



MAYOR
JON MITCHELL

3/1/2021 2:02:24 PM CITY CLERK'S OFFICE

City of New Bedford

Department of City Planning

133 William Street • Room 303 • New Bedford, Massachusetts 02740

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PLANNING BOARD

MEETING NOTICE

Please note: Due to the COVID-19 outbreak, this Meeting is being held fully remotely in accordance with the Governor of Massachusetts' March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G. L. c. 30A, Section 20

Date: Wednesday, March 10, 2021
Time: 6:00 P.M.
Location: Zoom – Virtual Teleconference Meeting
Web Link: <https://zoom.us/j/98877923568>
Dial in Number: 1-646-558-8656
Meeting ID: 988 7792 3568

Please note: This meeting has a 3-hour maximum time limit and will conclude by 9 pm.

AGENDA

1. Call the meeting to order
2. Call the roll

Public Hearings

3. Old Business:
 - **Case #21-03 & 21-04: 115 Coggeshall Street** – Request by applicant for a **Special Permit for a Marijuana Establishment** for the operation of Marijuana Retailer, and a **Special Permit** for parking relief and site plan review for proposed improvements to the site and exterior and interior renovations to the building at 115 Coggeshall Street (Map: 86 Lot: 10) a 9,499 SF site in an Industrial-B (IB) zoned district and the Hicks-Logan-Sawyer Interim Planning Overlay District (HLS IPOD). Owner: Met Real Estate LLC (10 Bryn Mawr Road, Wellesley, MA 02482). Applicant: Southcoast Apothecary, LLC (PO Box 62727, Newton Lower Falls, MA 02462). **Continued from the February 10, 2021 meeting.**
4. New Business:
 - **Case #21-05 Ordinance Amendment** – Request by City Councilor Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration of amending the City of New Bedford Zoning By-Laws, Chapter 9, Section 2110, **replacing Wamsutta Mill Overlay District and WEDROD District with a Waterfront Mixed Use District and amending the Working Waterfront Overlay District and Hicks-Logan-Sawyer IPOD.**
 - **Case #21-06 Ordinance Amendment** - Request by City Councilor Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration of amending the City of New Bedford Zoning By-Laws, Chapter 9, **to create an Advanced Manufacturing Campus and allow for the redevelopment of approximately 100 acres at the site of the Whaling City Golf Course property on Hathaway Road.**

- **Case #21-07 Rezoning Request** – Request by City Councilor Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration regarding **the rezoning the following locations from Industrial B to Mixed-Use Business:** West Side Morton Court Street (Map: 21 Lots: 42, 1, 2, and 4); West Side South Front Street (Map: 25 Lots: 122, 113, 150, 72, 131, 71 and 70); 371-383R South Front Street (Map: 31 Lot: 197); 13 Rivet Street (Map: 31 Lot: 142); 1 Rivet Street (Map: 31 Lot: 143); 56 Potomska Street (Map: 31 Lot: 239); 756 South Water Street (Map: 31 Lot: 232); 65 Potomska Street (Map: 31 Lot: 245); West Side MacArthur Drive (Map: 31 Lots: 256, 250 and 257); 49 Potomska Street (Map: 31 Lot: 242); and 39 South Street (Map: 37 Lots: 293 and 312), **and the following locations from Warehouse I/Industrial B to Mixed-Use Business:** 75 MacArthur Drive (Map: 31 Lot: 248) and West Side MacArthur Drive (Map: 31 Lot: 255).
- **Case #21-08 55 Wamsutta Street** – Request by applicant for **Site Plan Review** for the expansion of the existing parking lot associated with the multifamily residential building to provide an additional 52 parking spaces at 55 Wamsutta Street (Map: 78 Lot: 125), a 1.3-acre site in an Industrial B zoned district in the Wamsutta Mill Overlay District. Owner/Applicant: Wamsutta II, LLC c/o Acorn, Inc. (25 Braintree Hill Office Park, Suite 104, Braintree, MA 02184).
- **Case #21-09 & #21-10 563 County Street** – Request by applicant for **Site Plan Review** for the conversion of three-story parsonage building to a 15-unit apartment building and construction of a 15-space parking lot on the north side of the building, and a **Special Permit** for the reduction of parking/loading space and landscape buffer requirements at 563 County Street (Map: 58 Lot: 259), a 13,187-square foot site in a Residence A zoned district. Owner: St. Lawrence Church Corp. (PO Box 2577, Fall River, MA 02820). Applicant: Charing Cross Realty Trust (2 Centennial Drive, Peabody, MA 01960).

5. Other business

- Next scheduled meeting is **March 17, 2021**.

6. Adjourn

Meeting Materials

Case materials are available for review online on the city's website at:

<https://www.newbedford-ma.gov/planning/planning-board-agenda-info-2021/>

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Michael McCarthy at 508-979-1488 or (Michael.McCarthy@newbedford-ma.gov) or MassRelay 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.