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PLANNING BOARD

MEMO

To: Kathryn Duff, Planning Board Chair & Members of the Planning Board

From: Jennifer Carloni, City Planner

Date: June 8, 2021

RE: Waterfront Mixed Use Zoning Recommended Changes

For the Planning Board's consideration, the Department of City Planning submits the following recommended changes to the Waterfront Mixed Use Zoning Amendment that is before the Board on June 9th, 2021. The following changes are recommended to address issues raised through public comments at the last Planning Board meeting and outreach conversations with stakeholders since.

The recommended changes are as follows:

- **Section 4600 – Working Waterfront Overlay District** – Paragraph 1 - Strike the following sentence - "A fish fillet or fish processing plant shall only be allowed in Industrial "B" Zones that are located within the Working Waterfront Overlay District."

Reasoning: This is an error. Fish Processing is contained in the use table within this zoning ordinance text. There is no need for it added here.

- **Section 4710A. Purpose** - paragraph 1 - Strike the following words/references – "Wamsutta", "Revere Copper", "Fairfield Inn and Eversource" and "Sprague/Eversource"

Reasoning: These are names that may change over time and should not be included.

- **Section 4750 A. Table of Table of Principal Use Regulations Applicable to Section 4700A. –**
 - Strike the following: "1. Multi-family Townhouse" and replace with the following: "1. Two-Family dwelling"
 - Strike the following: "2. Multi-family garden style (4 stories)" and replace with the following "2. Multi-family 3 or more dwelling units."
 - Strike the following: "3. Multi-family mixed use (6 stories)" and replace with the following "3. Multi-family mixed use"

Reasoning: These are technical corrections to remove dimensional requirements from the use table.

- **Section 4773A. Development Incentives Applicable to Section 4700A.** – strike section and replace as follows:

“4773A. Development Incentives Applicable to Section 4700A.

In the sole discretion of the Planning Board, the Board may allow building heights to be increased to a maximum of seventy-five (75) feet, and/or the requirements applicable to residential density, maximum lot coverage and minimum green space to be waived, in whole or in part. Said dimensional regulations shall be reviewed on a case-by-case basis to ensure consistency with the goals of New Bedford Waterfront Redevelopment Plan: Focus Area North (applicable to Subareas A and B) and New Bedford Waterfront Redevelopment Plan: Focus Area South (applicable to Subareas C and D), 2021. The board must find that:

1. The proposal provides a substantial enhancement to public realm spaces/amenities and/or environmental benefits; through any of the following: the provision of public access to waterfront (where appropriate and not in conflict with G.L. c. 91 et seq), treatment of buildings; site design; green infrastructure; and/or public infrastructure improvements as described in the New Bedford Waterfront Redevelopment Plan.
2. The special permit is in accordance with the requirements of the Zoning Ordinance.”

Reasoning: These changes are recommended to simplify the development incentives and provide more flexibility to address the concerns raised by stakeholders/property owners.

- **4782A. Development Standards for New Construction. A. Public Access to the Waterfront 1.** – Strike the section and replace with the following:

1. “Public access to the waterfront shall be provided in accordance with the requirements of Massachusetts General Laws Chapter 91 and the New Bedford-Fairhaven Municipal Harbor Plan in effect at the time of application.

4782A. Development Standards for New Construction B. Treatment of Buildings - Strike this section and replace with the following:

1. Buildings shall be oriented toward public spaces with entrances and windows facing the street. Blank walls parallel to the street are discouraged.
2. Buildings entrances should be located to facilitate pedestrian movement between private and public spaces and to promote strong physical connections to public spaces.
3. New mixed-use developments shall promote active ground floor uses with the potential to animate the street.
4. Awnings, facade treatments and window displays for ground floor uses, which are compatible with surrounding uses, are encouraged for mixed use developments.
5. Construction materials shall be durable, resilient, and traditional to the waterfront area (e.g., brick, stone, steel, wood, shingles or clapboard finishes). Vinyl siding or

Exterior Insulation and Finish Systems (EIFS) shall not be permitted on the ground floor.

6. Building signs shall complement the architecture and surrounding character of the district. All signs are subject to Planning Department administrative review and Section 3200 of the Zoning Ordinance.

7. **Reasoning:** These changes are recommended to simplify the development standards and provide more flexibility to address the concerns raised by stakeholders/property owners.

I will be in attendance at the June 9th, 2021 Planning Board meeting to address any questions the board may have with these recommendation.