



City of New Bedford

Department of City Planning

133 William Street · Room 303 · New Bedford, Massachusetts 02740

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MAYOR
JON MITCHELL
PLANNING DIRECTOR
JENNIFER CARLONI

PLANNING BOARD

MEETING NOTICE/AGENDA

Date: Wednesday, August 11, 2021
Time: 6:00 P.M.
Location: New Bedford Main Library
Third Floor Meeting Room
613 Pleasant Street
New Bedford, MA 02740

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 – June 9, 2021 meeting

Public Hearings

4. New Business:

- **Case #21-25: Rezoning Request** – Request by City Councilor Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration regarding the zoning from Industrial B to Mixed-Use Business of the properties shown on Assessors Map as Map 31, Lot 142 (13 Rivet Street); Map 31, Lot 143 (1 Rivet Street); Map 31, Lot 197 (371, 383 R South Front Street); Map 31, Lot 232 (756 South Water Street); and Map 31, Lot 239 (56 Potomska Street).
- **Case #21-26: 40 Edison Street** – Request by applicant for **Site Plan Review** for the conversion of the existing building to a self-storage facility with associated site improvements at 40 Edison Street (Map: 107 Lot: 109) a 4.3-acre site in an Industrial-B (IB) zoned district. Owner: Edison Village LLC (352 Faunce Corner Road, Dartmouth, MA 02747). Applicant: Bravo Development LLC (1075 Hiawatha Lane, Riverwoods, IL 60015).
- **Case #21-27: 157-161 Coggeshall Street** – Request by applicant for a Special Permit for the construction of a fast-food restaurant with a drive-through and associated site improvements at 157-161 Coggeshall Street (Map: 93 Lots: 168, 169, 275), a 35,212± square foot site zoned Industrial-B (IB) and Mixed-Use Business (MUB) in the Hicks-Logan-Sawyer IPOD. Owners: Scott R. Boutin & Tammy M. Boutin (358 Beam Street, New Bedford, MA 02744); Michael J. Khalife & Antoine J. Khalife

(171 Coggeshall Street, New Bedford, MA 02746); Mitchell Street Trust-2013 (83 Point Road, Portsmouth, RI 02871). Applicant: ALRIG USA Development, LLC (30200 Telegraph Road, Suite 205, Bingham Farms, MI 48025).

- **Case #21-28 & #21-29: 278 Union Street** – Request by applicant for **Site Plan Review** and a **Special Permit** for the construction of a mixed-use building with one commercial unit, 53 residential units, and associated underground parking at 278 Union Street, a 16,071 square foot Mixed-Use Business (MUB) zoned site in the Downtown Business Overlay District (Map: 46 Lot: 18). Owner/Applicant: Duane Jackson & Deborah C. Jackson (278 Union Street, New Bedford, MA 02740).

5. Other business

- Planning Department updates

6. 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.