing on the petition of: **Chaffee Properties, LLC, CO Debra Holden** (965 Church Street, New Bedford, MA 02745) and **Child and Family Services** (3057 Acushnet Avenue, New Bedford, MA 02745) 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 5300-5390 (special permit); relative to property located at **965 Church Street**, Assessors' map 130G lot 50 in an Industrial A [IA] zoned district. The petitioner proposes to operate a medical office facility known as Child and Family Services per plans filed.

OTHER BUSINESS

- Election of Officers
- Next Scheduled Meeting will be held on Thursday, November 12, 2020

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.