



Zoning Board of Appeals

Agenda

September 23, 2021 6:00 – 9:00 PM

To participate, copy and paste this link:

<https://us06web.zoom.us/j/86234003032> and enter

Meeting ID: 862 3400 3032 or Dial 1-646-558-8656

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The Zoning Board of Appeals will hold an Advertised Virtual Public Hearing on **Thursday, September 23, 2021 at 6:00 via ZOOM**. To participate, copy and paste this link: <https://us06web.zoom.us/j/86234003032> and enter Meeting ID: 862 3400 3032 or Dial 1-646-558-8656 on any phone and the chair will direct you in the call. Online materials for each case will be posted at <https://www.newbedford-ma.gov/planning/zoning-board-agenda-info-2021/>. This public hearing will review on the following appeals as set forth under the provisions of the City Code of New Bedford:

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

- July 15, 2021 meeting minutes

SCHEDULED HEARINGS

#4412 Request for Extension. Pearl Street Solar Roof, LLC and Pearl Street Solar Canopy, LLC, C/O John Porter (405 Atlantis Road Suite E115, Cape Canaveral, FLA 32920) requests an extension of the Zoning Board of Appeals' decision approving Case #4412 for a Variance with conditions recorded August 28, 2020; relative to property located **1 Pearl Street**, Assessors' Map 72, Lot 172 & 173. The applicant states that due to the effects of the Covid-19 Pandemic, the applicant has been unable to commence the solar project as anticipated. The applicant seeks an extension of the decision for an additional one-year period in order to allow for the solar project to commence.

#4454 Notice is given of a public hearing on the petition of: **Duane Jackson and Deborah C. Jackson** (278 Union Street, New Bedford, MA 02740) and **C/O Christopher T. Saunders, Esq.** (700 Pleasant Street, New Bedford, MA 02740) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses & structures), 2410 (applicability), 2430 (nonconforming structures, other than single- and two family structures), 2431 (reconstructed, extended or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent), 4500-4572 (downtown business overlay district (DBOD)) and 5300-5390 (special permit); relative to property located at **278 Union Street**, Assessors' map 46 lot 18 in a Mixed Use Business [MUB] zoned district. **The petitioner proposes to construct 53 residential dwelling units and 4,000 SF of commercial space per plans filed. *Agenda item continued to the October 21, 2021 meeting.**

#4459 Notice is given of a public hearing on the petition of: **Roman Catholic Bishop of Fall River** (450 Highland Avenue, Fall River, MA 02720) and **Cruz Development Corp., C/O John B. Cruz III**, (1 John Eliot Square, Roxbury, MA 02119) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial extension of the use), 2422 (change from one nonconforming use to another, less detrimental, nonconforming use), 2430 (nonconforming structures, other than single- and two-family structures), 2431 (reconstructed, extended or structurally changed), 2432

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(altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent) and 5300-5390 (special permit); relative to property located at **35 Kearsarge Street**, Assessors' Map 112 Lot 3A, in a Residential A [RA] zoned district. **The petitioner proposes to convert the existing building into (34) thirty-four residential units for the elderly per plans filed.**

#4458 Notice is given of a public hearing on the petition of: **Ahmet F. Dirican** (45 Chestnut Street, New Bedford, MA 02740) for a **Finding** under Chapter 9, Comprehensive Zoning Sections 2400 (non-conforming uses and structures), 2410 (applicability) and 2440 (nonconforming single- and two-family structures); relative to property located at **45 Chestnut Street**, Assessors' map 58 lot 242 in a Residential B [RB] zoned district. **The petitioner proposes to change the use from a single family into a two family dwelling per plans filed.**

#4460 Notice is given of a public hearing on the petition of: **Raymond E. Gramlich, Jr.** (9 Parker Drive, Freetown, MA 02717) and **James A. & Valerie A. Seveney, C/O Law Offices Beauregard, Burke & Franco** (32 William Street, New Bedford, MA 02710) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2420 (nonconforming uses), 2421 (change or substantial extension of the use), 2422 (change from one nonconforming use to another, less detrimental, nonconforming use), 2430 (nonconforming structures, other than single- and two-family structures), 2431 (reconstructed, extended or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent), 4200-4260 (body art) and 5300-5390 (special permit); relative to property located at **127 Chestnut Street**, Assessors' Map 65 Lot 156, in a Mixed Use Business [MUB] zoned district. **The petitioner proposes to operate a body art establishment per plans filed.**

OTHER BUSINESS

- Next Scheduled Meeting will be held on Thursday, October 21, 2021.

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Laura Ryan at 508-979-1488 (Laura.Ryan@newbedford-ma.gov) or Mass Relay 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.