



**MAYOR**  
JON MITCHELL  
**PLANNING DIRECTOR**  
JENNIFER CARLONI

## City of New Bedford Department of City Planning

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### PLANNING BOARD

#### NEW BEDFORD PLANNING BOARD

#### REMOTE MEETING

November 10, 2021

#### MEETING MINUTES

OFFICE OF THE CITY CLERK  
NEW BEDFORD, MA  
2022 MAR 29 PM 3:03  
CITY CLERK

#### PRESENT:

**Kathryn Duff**, *Chairperson*  
**Arthur Glassman**, *Vice-Chairperson*  
**Alex Kalife**  
**Kamile Khazan**  
**Shayne Trimbell**

#### ABSENT:

**Peter Cruz**

#### STAFF:

**Jen Carloni**, *City Director of Planning*  
**Michael McCarthy**, *Assistant City Planner*  
**Rachel Mulroy**

Mike McCarthy provided opening statements/instructions.

#### 1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:02 p.m. and provided a statement related to Covid-19 and public meetings.

#### 2. CALL OF THE ROLL

Chairperson Duff called the roll.

Chairperson Duff informed all in attendance that this evening's alternate board member cannot act on old business matters, and that as such new business will be moved up on the agenda.

A motion was made (AG) and seconded (AK) to reorder the agenda.

#### ROLL CALL VOTE:

Board Member Glassman – Yes  
Board Member Trimbell – Yes  
Board Member Khazan - Yes  
Motion passes 5-0

Board Member Kalife – Yes  
Chairperson Duff – Yes

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

**ROLL CALL VOTE:**

Board Member Glassman – Yes  
Board Member Trimbell – Yes  
Board Member Khazan - Yes  
Motion passes 5-0

Board Member Kalife – Yes  
Chairperson Duff – Yes

**PUBLIC HEARINGS**

**NEW BUSINESS:**

Chairperson Duff recused herself from the next case, passing her chair duties to Board Member Glassman.

**ITEM 1 - CASES #21-37/#21-38** — 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)

Andrew Long, on behalf of Freedom Trust, addressed the applicant's requests and provided a synopsis of the project, to include the 1<sup>st</sup> floor conversions, building details and unit breakdowns.

Sherry McTigue, Architect on behalf of Studios2Sustain Architects, detailed the project and building. She noted that they expect to modify only about 10% of the existing building, thereby granting them a Level II Alteration status. She stated they will repair apartments and stairs on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. She discussed the ADA unit/office and a sprinkler plan.

Board Member Glassman confirmed that the applicant has five (5) of the sixty-two (62) required spaces. Mr. Long corrected Board Member Glassman, noting only four of the required spaces, one of which they will convert to a handicap spot. He discussed area parking availability versus anticipated need. Mr. Long confirmed a successful zoning board appearance.

Board Member Khazan, noting her familiarity with the building, inquired as to any parking survey results that might need a contingency plan. Mr. Long stated they had not conducted any traffic study, but noted the social service agency involvement with many of the expected residents. Again stating no expectation of a parking availability problem, they had no contingency plan, but had some discussion on parking at a nearby hair salon.

A motion was made (AK) and seconded (ST) to open the public hearing.

There was no response to Board Member Glassman's invitation to speak or be recorded in favor.

In response to Board Member Glassman's invitation to speak or be recorded opposed, a female speaker inquired as to whether the tenants were already in place.

Mr. Long explained that there are only tenants on the east side of the building.

She continued, stating she knows of residents that had three cars. Mr. Long explained the financial status of the anticipated residents.

There was no response to Board Member Glassman's further invitation to speak or be recorded in favor or opposition.

A motion was made (ST) and seconded (AK) to close the public hearing.

After board discussion, a motion was made (AG) and seconded (AK) to approve Site Plan Review 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, with no specific conditions.

The following general conditions apply:

- The project shall be completed according to the plans, notes, reports and specifications submitted for consideration and final approval by the planning board;
- The project shall be undertaken in a manner consistent with any departmental memos received in relation to the 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 pre-construction meeting with DPI prior to the start of construction.

**ROLL CALL VOTE:**

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Trimbell – Yes

Board Member Khazan - Yes

Motion passes 4-0

A motion was made (AG) and seconded (AK) to approve a Special Permit for a parking reduction for Case #21-38, a reduction at 414-430 Rivet Street (Map: 53 Lot: 9), a 9,844 square foot site in a Mixed-Used Business (MUB) zoned district, for a reduction from the required 62 unit spaces to 4, a reduction of 58 spaces, with general conditions as previously stated.

**ROLL CALL VOTE:**

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Trimbell – Yes

Board Member Khazan - Yes

Motion passes 4-0

Chairperson Duff rejoined the meeting,

**ITEM 2 – CASE #21-39 - 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).**

Carlos Almeida noted he had shown the plans for the proposed one-bedroom third-floor unit at the zoning board. He stated it is currently occupied as a two-family and described the interior. He noted that he must appear before this board prior to the zoning board.

Chairperson Duff inquired as to any landscaping on the site. Mr. Almeida referred to a grass section in back and some small young bushes between the property. Mr. Almeida noted the typically paved areas in the neighborhood. He discussed the five parking spaces.

Chairperson Duff encouraged Mr. Almeida try to get some green space in front of the building.

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

After brief discussion and comments, to include more green space where possible, a motion was made (AG) and seconded (AK) to approve 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, with no specific conditions.

All general conditions previously stated apply.

**ROLL CALL VOTE:**

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Trimbell – Yes

Board Member Khazan - Yes

Chairperson Duff - Yes

Motion passes 5-0

**ITEM 3 – CASE # 21-40 – 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)**

Att. Tim Walsh, New Bedford, along with owner Denis Keohane, confirmed for Chairperson Duff that they had already appeared before the zoning board for special permit re non-conforming use, and Downtown Overlay District parking, et cetera. The matter was approved pending this site plan approval.

Chairperson Duff inquired as to Mass Architectural Access Board requirements regarding handicap accessibility. Mr. Walsh noted that the parking lot is under fifteen spaces, and added traditionally the first spot near the door

has been used. Mr. Keohane noted Space #12. There was further discussion on the issues, including proper egress, cedar trash fencing. Mr. Keohane explained the trash removal protocol.

Chairperson Duff confirmed there are no landscaping improvements, but for the side along the trash receptacle and shrubs on the west side.

Att. Walsh discussed potential upgrading to lighting and welcomed input. There was further discussion on area lighting.

Board Member Khazan inquired as to any DPI letter expressing storm water concerns. The applicant denied there were remaining DPI concerns and Mr. McCarthy confirmed the same for Board Member Glassman. There was also a confirmation that Parking Space #12 would be struck.

There was additional discussion on conditions, to include handicap access.

Board Member Khazan raised discussion regarding snow storage areas. Att. Walsh stated that no parking lot snow storage plan was submitted, but it was explained how snow is currently addressed.

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

After board discussion, to include input from Att. Walsh, the planting of shrubs, and the striping of one handicap spot, a motion was made (AG) and seconded (AK) to approve 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), with the following specific conditions:

- Parking lot lighting shall be repaired or replaced with new down shielded light fixtures
- Applicant shall submit revised plans indicating the site lighting locations and specifications to the Department of City Planning to review prior to the issuance of a building permit
- The area adjacent to the rear egress door shall be striped 'No Parking Area';
- Revised plans are to be submitted to the Department of City Planning prior to the issuance of a building permit
- Applicant is willing to comply with AAB requirements
- There shall be some landscaping/shrubbery, upon determination of the Planning Department, on the west side.

General conditions as previously read also apply

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Trimbell – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Motion passes 5-0**

**ITEM 4 – CASE #21-41 - Ordinance Amendment – Request by City Council President Joseph P. Lopes and Councilor-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.**

Mark Palot (sp), Dakota Partners, explained he had consulted his attorney, Mike Kehoe, with reference to this matter. He explained his financial considerations related to the project. He then discussed garden style apartments, which, while the most financially feasible, are currently missing within the ordinance. He stated they had looked at the MUB zone density. He then discussed the parking ratio.

After positive comment on the staff report, Chairperson Duff noted the voids that the request attempts to fill in. There was board comment on the project.

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

Chairperson Duff clarified that what is before the board is a vote on a recommendation. A motion was made (AG) and seconded (AK) to favorably recommend ordinance amendment to the city council, as requested by City Council President Joseph P. Lopes and Councilor-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.

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Trimbell – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Motion passes 5-0**

**OLD BUSINESS:**

**ITEM 5 – CASE #21-32 - 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)**

Chairperson Duff refreshed the board, noting the case had come before them once. She stated that DPI had submitted a comprehensive response and the applicant has requested a 90 day extension on the project. She noted the public hearing was 9/22/21.

A motion was made (AG) and seconded (AK) to continue Case #21-32 to the December 15, 2021 meeting.

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Trimbell – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Motion passes 5-0**

Chairperson Duff noted that Board Member Trimbell would be precluded from participating in the next two matters, which have come before the board previously. She reminded the applicants that they would require the unanimous vote of the remaining four members.

**ITEM 6 – CASE #21-27 - 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 IndustrialB (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)**

Chairperson Duff noted the case of this Coggeshall Street Starbucks has appeared before the board. She reminded the board the traffic report had come back and the board had serious concerns about the traffic onto Coggeshall Street. In particular the entrance/exit onto Coggeshall. She stated the board also had protection barrier concerns along Mitchell Street.

Att. Chris Saunders introduced Jake Modesto, who was also attending the call. Att. Saunders reported discussions with Starbucks. He confirmed their awareness of Chairperson Duff's concerns. Att. Saunders then suggested the board recommend the type of fencing and proposed boxwood landscaping. He noted renderings were submitted.

Att. Saunders then addressed the Coggeshall Street entrance/exit. He reported discussion with Mike McCarthy, who he believed had consulted with DPI. After examining the McDonalds site, they agreed that later in the afternoon there are traffic concerns along Coggeshall Street. He noted that his belief is that DPI is not pushing the 'no left turn'. He requested the board vote favorably on both the site plan review and special permit, subject to conditions in the DPI and Planning memos, leaving the fencing and vegetation types for administrative review. He suggested the 'no left run onto Coggeshall' issue be left to DPI, which he does believe was a problem.

Chairperson Duff acknowledged receipt of the fencing images and agreed details could be addressed administratively. Chairperson Duff agreed that traffic turning concern at Coggeshall Street could be worked out with DPI and Traffic. Sign lighting and hours of operation were discussed with Mr. Modesto and Att. Saunders. Chairperson Duff noted sign illumination limits to one hour before opening and one hour after closing.

Chairperson Duff confirmed any recent memo (s) from DPI dated 10/12/21.

There were board member comments and discussion.

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

A motion was then made (AG) and seconded (AK) to approve Case #21-27, request for 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 IndustrialB (IB) and Mixed-Use Business (MUB) in the Hicks-Logan-Sawyer IPOD, with the following specific conditions:

Fencing along the western property line shall be determined by the. Planning Board Chair and staff;

- Applicant shall submit revised plans, including details for all fencing on site to the Department of City Planning prior to the issuance of a building permit;
- Signage and lighting shall be illuminated no earlier than one hour prior to opening and no later than one hour after closing;
- The number of parking spaces required shall be twenty-nine (29);
- The applicant shall coordinate with DPI and address all items in their memo dated 10/12/21, along with the most recent memo;

- Applicant will complete a traffic peer review per satisfaction of DPI.

General conditions as previously stated also apply.

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Motion passes 4-0**

Board Member Trimbell returned to the board.

**ITEM 7 – CASES #21-28/#21-29 - 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)**

Duane Jackson introduced his team, their goals and parking. He recognized presenters Fernando Dominich and Tom Schwake.

Mr. Domenech introduced Mr. Schwake who provided the board with a presentation, to include existing views. He explained the proposed site, again including parking, residential areas of project, roof plans, surrounding views, et cetera. He explained the presentation color coding and extensively addressed building materials. He discussed the building, along with setbacks, windows, et cetera. He then discussed the elevations. He then used slides to address previous comments, to include a balcony structure, the basement and ventilation at Minerva's.

Att. Chris Saunders gave an update with regard to securing off-street parking on 6<sup>th</sup> Street. He further discussed area parking. He stated he felt they had addressed all DPI concerns, and agreed to conditioning items in the staff memo. Att. Saunders noted support for the project, to include the NBEDC.

Chairperson Duff acknowledged all the work the applicant has done. She inquired as to any energy efficiency or other energy certification, such as Passive House. Mr. Jackson and Mr. Domenech addressed the criteria they have met and the options afforded them by their design decisions, though not yet deciding whether to seek certification. Chairperson Duff inquired as to any indoor air quality certification and windows/exterior shadings.

Chairperson Duff requested information on the concrete panels and their placement. Mr. Schwake provided the same.

Chairperson Duff inquired as to bike storage. Mr. Jackson noted the applicant's original intent to make that accommodation. Mr. Schwake confirmed the same.

Chairperson Duff referred to a DPI e-mail note received this day stating that all their issues had not been addressed.

Board Member Glassman noted his gratitude for the presentation. Board Member Khazan seconded Board Member Glassman's sentiments.

Chairperson Duff discussed the Minerva balcony issue, as well as cornices related to the property line.



Chairperson Duff asked to revisit the parking information. Mr. Schwake stated there were 53 units and 19 spaces. There was further discussion on the parking and parking lot, as well as bike storage accommodations. Chairperson Duff confirmed communal laundry facilities. There was discussion on nearby planned green space.

There were comments on the project by board members.

Noting the same can be found on record at the New Bedford Planning Office, Chairperson Duff read into the record correspondence dated 11/9/20 regarding support for the development at 278 Union Street. She listed those who signed the correspondence.

Chairperson Duff also noted the receipt of several additional letters of support and listed the senders.

In response to Chairperson Duff's invitation to speak or be recorded in favor or opposition, Colleen Cordwell (sp) complimented the tenacity associated with the project. She provided some history with Mr. Jackson's projects and stated she felt this was a great addition to downtown and to the city.

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

After board discussion on the specific conditions, onsite bike storage, and roof materials, a motion was made (AG) and seconded (AK) to approve Case #21-28 for Site Plan Review 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) with the following specific conditions:

- A cornice shall be added to the architectural plan. Revised plans are to be submitted to the Director of City Planning for determination as to whether the modified plan must return before this board for further review or may be administratively approved by the Chair prior to the issuance of a building permit;
- A canopy shall be added to the lower level over the retail spaces on the northern façade Union street side. Revised plans are to be submitted to the Director of City Planning for determination as to whether the modified plan must return before this board for further review or may be administratively approved by the Chair prior to the issuance of a building permit;
- The applicant shall coordinate with DPI to resolve all comments from the DPI memorandum dated 8/10/21 and any subsequent memorandums received;
- There shall be an engineer onsite to observe the preparation of the foundation bearing surfaces, preparation of the slab on grade, subgrade any underpinning and installation of temporary earth support;
- All evacuation work within the public right of way must be coordinated with DPI and completed prior to the final pavement being applied for the current and ongoing roadway improvement project for this portion of Union Street and/or a bond or cash surety in the amount identified by DPI is to be provided to ensure repairs are made to the Union Street public right of way layout, including the sidewalk and street, as a result of the development project;
- Prior to the issuance of a demolition permit, the Applicant shall provide a demolition program and protection plan which includes, but it not limited to, preconstruction assessments of existing adjacent buildings to set a baseline for evaluation of any subsequent reports of movement or damage;
- Details of bracing and waterproofing of party walls, vibration and building movement monitoring ground water level monitoring; the maintenance of exiting utility services to adjacent buildings, use and location of protective barrier and debris netting;
- The applicant shall provide written notice to the owners or adjoining buildings advising them that the excavation is to be made. Said notification shall be delivered not less than ten days prior to the scheduled starting date of the excavation;

- A laying plan is to be submitted to the Director of City Planning for determination as to whether the modified plan must return before this board for further review or may be administratively approved by the Chair prior to the issuance of a building permit;
- Applicant shall coordinate with Ever Source and DPI to relocated any electrical lines effected by the project;
- Plans shall be revised to show the roof color is to be determined by the board, which is white, and submitted to the Department of City Planning for administratively review prior to the issuance of a building permit;
- Construction is limited to the hours of 7:00 p.m. – 6:00 p.m. Monday through Saturday;
- The Planning Board may further limit Saturday hours of construction as deemed warranted by specific circumstances;
- The builder acknowledges that there will be a bike rack to be considered onsite.

General conditions as previously read also apply.

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Board Member Trimbell- Yes**

**Motion passes 5-0**

A motion was also made (AG) and seconded (AK) to approve CASE #21-29, 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) with the general conditions as previously stated.

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Board Member Trimbell- Yes**

**Motion passes 5-0**

**OTHER BUSINESS**

**REQUEST FOR COMMENTS FROM THE ZONING BOARD OF APPEALS RE CASE #4468, TEMPLE LANDING II:**

Chairperson Duff noted the project is pursuing New Bedford's first Passover House certification and provided further details on the project. She noted that the ZBA seeks Planning Board comments, as they are not set up to do Site Plan Review. Board Member Khazan inquired as to the location, which was provided. She then inquired as to any study of the elderly community regarding escalators/elevators, and there was discussion on the same. Ms. Carloni and Mr. McCarthy provided some information on the project and the type of comment sought by the Zoning Board.

Chairperson Duff reviewed entrances and landscaping plans, storm water, et cetera.

Board Member Khazan discussed parking and visitor parking availability, as well as lighting. The matter was tabled to the next meeting.

**REVISED SITE PLAN APPLICATION:**

*Note: These are minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:  
<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule>*

Ms. Carloni and Mr. McCarthy presented information and reviewed the same for board. After board discussion, a motion was made (AG) and seconded (KK) to approve the new planning board revised site plan review application.

**ROLL CALL VOTE:**

**Board Member Glassman – Yes**

**Board Member Kalife – Yes**

**Board Member Khazan - Yes**

**Chairperson Duff - Yes**

**Motion passes 4-0**

**ZONONG REVISIONS:**

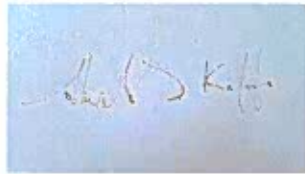
Ms. Carloni provided information and updates on the progress and actions taken.

There were also updates and discussion on the Waterfront/Harbor Plan, the Use Table, the Redevelopment Plan, Transit Oriented Development, the Downtown Rapid Recovery Plan,

**ADJOURNMENT**

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

Whereupon proceedings concluded at 8:56 p.m.



3/29/22