



PLANNING BOARD

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NEW BEDFORD, MA

2021 MAR 24 A 8:57

CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	21-08			
Request Type:	Site Plan Review			
Address:	55 Wamsutta Street			
Zoning:	Industrial B			
Recorded Owners:	Wamsutta II, LLC c/o Acorn, Inc.			
Owner Address:	25 Braintree Hill Office Park, Suite 104, Braintree, MA 02184			
Applicant:	Wamsutta II, LLC c/o Acorn, Inc.			
Applicant Address:	25 Braintree Hill Office Park, Suite 104, Braintree, MA 02184			
Application Submittal Date	Public Hearing Date(s)	Decision Date		
February 10, 2021	March 10, 2021	March 10, 2021		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
78	125	7535	99	

Application: 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).

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 March 24, 2021. 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.

3/24/2021

Date

Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

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).

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The engineered plan submission is shown as "Parking Lot Expansion" dated 02/10/2021, prepared by Highpoint Engineering. The plans are stamped by Douglas J. Hartnett CE. The plan set includes the following sheets:

- T100 Title Sheet
- C001 Existing Conditions Plan
- C100 Soil Erosion & Sedimentation Control Plan
- C200 Site Layout Plan
- C300 Grading, Drainage, & Utility Plan
- C400 Landscape & Lighting Plan
- C500 Detail Sheet
- C501 Detail Sheet
- C502 Detail Sheet

Other Documents and Supporting Materials

- ✦ Site Plan Review Application Packet (including a stormwater analysis)
- ✦ Building Department Rejection Packet
- ✦ Zoning Board of Appeals Decisions #4371
- ✦ Department of Public Infrastructure Comment Memo, dated 3/9/21
- ✦ Planning Department Staff Report, dated March 8, 2021

3) DISCUSSION

Board members Kathryn Duff, Arthur Glassman, Peter Cruz, Kamile Khazan, and Alexander Kalife attended the March 10, 2021 online meeting. Staff Planner Michael McCarthy and Acting City Planner Anne Louro were also present during the discussion.

Case #21-08 was heard as part of new business. Chair Duff opened the hearing and asked if there was a representative for the applicant in attendance to present the case.

Ms. Nichole Dunphy of Highpoint Engineering introduced herself and proceeded to present the site plans and describe the proposed parking lot construction.

Chair Duff commented that there was a lack of green space in the area and asked if it was possible to add shade trees. Ms. Dunphy and Mr. Quentin Ricciardi, of Wamsutta II LLC, discussed possible landscaping additions and limitations with the Board. The applicant agreed to plant two trees south of the proposed parking area.

Board member Cruz asked about the traffic island adjacent to the loading dock on an abutting property. Ms. Dunphy said that plans had been revised to remove the island and replace it with a striped "No Parking" area.

Chair Duff asked if the applicant had reviewed the comment memo from DPI. Ms. Dunphy said they had and that there were no objections.

Chair Duff asked if the applicant had reviewed the Conservation Commission's request that a notice of intent be filed. Ms. Dunphy said that they had not seen this request, but she felt that it was not necessary as the work area was outside of the 100-foot buffer. Chair Duff suggested that the applicant follow up with the Conversation Agent and noted that if a major change to the plans was required, the applicant would have to reappear before the Planning Board.

At Board member Cruz's request, the applicant detailed their stormwater calculations.

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 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).

The approval is subject to the following conditions:

The following specific conditions:

1. The applicant shall satisfy the conditions of the Department of Public Infrastructure comment memo dated March 8, 2021.
2. Applicant shall meet with the Conservation Agent to determine if a notice of intent is necessary and follow the procedure for revisions in condition #10.
3. Two shade trees shall be planted in the landscape area on the south side of the property.

The following general conditions:

4. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
5. The project shall be undertaken in a manner consistent with any departmental memos received in relation to plan and placed on file for Planning Board consideration. The conditions of such memos shall be considered to be part of these conditions.
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 that a copy of the Notice of Decision, bearing the certification of the New Bedford City Clerk signifying no appeal has been made against the project's approval, be provided for the Department of City Planning case file folder.
8. That 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.
9. The applicant shall ensure that a copy of the recorded decision be provided for the Department of City Planning case file folder.
10. 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.

11. 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.
12. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

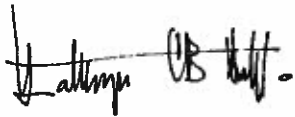
As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

Board Chair Duff – Yes
Board Member Glassman – Yes

Board Member Khazan – Yes Board Member Kalife – Yes
Board Member Cruz – Yes

Filed with the City Clerk on:

3/24/2021



Date

Kathryn Duff, Chair
City of New Bedford Planning Board