



PLANNING BOARD

City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508) 979-1488
www.newbedford-ma.gov

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OFFICE OF THE CITY CLERK
NEW BEDFORD, MA

2021 NOV 24 AM 9:01

CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number: 21-39				
Request Type: Site Plan Review				
Address: 83 Rivet Street				
Zoning: Mixed Use Business (MUB) zoned District				
Recorded Owners: Carlos Almeida				
Owner Address: 256 Keene Street, Acushnet, MA 02743				
Applicant: Carlos Almeida				
Applicant Address: 256 Keene Street, Acushnet, MA 02743				
Application Submittal Date		Public Hearing Date(s)		Decision Date
June 30, 2021		November 10, 2021		November 24, 2021
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
31	163	12246	112	

Application: 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).

Action: **GRANTED, WITH CONDITIONS, as described in section four (4).**

A copy of this decision was filed with the City Clerk of the City of New Bedford on November 24, 2021. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

November 24, 2021

Date

Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

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).

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application:

The engineered plan submission is shown as "Existing Conditions Layout Plan" dated 9/19/21, and prepared by S & K Engineering of Westport, MA. The plans are stamped by Kevin J. Silva, C.E. The plan set consists of the following sheets:

- Site Plan

The architectural plan submission is shown as "83 Rivet Street, New Bedford, MA" dated 10/15/20, and prepared by Domenic W. Deangelo P.E. of East Bridgewater, MA. The plan consists of the following sheets:

- Plot Plan stamped received by City Clerk's office July 20, 2021
- Existing Third Floor Plan stamped received by City Clerk's office July 20, 2021
- Proposed Third Floor Plan stamped received by City Clerk's office July 20, 2021

Other Documents and Supporting Materials:

- ❑ Rejection Packet signed by owner June 28, 2021
- ❑ Site Plan Review Application stamped received by City Clerk's office June 30, 2021
- ❑ Department of City Planning Staff Report dated October 26, 2021

3) DISCUSSION

Due to the COVID- 19 outbreak, the following meeting were held fully remotely in accordance with the Governor of Massachusetts' March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G. L. c. 30A, Section 20.

Board Members Kathryn Duff, Arthur Glassman, Shayne Trimble, Alexander Kalife, and Kamile Khazan attended the November 10, 2021, online meeting. Assistant City Planner Michael McCarthy and staff planner Rachel Mulroy were also in attendance.

Case #21-39 was heard as part of new business. Chair Duff opened the case and asked if a representative for the applicant was present to discuss the case. Mr. Carlos Almeida introduced himself as the applicant and owner of the property. Mr. Almeida described the property and the proposed renovations to the Board, which would convert the two-family home into a three-family by adding a small one-bedroom unit on the third floor. He noted the existing off-street parking conditions as well as the availability of on-street parking and pointed out that the impacts of a one-bedroom apartment on parking would be minimal.

The Board discussed the existence of any green space on the property with Mr. Almeida, who explained most of the available space was paved except for a small area of grass at the rear of the property where some saplings were coming up. The Board suggested Mr. Almeida add some green space to the front of the property as well, and he agreed to the request. Board member Glassman noted while it is a difficult site to work with, it would be nice to spruce it up a bit. Mr. Almeida agreed. Hearing no more comments from the Board, Chair Duff opened the floor so members of the public could speak in support or opposition. Hearing no comments from the public and reiterating the City's initiative on enhancing green space, Chair Duff asked for a motion.

4) DECISION

Board Member Glassman made the motion, seconded by Board Member Kalife to approve **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).

The approval is subject to the following conditions:

1. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
2. The project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure (DPI) received in relation to plan and placed on file for Planning Board consideration. The conditions of the DPI memorandum shall be considered to be part of these conditions.
3. The applicant shall submit final plan revisions to the Department of City Planning in the following formats: one (1) -11" x 17" Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
4. The applicant shall ensure that a copy of the Notice of Decision, bearing the certification of the New Bedford City Clerk signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds and that a copy of the recorded decision is provided for the Planning Department Case file folder.
5. The applicant shall present any proposed modification from the approved plans for consideration to the Director of City Planning for determination as to whether the modified plan must return before this Board for further review.
6. The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted, or they will lapse.
7. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

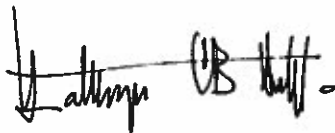
Board Member Duff - Yes
Board Member Glassman - Yes

Board Member Khazan - Yes Board Member Kalife - Yes
Board Member Trimbell - Yes

Filed with the City Clerk on:

November 24, 2021

Date



Kathryn Duff, Chair
City of New Bedford Planning Board