



PLANNING BOARD

City Hall, Room 303
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www.newbedford-ma.gov

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NEW BEDFORD, MA

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CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number: 21-43				
Request Type: Site Plan Review for New Ground Sign				
Address: 969 Shawmut Ave				
Zoning: Industrial – B				
Recorded Owners: New Bedford Properties, LLC				
Owner Address: 670 North Commercial Street, Manchester, NH 03101				
Applicant: ViewPoint Sign and Awning				
Applicant Address: 35 Lyman Street, Northboro, MA 01532				
Application Submittal Date		Public Hearing Date(s)		Decision Date
October 12, 2021		December 15, 2021		12/29/2021
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
121	63	13800	103	

Application: Case #21-43: 969 Shawmut Avenue – Request by applicant for **Site Plan Review** for a new ground sign at 969 Shawmut Avenue (Map: 121 Lot: 63), a 153,477 square foot site in an Industrial-B (IB) zoned district. Owner/Applicant: Brendan Riley, True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

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 December 29, 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.

12/29/2021

Date

Kathryn Duff, Chair
City of New Bedford Planning Board

1. APPLICATION SUMMARY

Case #21-43: 969 Shawmut Avenue – Request by applicant for **Site Plan Review** for a new ground sign at 969 Shawmut Avenue (Map: 121 Lot: 63), a 153,477 square foot site in an Industrial-B (IB) zoned district.

Owner/Applicant: Brendan Riley, True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

2. MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application:

The engineered plan submission is shown as “Commercial Building Conversion” dated 2/9/21, and prepared by Allen & Major Associates of Woburn, MA. The plans are stamped by Michael Malynowski, P.E. The plan set consists of the following sheets:

- C-102 Layout & Materials Plan

The proposal drawing submission is shown as “True Storage (Extra Space Storage)” dated 10/12/21, and prepared by ViewPoint Sign and Awning. The drawing set contains the following sheets:

- Concept
- 1-B Scaled Plan

Other Documents and Supporting Materials:

- Staff Report
- Site Plan Review for New Ground Sign Application
- Building Department Rejection Packet

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, Peter Cruz, Kamile Khazan, and Shayne Trimbell attended the December 15, 2021, online meeting. Staff Planner Rachel Mulroy, Assistant City Planner Michael McCarthy, and City Planner Jennifer Carloni were also in attendance.

Case #21-43 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. Scott Spaulding of Viewpoint Sign and Awning introduced himself and acknowledged along with him was Mr. Tom Remmes, project manager, of Extra Space Storage. Mr. Spaulding gave a brief overview of the proposal.

The Board discussed ground sign location and hours of illumination with the applicant. The Board emphasized the landscaping around the base of the sign.

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, Chair Duff asked for a motion.

4. DECISION

Board Member Glassman made the motion, seconded by Board Member Khazan to approve **Case #21-43: 969 Shawmut Avenue** – Request by applicant for **Site Plan Review** for a new ground sign at 969 Shawmut Avenue (Map: 121 Lot: 63), a 153,477 square foot site in an Industrial-B (IB) zoned district. Owner/Applicant: Brendan Riley, True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

The approval is subject to the following conditions:

The following **SPECIFIC** conditions:

1. The sign will be illuminated no later than 11:00 pm and no earlier than one hour prior to opening.
2. The area around the base of the sign shall be landscaped with native perennials and the applicant shall submit planting details to the Department of City Planning for review prior to the issuance of a building permit.

With the following **GENERAL** conditions:

3. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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 Trimbell – Yes
Board Member Cruz – Yes

Filed with the City Clerk on:

12/29/2021



Date

Kathryn Duff, Chair
City of New Bedford Planning Board