



MAYOR
JON MITCHELL

City of New Bedford Department of City Planning

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OFFICE OF THE CITY CLERK
NEW BEDFORD, MA

2022 MAR 10 PM 2:59

CITY CLERK

PLANNING BOARD

NEW BEDFORD PLANNING BOARD REMOTE MEETING January 13, 2021

MEETING MINUTES

PRESENT: Kathryn Duff, *Chairperson*
Arthur Glassman
Shayne Trimbell
Alex Kalife
Peter Cruz
Kamile Khazan

ABSENT: None

STAFF: Michael McCarthy
Anne Louro

1. CALL TO ORDER

Chairperson Duff called the meeting to order and provided a statement related to Covid-19 and public meetings.

2. APPROVAL OF MINUTES

A motion was made (AG) and seconded (PC) to approve the meeting minutes of October 28, 2020, November 4, 2020, November 18, 2020, and December 9, 2020.

ROLL CALL VOTE:

Board Member Glassman – Yes	Board Member Kalife – Yes
Board Member Khazan – Yes	Board Member Cruz – Yes
Chairperson Duff – Yes	Board Member Trimbell – Abstains
Motion passes 5-0	

A motion was made (AG) and seconded (PC) to open the public hearing.

ROLL CALL VOTE:

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Khazan – Yes

Board Member Cruz - Yes

Chairperson Duff – Yes

Board Member Trimbell - Yes

Motion passes 6-0

3. PUBLIC HEARINGS:

NEW BUSINESS:

ITEM 1: Cases #21-01/#21-02 - Request by applicant for a Subdivision Plan Approval for the reconfiguration of lots and discontinuance of Dutton Street, and Site Plan Review for improvements to the parking lot and exterior and interior renovations to the building for new offices, clinical spaces, and a screened outdoor area at 947 & 965 Church Street (Map: 130G Lots: 50, 65, & 72) a 2.7± acre site in an Industrial A zoned district. Owner: Chaffee Church Properties, LLC (965 Church, Street New Bedford, MA). Applicant: Child and Family Services (3057 Acushnet Avenue, New Bedford, MA)

Chairperson Duff informed the board the Board Member Glassman recused himself from hearing the case.

Chairperson Duff noted communications between the applicant and the planning department, and the applicant has requested a continuance to the February 10, 2021 planning board meeting.

A motion was made (PC) and seconded (KK) continue the matter.

ROLL CALL VOTE:

Board Member Kalife – Yes

Board Member Cruz - Yes

Board Member Khazan – Yes

Board Member Trimbell - Yes

Chairperson Duff – Yes

Motion passes 5-0

OLD BUSINESS:

ITEM 2: Case #20-33 - Request by applicant for New Ground Sign Site Plan Review for the installation of a new pylon sign at 1230 Purchase Street (Map: 66 Lot: 86) a 0.34+ acre site in a Mixed Use Business zoned district. Owner: 1230 Purchase Street, LLC (1230 Purchase Street New MAYOR JON MITCHELL 12/28/2020 12:13:35 PM CITY CLERK Page 2 of 2 Bedford, MA). Applicant: Anna Haluch, ProSign Graphics (65 Belmont St. South Easton, MA 02375). Continued from the December 9, 2020 meeting.

Anna Haluch, ProSign Graphics, on behalf of Safe Lite Auto glass, requesting approval to install a free-standing sign. She described the same.

Chairperson Duff reminded the board of their prior concern that a review of the plans showed the sign as being shown in the location where the existing dumpster is. Ms. Haluch stated she had spoken to the property owner and the actual sign is taking up Parking Space 17 originally. She explained the new location of the dumpster in the warehouse.

In response to Chairperson Duff, Ms. Haluch described the sign, such as the cabinet, the material, illumination, timing, bollards, et cetera.

Chairperson Duff inquired about the installation of the planter. Ms. Haluch described that the footing will be in the ground, not just on the asphalt.

Chairperson Duff raised the issue of the dumpster being moved and the lack of shielding. Chairperson Duff made some suggestions for the applicant which they seemed amenable to. Ms. Haluch noted they will need to install a no parking sign in that location. There was further discussion on the subject.

Board Member Glassman noted the applicant had addressed the board's requests.

Board Member Cruz noted a concern with the height and snow plowing in regard to visibility. He inquired as to the length of the actual box. Ms. Haluch stated a width of 5', the height at 16", which they will increase to the 24". There was further discussion on the box dimensions as well as the parking lot dimensions in relation. There were suggestions on the planter box dimensions, to which the applicant was amenable. There was then discussion on dumpster fencing.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor or opposition.

There being no further discussion, a motion was made (AG) and seconded (PC) to approve the site plan review related to the applicant's request for New Ground Sign Site Plan Review for the installation of a new pylon sign at 1230 Purchase Street (Map: 66 Lot: 86) a 0.34+ acre site in a Mixed Use Business zoned district, with the following specific conditions:

- Parking space #17 is to be marked appropriately to indicate that it is no longer a parking space;
- The plans shall be revised to include all dimensions for the planter at the base of the sign and the type of quality plantings, to be a 5'x5' base with a 24" height;
- The dumpster shall be shielded with a 4' fence along the back and side;
- A no parking sign shall be placed in approximation of the dumpster;
- The lit sign will only be lit during business hours.

General conditions are as follows:

- The project shall be undertaken in a manner consistent with the memorandum from DPI received and placed on file, and the planning board incorporates the DPI memo as part of these conditions;
- Applicant shall submit final plan revisions to the Planning Division in the following formats: one 11x17 plan set, one CD or USB plan set in a PDF format, and shall ensure that these same plans are properly submitted to the Department of Inspectional Services;
- 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 brought against the project approval be recorded at the Registry of Deeds, and a copy of the recorded decision be provided for the Planning Division case file folder;
- 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 brought against the project approval be recorded at the Registry of Deeds.
- That applicant shall ensure that a copy of the recorded decision be provided for the Planning Division case file folder;
- That the applicant shall present any proposed modification from the approved plans for consideration to the city planner for determination as to whether the modified plan requires further review by the planning board;
- That 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 date granted or they will lapse.

- The developer and site contractor must schedule a preconstruction meeting with the Department of Public Infrastructure prior to the start of construction.

ROLL CALLVOTE:

Board Member Glassman– Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Khazan - Yes

Chairperson Duff – Yes

Motion passes 5-0

4. OTHER BUSINESS:

Chairperson Duff noted the nomination of officers on the agenda. She represented that it is the recommendation of all that the current slate of officers continue for the coming year. There being no comments or objections, a motion was made (AG) and seconded (PC) to continue the current slate of officers for 2021.

ROLL CALLVOTE:

Board Member Glassman– Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Khazan - Yes

Chairperson Duff – Yes

Motion passes 5-0

There was brief discussion on anticipated marijuana permitting applications, such as Coggeshall Street. Ms. Louro discussed previous protocol review meetings. Board Member Khazan inquired as to any changes from the prior facility perimeters. There was further discussion on the same. There was discussion on parking requirements for such a facility.

5. ADJOURNMENT:

A motion was made (AG) and seconded (PC) to adjourn.

ROLL CALLVOTE:

Board Member Glassman– Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Khazan - Yes

Chairperson Duff - Yes

Motion passes 5-0

Whereupon proceedings concluded at 6:42 p.m.



Alexander J. Kalife, Clerk

2/10/2020

Date