



## 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: 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, October 13, 2021  
**Time:** 6:00 P.M.  
**Location:** Zoom – Virtual Teleconference Meeting  
**Web Link:** <https://us06web.zoom.us/j/84811629521>  
**Dial in Number:** 1-646-558-8656  
**Meeting ID:** 848 1162 9521

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).

**5. New business:**

- **Case #21-34: 45 Chestnut Street**– Request by applicant for a **Special Permit** for a parking reduction at 45 Chestnut Street (Map: 58 Lot: 242), a 4739± square foot site in a Residence B (RB) zoned district. Owner/Applicant: Ahmet F. Dirican (45 Chestnut Street, New Bedford, MA 02740).
- **Case #21-35: 376 Nash Road** – Request by applicant for **Site Plan Review** for the construction multiple solar panel arrays and associated site improvements at 376 Nash Road (Map: 102 Lot: 85, 95, 163, 185), a 3.8 acre site in an Industrial-B (IB) zoned district. Owner/Applicant: NextGrid Inc. (PO Box 73069 #7775, San Francisco, CA 94120).
- **Case #21-36: 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 rezoning from Industrial-B (IB) to Mixed-Use Business (MUB) of the properties shown on the Assessor's 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).
- **468 County St** – Proposed modification to previously approved site plan for **468 County Street & NW William Street** Assessors Map 52 Lot 176 & 178 in a Mixed-Use Business Zoned District. Request for determination whether a proposal to add pneumatic tube system to drive-thru requires a modification filing before the board or may be approved administratively.

**6. Other business:**

- Revised Site Plan Review Application
- Planning Department updates

**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/>

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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](mailto: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.