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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 March 17, 2021

MEETING MINUTES

PRESENT:

Kathryn Duff, *Chairperson*
Arthur Glassman, *Vice-Chairperson*
Alex Kalife
Peter Cruz
Kamile Khazan

ABSENT:

None

STAFF:

Michael McCarthy
Anne Louro

1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:01 p.m. and provided a statement related to Covid-19 and public meetings.

2. CALL OF THE ROLL

Chairperson Duff called the roll.

3. APPROVAL OF MINUTES

A motion was made (AG) and seconded (PC) to approve the February meeting minutes.

ROLL CALL VOTE:

Board Member Glassman – Yes	Board Member Kalife – Yes
Board Member Khazan – Yes	Board Member Cruz – Yes

Chairperson Duff – Yes
Motion passes 5-0

4. PUBLIC HEARINGS:

OLD BUSINESS:

ITEM 1 – CASE #21-03/#21-04 — Request by applicant for a Special Permit for a Marijuana Establishment for the operation of Marijuana Retailer, and a Special Permit for parking relief and site plan review for proposed improvements to the site and exterior and interior renovations to the building at 115 Coggeshall Street (Map: 86 Lot: 10) a 9,499 SF site in an IndustrialB (IB) zoned district and the Hicks-Logan-Sawyer Interim Planning Overlay District (HLS IPOD). Owner: Met Real Estate LLC (10 Bryn Mawr Road, Wellesley, MA 02482). Applicant: Southcoast Apothecary, LLC (PO Box 62727, Newton Lower Falls, MA 02462).
Continued from the March 10, 2021 meeting.

Chairperson Duff noted receipt of several documents today, including DPR comments, CDM comments, applicant's response,, et cetera. She noted the volume of today's received materials that need review and welcomed a motion to continue to the April 14, 2021 meeting.

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

ROLL CALL VOTE:

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

NEW BUSINESS:

ITEM 1 – CASE #21-11 - Request by applicant for Site Plan Review for the conversion of an existing warehouse into a climate controlled self-storage facility at 969 Shawmut Avenue (Map: 121, Lot: 63), a 3.5-acre site in an Industrial B zoned district. Owner/Applicant: True Storage New Bedford, LLC (670 North Commercial Street, Manchester, NH 03101).

Michael Malynowski, Allen & Major Associates, civil engineers. He introduced the rest of his team present. Mr. Malynowski went over the proposal, providing a description of the area and of the proposed plans. He spoke on landscaping, access from Shawmut Avenue, parking, utilities. Mr. Malynowski then discussed proposed improvements, to include grading and storm water trenches. He discussed DPI comments, which he felt were minor. He spoke on staff comments and security plans to address illegal dumping.

Chairperson Duff raised discussion on the loading zone area, which Mr. Malynowski explained. Chairperson Duff then discussed hours of operation, number of employees, et cetera.

Chris Lewis, project architect, walked the board through the building particulars, such as entrances, et cetera. He noted that after developing the property, it would be turned over to a 3rd party to manage, which should operate as any storage facility. He noted planned hours of operation as 9:00a.m. - 9:00 p.m. access hours, with 4-5 employees. There was further discussion on some variation in operating/access hours.

Chairperson Duff inquired as to any signage. Mr. Lewis described the same in detail, including the planned proposal including EIFS/stucco, and he then discussed their goal/vision. There was discussion on roof replacement and colors.

Chairperson Duff raised DPI comments with regard to grass ribbons and street trees. There was discussion on the same with Mr. Malynowski, to include the green strip, sidewalk, trees versus right of way/utilities, pedestrian access, et cetera.

Chairperson Duff asked for a review of the building's handicapped accessibility. There was discussion on the same.

Board Member Cruz discussed the parking space area. Applicant's representative confirmed that there is no request for a reduction in parking.

Chairperson Duff discussed a slope in the rear, which applicant represents will remain wooded. There was further discussion on security measures, absence of a dumpster, and property lighting. Chairperson Duff noted the standard limit of lighting one hour before and after hours of operation.

Board Member Cruz inquired as to the site layout design vehicle used and turns/radius/movements. Mr. Malynowski addressed the same. Board Member Cruz addressed the curbing. Board Member Cruz requested the applicant walk through the project's drainage aspects, which Mr. Malynowski did in detail. There was further discussion in response to board member questions, to include draining trench, silt sacks, cleaning catch basins, the observation well, et cetera.

A motion was made (AG) and seconded (AK) 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

Motion passes 5-0

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

After board comments and a review of motion conditions, a motion was made (AG) and seconded (PC) to approve Site Plan Review for the conversion of an existing warehouse into a climate controlled self-storage facility at 969 Shawmut Avenue (Map: 121, Lot: 63) on a 3.5-acre site in an Industrial B zoned district, with the following specific conditions:

- Applicant will not install a ground sign without first applying for a building permit from Inspectional Services and appearing before the planning board for ground sign review if determined necessary by the board;
- Wall signs shall be illuminated during the same hours as regular lights, specifically one hour before opening and one hour after closing;
- Revised plans showing the height of the loading area canopies shall be submitted to the Planning Department for administrative review prior to the issuance of a building permit;
- Revised plans shall show the width of all drive aisles and shall be submitted to the Planning Department

- for administrative review prior to the issuance of a building permit;
- Prior to the issuance of a building permit, the applicant shall coordinate with the Planning Department and DPI to select plantings of appropriate size and type. If determined necessary by the board, the applicant will submit a complete planting plan to the planning department for administrative review prior to the issuance of a certificate of occupancy;
- Architectural plans shall be revised so that elevations are labeled with correct compass direction prior to the issuance of a building permit;
- The roof shall be white;
- Applicant will address all DPI comments;
- Catch basins on site will be cleaned and applicant will work with DPI to clean catch basins outside of the site;
- Curbing inside the site will be concrete.

The general conditions are as follows:

- The project shall be completed according to the plans, notes, reports and specifications submitted for the consideration and final approval by the Planning Board;
- The applicant shall file an NOI with the Conservation Commission prior to the issuance of a building permit;
- The project shall be undertaken in a manner consistent with any departmental memos received in relation to plan and placed on file for planning board consideration. The conditions of such memos shall be considered to be part of these conditions;
- Applicant shall submit final plan revisions to the Department of City Planning 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 provided for the Department of City Planning 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;
- The applicant shall ensure that a copy of the recorded decision be provided for the Department of City Planning case file folder;
- 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 requires further review by the planning board;
- 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 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 CALL VOTE:

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Khazan – Yes

Board Member Cruz - Yes

Chairperson Duff – Yes

Motion passes 5-0

Chairperson Duff stated the next two cases would be heard together and voted on separately.

ITEM 2 – CASE #21-12/#21-13 – Request by applicant for Site Plan Review for the construction of a 3,528-square foot building addition, and a Special Permit for the reduction of parking/loading space requirements at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed Use Business zoned district. Owner/Applicant: Brodeur Machine (62 Wood Street, New Bedford, MA

Bob Field, Field engineering, on behalf of Brodeur Machine, introduced the other team member present on the call. Catherine Henderson. Mr. Field explained the area, displaying the existing conditions plan. He detailed the planned addition, to include loading doors and drain lines. He addressed DPI comments related to a storm ceptor installation.

Mr. Field then addressed the request for special permit, displaying more plans, and noting planning department comments, including the dumpster. He then addressed the request for parking relief, referencing a rejection letter received. Applicant seeks a reduction to 56 spaces. Mr. Field discussed current staff, noting no anticipated employee increase, as the addition is for indoor storage. He asked the status quo be maintained, referencing parking relief received in 1993. He welcomed questions.

Chairperson Duff reviewed the parking calculations and confirmed that a portion of the parking spaces counted are not on-site. Chairperson Duff confirmed there were 32 on-site spaces and 24 spaces on leased land, a copy of which agreement was submitted.

Anne Louro commented on past reviews of off-site leased/rented spaces, i.e., the Union Street Hotel. There was further discussion on taking the leased spaces into account, but not counting them as part of the official number of spaces.

There was further discussion on the amount of spaces in the reduction of parking request.

Chairperson Duff inquired as to any green space additional, which the applicant indicate there would be none.

There was discussion on the roof.

There was further discussion on the parking relief granted in 1993. There were no further board questions.

In response to Chairperson Duff's invitation to speak or be recorded in favor or opposition, Councilor Linda Morad expressed her support for the project. She spoke on the longstanding family owned business, known as a good business partner. She expressed the plans for their expansion within the city.

There was further discussion raised by Chairperson Duff on the number of employees. Councilor Morad offered further comment on the importance of the company's ability to expand on the site rather than see it vacant.

In response to Chairperson Duff's invitation to speak or be recorded in favor or opposition, Councilor Maria Giesta requested she be recorded in favor of the project and concurred with Councilor Morad's comments.

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

There being no further board discussion, a motion (AG) was made and seconded (AK) to approve Case #21-12, for Site Plan Review for the construction of a 3,528-square foot building addition at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed Use Business zoned district, with the following specific conditions:

Revised plans shall be submitted to the Planning Department showing the proposed location of existing outdoor storage racks, if applicable;

Revised plans shall be submitted to the Planning Department showing the new location of the dumpster;

If determined by the board, the addition of erosion controls named by the board be used during construction.

Plan shall be revised to show the location;

There shall be a white roof on the new addition.

The general conditions as recorded earlier also apply.

ROLL CALL VOTE:

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Khazan – Yes

Board Member Cruz - Yes

Chairperson Duff – Yes

Motion passes 5-0

A motion (AG) was made and seconded (PC) to approve Case #21-13 for special permit for the reduction of parking/loading space requirements at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed Use Business zoned district, with the following specific conditions:

Revised plans shall be submitted to the Planning Department showing the location of all loading areas;

The reduction will be of 79 spaces, calculated from 111 required minus the 32 they have.

The previously stated general conditions also apply.

ROLL CALL VOTE:

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Khazan – Yes

Board Member Cruz - Yes

Chairperson Duff – Yes

Motion passes 5-0

5. REPORTS/UPDATES

Anne Louro reported on additional grant money received for improvements in the downtown area. She also updated the board on any proposed timeline for resumption of in-person meetings.

Board Member Glassman provided updates on CPA.

6. ADJOURNMENT:

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

ROLL CALL VOTE:

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Khazan – Yes

Board Member Cruz - Yes

Chairperson Duff – Yes

Motion passes 5-0

Whereupon proceedings concluded.

NEXT MEETING SCHEDULED APRIL 14, 2021



Alexander J. Kalife, Clerk

5/12/2021

Date