



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, November 10, 2021
Time: 6:00 P.M.
Location: Zoom – Virtual Teleconference Meeting
Web Link: <https://us06web.zoom.us/j/89620580516>
Dial in Number: 1-646-558-8656
Meeting ID: 896 2058 0516

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

Public Hearings

3. 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 #21-32: 366 Hathaway Road** – Request by applicant for **Site Plan Review** for the construction of a building for use as a medical marijuana dispensary and associated site improvements at 366 Hathaway Road (Map: 94 Lot: 20), an 18,750 square foot site in a Mixed-Use Business (MUB) zoned district. Owner: 366 Hathaway Realty Trust (PO Box 70036, Dartmouth, MA 02747). Applicant: Beacon Compassion (12 Post office Square, 6th Floor, Boston, MA 02109).

4. New business:

- **Case #21-37 & #21-38: 414-430 Rivet Street** – Request by applicant for **Site Plan Review** and a **Special Permit** for a parking reduction for the conversion of a commercial unit to a residential unit at 414-430 Rivet Street (Map: 53 Lot: 9), a 9,844 square foot site in a Mixed-Used Business (MUB) zoned district. Owner/Applicant: Pamela McLeod Lima “TRS” Freedom Trust (405 County Street, New Bedford, MA 02740).
- **Case #21-39: 83 Rivet Street** – Request by applicant for **Site Plan Review** for the addition of a residential unit at 83 Rivet Street (Map: 31 Lot: 163), a 4,016 square foot site in a Mixed-Use Business (MUB) zoned district. Owner/Applicant: Carlos Almeida (256 Keene Road, Acushnet, MA 02743).
- **Case #21-40: 105 William Street** – Request by applicant for **Site Plan Review** for the conversion of upper floor office space to 21 residential units and associated site improvements at 105 William Street (Map: 52 Lot: 345), a 10,223 square foot site in a Mixed-Use Business (MUB) district and the Downtown Business Overlay District (DBOD). Owner/Applicant: Denis Keohane, Trustee of 105 William Street Realty Trust (469 Neponset Avenue, Boston, MA 02122).
- **Case #21-41: Ordinance Amendment** – Request by City Council President Joseph P. Lopes and Councillor-at-Large Brian K. Gomes for the Planning Board to review and make a recommendation to the City Council for its consideration regarding proposed changes to the City’s Building Codes to allow the establishment of Garden Style apartments in Mixed-Use Business Districts at heights and density that other multi-family projects are afforded.

5. Other business:

- Request for Comment from the Zoning Board of Appeals for Case #4468: Temple Landing II Comprehensive Permit
- Revised Site Plan Review Application
- 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.