



**PLANNING BOARD**  
City Hall, Room 303  
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New Bedford, MA 02740  
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[www.newbedford-ma.gov](http://www.newbedford-ma.gov)

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NEW BEDFORD, MA

2021 MAR 24 A 8:58

CITY CLERK

**CITY OF NEW BEDFORD**

JONATHAN F. MITCHELL, MAYOR

## NOTICE OF DECISION

|                                   |   |                               |             |                      |
|-----------------------------------|---|-------------------------------|-------------|----------------------|
| Case Number:                      | 21-11   |                               |             |                      |
| Request Type:                     | Site Plan Review                                  |                               |             |                      |
| Address:                          | 969 Shawmut Avenue                                |                               |             |                      |
| Zoning:                           | Industrial B                                      |                               |             |                      |
| Recorded Owners:                  | True Storage New Bedford, LLC                     |                               |             |                      |
| Owner Address:                    | 670 North Commercial Street, Manchester, NH 03101 |                               |             |                      |
| Applicant:                        | True Storage New Bedford, LLC                     |                               |             |                      |
| Applicant Address:                | 670 North Commercial Street, Manchester, NH 03101 |                               |             |                      |
| <b>Application Submittal Date</b> |   | <b>Public Hearing Date(s)</b> |             | <b>Decision Date</b> |
| February 10, 2021                 |   | March 17, 2021                |             | March 17, 2021       |
| Assessor's Plot Number            | Lot Number(s)                                     | Book Number                   | Page Number | Certificate Number   |
| 121                               | 63, 40  | 00136                         | 87          |                      |

**Application:** Request by applicant for **Site Plan Review** for the conversion of an existing warehouse into a climate controlled self-storage facility at 969 Shawmut Avenue (Map: 121, Lots: 63, 40), a 3.5-acre site in an Industrial B zoned district. Owner/Applicant: True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

**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 conversion of an existing warehouse into a climate controlled self-storage facility at 969 Shawmut Avenue (Map: 121, Lots: 63, 40), a 3.5-acre site in an Industrial B zoned district. Owner/Applicant: True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

### 2) MATERIALS REVIEWED BY THE PLANNING BOARD

#### Plans Considered to be Part of the Application

The engineered plan submission is shown as "True Storage New Bedford, LLC Commercial Building Conversion" with the latest revision dated 2-12-21, prepared by Allen & Major Associates, Inc of Woburn, MA. The plans are stamped by Michael Malynowski, PE. The plan set includes the following sheets:

- C Cover
- V-101 Existing Conditions
- C-101 Site Preparation Plan
- C-102 Layout & Materials Plan
- C-103 Grading & Drainage Plan
- C-104 Landscape Plan
- C-500 Details
- C-501 Details

The architectural plan submission is shown as "True Storage New Bedford" dated 12/20/20, prepared by True Storage New Bedford of Manchester, NH. The plans are stamped by Christopher J. Lewis, RA. The plan set includes the following sheets:

- A0-0A Cover Sheet
- A0-01 Level 01 Architectural Demolition Floor Plan
- A0-02 Overall Exterior Demolition Elevations
- A1-1 Level 01 Overall Floor Plan & Level 02 Overall Roof Plan
- A2-11 Standard Lighting Cut Sheets for Design-Build
- A3-1 Overall Exterior Elevations

#### Other Documents and Supporting Materials

- ✘ Site Plan Review Application Packet
- ✘ Building Department Rejection Packet
- ✘ Project Narrative
- ✘ Abutters List
- ✘ Deed
- ✘ Drainage Report
- ✘ Department of Public Infrastructure Comment Memo, dated 3/17/21
- ✘ 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 #21-11 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. Michael Malynowski of Allen & Major Associates introduced himself as the civil engineer representing the applicant, True Storage LLC. Mr. Malynowski described the existing conditions of the site and the improvements that would be made.

At Chair Duff's request, Mr. Malynowski provided further details of the loading zones and canopies.

Mr. Malynowski then introduced Mr. Chris Lewis, the applicant's architect, who presented the renderings and described the proposed operations. Chair Duff asked for further information about the hours of operation. Mr. Lewis said that hours of operation still needed to be finalized but that the business would likely only stay open until 9 PM on weekends.

Mr. Lewis provided more details about the exterior and roof renovations at the request of the Board. Chair Duff requested that the roof membrane be white, and the applicant agreed.

Chair Duff asked for details about street trees and the green ribbon requested by the Department of Public Infrastructure in their March 17 memo. Mr. Malynowski responded that the request would interfere with utility lines. Chair Duff said the applicant would have to work with the Department of Public Infrastructure to find a way to honor their request. Mr. Malynowski agreed.

At Chair Duff's request, Mr. Malynowski described handicap access to the site and building.

Chair Duff asked how the applicant planned to control illegal dumping in the wooded areas around the property. Mr. Malynowski responded that security cameras on site will be monitored 24/7 and that egress strategies will keep customers away from the wooded areas.

The applicant and the Board discussed the hours of illumination for site lighting and wall signs. The applicant agreed to have the lighting on one prior to opening to one hour after close.

Board member Cruz asked Mr. Malynowski about the type of design vehicle used for designing the layout of the site. Mr. Malynowski responded that the largest vehicle was a small U-Haul truck.

At Board member Cruz's request, Mr. Malynowski confirmed the concrete curbing would be used on.

Mr. Malynowski and the Board discussed the drainage system and infiltration trenches on site in detail. Board member Cruz requested that the applicant clean catch basins on site and that they work with the Department of Public Infrastructure to clean the basins in the public right-of-way.

With no further comment from the Board, Chair Duff opened the meeting for public comment. Hearing no comments from the public, Chair Duff requested a motion to approve Case 21-11.

#### **4) DECISION**

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case 21-11: 969 Shawmut Avenue – Request by applicant for Site Plan Review for the conversion of an existing warehouse into a climate controlled self-storage facility at 969 Shawmut Avenue (Map: 121, Lots: 63, 40), a 3.5-acre site in an Industrial B zoned district. Owner/Applicant: True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

The approval is subject to the following conditions:

**The following specific conditions:**

1. The applicant will not install a ground sign without first applying for a building permit from Inspectional Services and appearing before the Planning Board for ground sign review.
2. Wall signs and exterior lighting shall be illuminated no earlier than one hour before opening and no later than one hour after closing.
3. Revised plans that show the height of the loading area canopies shall be submitted to the Planning Department for administrative review prior to the issuance of a building permit.
4. Revised plans that show the width of all drive aisles shall be submitted to the Planning Department for administrative review prior to the issuance of a building permit.
5. Prior to the issuance of a building permit, the applicant shall coordinate with the Planning Department and the Department of Public Infrastructure to select plantings of appropriate size and type.
6. Architectural plans shall be revised so that elevations are labeled with the correct compass direction prior to the issuance of a building permit.
7. The roof shall be white.
8. Applicant shall work with the Department of Public Infrastructure to address all comments in their memo dated March 17, 2021.
9. The applicant shall clean all catch basins on site and coordinate with the Department of Public Infrastructure to clean catch basins in the public right-of-way.
10. Plans shall be revised to label all curbing inside the site as concrete.

**The following general conditions:**

11. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
12. 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.
13. 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.
14. 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.
15. 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.
16. The applicant shall ensure that a copy of the recorded decision be provided for the Department of City Planning case file folder.
17. 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.
18. 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.
19. 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).

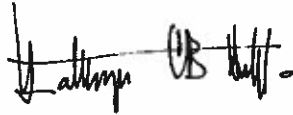
Board Chair Duff – Yes  
Board Member Glassman – Yes

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

Filed with the City Clerk on:

3/24/2021

\_\_\_\_\_  
Date

Handwritten signatures of Board members and the Chair, including Board Member Glassman, Board Member Khazan, Board Member Kalife, Board Member Cruz, and Board Chair Duff.

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Kathryn Duff, Chair  
City of New Bedford Planning Board