



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

Please note: Due to the COVID-19 outbreak, this Meeting is being held fully remotely in accordance with An Act Extending Certain COVID-19 Measures Adopted During the State of Emergency and the Governor of Massachusetts' March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G. L. c. 30A, Section 20

THIS MEETING IS BEING HELD VIRTUALLY IN ACCORDANCE WITH CHAPTER 20 OF THE ACTS OF 2021, AN ACT RELATIVE TO EXTENDING CERTAIN COVID-19 MEASURES, SIGNED BY THE GOVERNOR ON JUNE 16, 2021.

Date: Wednesday, September 8, 2021
Time: 6:00 P.M.
Location: Zoom – Virtual Teleconference Meeting
Web Link: <https://us06web.zoom.us/j/86591730984>
Dial in Number: 1-301-715-8592
Meeting ID: 865 9173 0984

Please note: This meeting has a 3-hour maximum time limit and will conclude by 9 P.M.

AGENDA

1. Call the meeting to order
2. Call the roll
3. Approve minutes

Public Hearings

4. Old Business:
 - **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).
 - **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 #21-26: 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).

5. New business:

Case #20-11: Request by the applicant for a **one-year extension of Site Plan Review approval** granted August 26, 2020.

Case #20-11: Request by applicant for **Site Plan Review** for the installation of a solar panel array and the construction of two canopy mounted solar panel systems; located at 1 Pearl Street (Map: 72 Lot: 172 & 173) on a 211,550 SF site in an Industrial B (IB) zoned district. Owner: Ocean View Realty Trust (680 Acushnet Ave, New Bedford 02740). Applicants: Pearl Street Solar Roof, LLC & Pearl Street Solar Canopy, LLC (405 Atlantis Rd. Suite E115, Cape Canaveral, FL 32920). Applicant's Agent: SITEC Inc (449 Faunce Corner Road Dartmouth, MA 02747).

6. Other business:

- Planning Department updates
- Temple Landing II - Local Comment

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.