

**PLANNING BOARD**

City Hall, Room 303
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 New Bedford, MA 02740
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CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number: 20-32				
Request Type: New Ground Sign Site Plan				
Address: 1230 Purchase Street				
Zoning: Mixed-Use Business				
Recorded Owners: 1230 Purchase Street, LLC				
Owner Address: 1230 Purchase Street, New Bedford, MA 02740				
Applicant: ProSign Graphics c/o Anna Haluch				
Applicant Address: 65 Belmont Street, South Easton, MA 02375				
Application Submittal Date		Public Hearing Date(s)		Decision Date
September 23, 2020		December 9, 2020, January 13, 2021		January 13, 2021
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
66	86	12738	315	

Application: Request by applicant for **New Ground Sign Site Plan Review** for the installation of a new pylon sign at **1230 Purchase Street** (Map: 66 Lot: 86) a 0.34± acre site in a Mixed-Use Business zoned district. Owner: 1230 Purchase Street, LLC (1230 Purchase Street New Bedford, MA). Applicant: Anna Haluch, ProSign Graphics (65 Belmont St. South Easton, MA 02375).

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 January 26, 2021. Any person aggrieved by this decision for New Ground Sign 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.

1/26/2021

Date

Kathryn Duff, Chair
 City of New Bedford Planning Board

1) APPLICATION SUMMARY

Request by applicant for **New Ground Sign Site Plan Review** for the installation of a new pylon sign at **1230 Purchase Street** (Map: 66 Lot: 86) a 0.34+ acre site in a Mixed-Use Business zoned district. Owner: 1230 Purchase Street, LLC (1230 Purchase Street New Bedford, MA). Applicant: Anna Haluch, ProSign Graphics (65 Belmont St. South Easton, MA 02375).

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The architectural plan submission is shown as "Glaser Glass Renovation." Dated 3/18/2020. Plans were prepared by 8T5 Studio, in Freetown, MA. The plan set consists of the following sheet:

- Sheet 1 Site & Area Plan

The sign plan submission, prepared by Advanced Sign Group., in Columbus, OH. Dated 6/18/2020, consists of the following sheets:

- Summary of Signage
- Poly Rendering – Proposed
- Double-sided Sign Cabinet – Polycarb Face w/ Vinyl & Sign Details – Illuminated Sign

The ground sign design specifications are shown as "Safelite." Dated 6/17/20. Plans are prepared and signed by Darren S. Antle, P.E. of Knoxville, TN. The plan consists of the following sheets:

- Safelite Drawing 1
- Safelite Drawing 2

An unnamed plan for the location of the sign within a parking space and the design of the planter box are shown. The plans are designed by Prosign Graphics LLC of South Easton, MA and are undated. The plan consists of:

- Sheet 1

The application submitted revised plans dated 12/22/2020 which included:

- Dumpster and Pylon Sign Details, updated 12/10/20
- Revised Plot Plan, updated 12/12/20

Other Documents and Supporting Materials

- ❏ New Ground Sign Site Plan Review Application stamped received by City Clerk's Office November 9, 2020.
- ❏ Certified Abutters List.
- ❏ Department of City Planning Staff Report dated December 3, 2020.
- ❏ Department of City Planning Staff Memo dated January 8, 2021

3) DISCUSSION

Board members Kathryn Duff, Arthur Glassman, Peter Cruz, Kamile Khazan, and Alexander Kalife attended the January 13, 2021 online meeting. Staff Planner Michael McCarthy and Preservation Planner Anne Louro were also present during the discussion.

Case #20-32 was heard as part of old business, as it was continued from the December 9, 2020 meeting.

Ms. Anna Haluch, representing ProSign Graphics of 65 Belmont, South Easton, MA, began by explaining that the original plans had been modified to reflect comments made in the Staff Report dated December 3, 2020. Ms. Haluch

said that the business would relocate the wheeled dumpster currently occupying the space proposed for the sign. The dumpster will be housed in the storage garage and wheeled out on trash pick-up days and the parking spot adjacent to the sign would be converted to a no parking area to accommodate the dumpster on these days.

Board Chair Duff requested a description of the sign and the installation. Ms. Haluch said that the sign was a direct burial. The panels encasing the sign would be aluminum and the faces of the sign will be polycarbonate panels with red and black vinyl graphics and white lettering. Ms. Haluch said that only the white lettering would be illuminated and that the sign would be on a timer to only be illuminated during business hours.

Ms. Haluch discussed the planter box at the base of the sign, which will be constructed with pressure-treated wood and have lemon grass planted in it, and confirmed that the installation of the sign would require digging up the surrounding asphalt area so that the grass would have access to soil.

Chair Duff expressed concern that there was no screening for dumpster, as it was directly adjacent to the sidewalk and suggested that an "L" of four-foot fencing should be constructed to shield the dumpster and sign on the west and south sides. Ms. Haluch confirmed that she had already discussed this with the owners of the property and that they were amenable. Chair Duff suggested matching the wood fencing to the planter box and Ms. Haluch agreed.

Board Member Cruz asked that the height of the planter box be raised to two feet to make it visible to drivers and snowplows. Mr. Cruz asked for more details about the depth of the planter box and its location in the parking space. Ms. Haluch said the planter and sign would be centered in the parking space at 10 feet from the property line. After a discussion about the dimensions, Ms. Haluch agreed to a 5'x5'x2' planter box at the base of the sign.

Chair Duff invited the public to comment in support or opposition of the proposal. No comments were made.

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case #20-33: 1230 Purchase Street: Request by applicant for New Ground Sign Site Plan Review for the installation of a new pylon sign at 1230 Purchase Street (Map: 66 Lot: 86) a 0.34+ acre site in a Mixed Use Business zoned district. Owner: 1230 Purchase Street, LLC (1230 Purchase Street New Bedford, MA). Applicant: Anna Haluch, ProSign Graphics (65 Belmont St. South Easton, MA 02375).

The approval is subject to the following conditions:

Specific conditions:

1. Parking space #17 shall be marked appropriately to indicate that it is no parking area.
2. The plans shall be revised to include all dimensions for the 5'x5'x2' planter at the base of the sign and the type and quantity of plantings.
3. The dumpster area shall be shielded with a foot-foot fence along the southern property line and the sidewalk.
4. The sign will be lit only during business hours.

General conditions:

5. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
6. The applicant shall submit final plan revisions to the Department of City Planning 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.

7. 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.
8. The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning case file folder.
9. The applicant shall present any proposed modification from the approved plans for consideration to the Director of City Planning for determination as to whether the modified plan must return before this Board for further review.
10. 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.
11. 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 Khazan – Yes

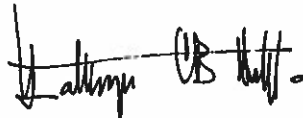
Board Member Kalife – Yes

Board Member Glassman – Yes

Board Member Cruz – Yes

Filed with the City Clerk on:

1/26/2021



Date

Kathryn Duff, Chair
City of New Bedford Planning Board