



PLANNING BOARD

City Hall, Room 303
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2021 MAR 24 A 8:58

CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	21-12			
Request Type:	Site Plan Review			
Address:	62 Wood Street			
Zoning:	Mixed-Use Business			
Recorded Owners:	Brodeur Machine			
Owner Address:	62 Wood Street, New Bedford, MA 02740			
Applicant:	Brodeur Machine			
Applicant Address:	62 Wood Street, New Bedford, MA 02740			
Application Submittal Date		Public Hearing Date(s)		Decision Date
February 10, 2021		March 17, 2021		March 17, 2021
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
116	43	1085	376	

Application: Request by applicant for **Site Plan Review** for the construction of a 3,528-square foot building addition at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed-Use Business zoned district. Owner/Applicant: Brodeur Machine (62 Wood Street, New Bedford, MA 02745).

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

Case #21-12: 62 Wood Street– Request by applicant for **Site Plan Review** for the construction of a 3,528-square foot building addition at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed-Use Business zoned district. Owner/Applicant: Brodeur Machine (62 Wood Street, New Bedford, MA 02745).

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The engineered plan submission is shown as “Proposed Building Addition at Brodeur Machine Inc.” dated February 10, 2021, prepared by Field Engineering Co., Inc. of Mattapoisett, MA. The application submitted a revised version of these plans on March 16, 2021 and March 17, 2021. The plans are stamped by Robert M. Field, CE. The plan set includes the following sheets:

- Sheet EC-1 Existing Conditions
- Sheet SP-1 Site Plan
- Sheet D-1 Site Details
- Sheet P-1 Parking Schematic

The architectural plan submission is shown as “Brodeur Machine,” prepared by Cape Building Systems Inc. of Mattapoisett, MA. The plans are undated and not stamped. The plan set include the following sheet:

- A-1.1 Floor Plan, Elevations & Section

Other Documents and Supporting Materials

- ❏ Site Plan Review Application Packet
- ❏ Special Permit Application
- ❏ Building Department Rejection Packet
- ❏ Stormwater Management Report
- ❏ Department of Public Infrastructure Comment Memo, dated 3/16/21
- ❏ Planning Department Staff Report, dated March 15, 2021

3) DISCUSSION

Board members Kathryn Duff, Arthur Glassman, Peter Cruz, Kamile Khazan, and Alexander Kalife attended the March 17, 2021 online meeting. Staff Planner Michael McCarthy and Acting Director of City Planning Anne Louro were also present during the discussion.

Case #21-12 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.

Mr. Bob Field from Field Engineering introduced himself to present on behalf of the applicant. Mr. Field presented the existing conditions and the proposed addition to the building.

Chair Duff asked for clarity on the parking count, noting that 24 spaces included in the applicant’s count are leased and cannot be counted as on-site parking. Mr. Field confirmed that the 24 spaces were leased and that there were 32 spaces on site. After input from Planning staff, the Board and the applicant agreed to count 32 spaces, clarifying that the special permit request is for a reduction 79 spaces.

After discussion with the Board, the applicant agreed to use a white membrane roof on the addition.

With no further comment from the Board, Chair Duff opened the meeting for public comment. City Councilor Linda Morad and Ward Councilor Maria Giesta expressed their support for the proposal. Hearing no further comments, Chair Duff requested a motion to approve Case 21-12.

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case #21-12: 62 Wood Street—Request by applicant for Site Plan Review for the construction of a 3,528-square foot building addition at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed-Use Business zoned district. Owner/Applicant: Brodeur Machine (62 Wood Street, New Bedford, MA 02745).

The approval is subject to the following conditions:

The following specific conditions:

1. A white roof shall be used on the new addition.

The following general conditions:

2. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
3. 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.
4. 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.
5. 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.
6. 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.
7. The applicant shall ensure that a copy of the recorded decision be provided for the Department of City Planning case file folder.
8. 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.
9. 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.
10. 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

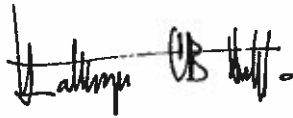
Board Member Glassman – Yes

Board Member Cruz – Yes

Filed with the City Clerk on:

3/24/2021

Date

A handwritten signature in black ink, appearing to read 'Kathryn Duff', is written over a horizontal line.

Kathryn Duff, Chair
City of New Bedford Planning Board