



MAYOR
JON MITCHELL

City of New Bedford Department of City Planning

133 William Street · Room 303 · New Bedford, Massachusetts 02740
Telephone: (508) 979.1488 · Facsimile: (508) 979.1576

PLANNING BOARD

MEETING NOTICE/AGENDA

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, May 12, 2021
Time: 6:00 P.M.
Location: Zoom – Virtual Teleconference Meeting
Web Link: <https://zoom.us/j/94573963943>
Dial in Number: 1-646-558-8656
Meeting ID: 945 7396 3943

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
3. Approve minutes – March 17, 2021 & April 14, 2021 meetings

Public Hearings

4. Old Business:
 - **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). **Continued from the April 14, 2021 meeting.**
 - **Case #21-16: Farland Estates – Extension of Performance Guarantee** – Request by applicant for an **extension and reduction of a Performance Bond** to ensure the completion of the Farland Estates I subdivision, as shown on the plan of land entitled “Modified Definitive Plan for Farland Estates I – Revised 10-17-2019 in New Bedford, Massachusetts,” prepared by Farland Corp (21 Ventura Drive, Dartmouth, MA 02747), dated October 29, 2018, revised through March 12, 2020 and recorded with the Bristol County (S.D.) Registry of Deeds in Plan Book 181 Page 35. Applicant: Farland Corp (21 Ventura Drive, Dartmouth, MA 02747). **Continued from the April 14, 2021 meeting.**

5. New Business:

- **Case #21-17: Cardinal Place – Final Release of Performance Surety** - Request by applicant for the **final release of remaining funds** held by the city to ensure the completion of the Cardinal Place subdivision, as shown on the plan of land entitled “Definitive Plan of Cardinal Place in New Bedford, MA”, prepared by Prime Engineering PO box 1088 350 Bedford Road Lakeville, MA 02347, dated April 22, 2013, revised through May 19, 2014, and recorded with the Bristol County (S.D.) Registry of Deeds in Plan Book 172 Page 20 Applicant: Petrel Properties LLC c/o Hugh Rowlett (9 Bayview Avenue Fairhaven, MA).
- **Case #21-18: The Settlement -Request for Lot Release – Request by applicant to release Lot 18 from covenant restrictions** as specified in the Covenant recorded in Bristol County (S.D.) Registry of Deeds at Book 7967, Page 116 on January 20, 2006 for the definitive Subdivision Plan of The Settlement in New Bedford, MA prepared for DPM Development, dated March 16, 2004 as revised through September 27, 2005, by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747 (formerly located at 12 Welby Road, New Bedford, MA 02745) and by certificate recorded in Bristol County (S.D.) Registry of Deeds at Book 7967, Page 115. Applicant: DPM Development Corp & Moniz Properties, Inc. (70 Lambeth Street, New Bedford 02745).

6. Other business

- CPA Annual Plan Discussion
- Planning Department Update
- Next scheduled meeting is **June 9, 2021**.

7. 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.