



MAYOR
JON MITCHELL

PLANNING DIRECTOR
TABITHA HARKIN

City of New Bedford Department of City Planning

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PLANNING BOARD

NEW BEDFORD PLANNING BOARD REMOTE MEETING April 22, 2020

MEETING MINUTES

PRESENT:

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

ABSENT:

None

STAFF:

Tabitha Harkin, *Director of City Planning*
Jen Carloni, *Senior Staff Planner (hosting)*
Rudy Botros, *Staff Planner*

OFFICE OF THE CITY CLERK
NEW BEDFORD, MA
2022 APR 12 PM 2:31
CITY CLERK

1. CALL TO ORDER

After a statement regarding the emergency declaration from the Governor, Chairperson Duff called the meeting to order at 6:06 p.m.

2. ROLL CALL

A formal roll call was conducted confirming members present as listed above.

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

ROLL CALLVOTE:

Board Member Glassman – Present
Board Member Cruz – Present
Chairperson Duff – Present

Board Member Kalife – Present
Board Member Khazan – Present

A motion was made (AG) and seconded (PC) to accept the minutes of 12/2/19, 1/8/20 and 1/29/20 into the

record.

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.

3. PUBLIC HEARINGS

OLD BUSINESS

ITEM 1: Case #20-12 – Request by Mayor Jon Mitchell for the Planning Board to review and make a recommendation to the City Council for its consideration of amending the City of New Bedford Zoning By-Laws, Chapter 9 – Comprehensive Zoning, Section 4400, Relative to the establishment of a Flood Hazard Overlay District (FHOD) consistent with the Floodplain District. The full text of the proposed amendment is available for review at the Planning Office, Room 303 of City Hall, 133 William Street, New Bedford, MA between the hours of 8:00 AM to 4:00 PM Monday through Friday. Continued agenda item from March 11, 2020.

Tabitha Harkin addressed the board on the matter. She explained the proposal and then read the text of the amendment into the record.

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

There being no board discussion a motion was made (AG) and seconded (PC) to approve the ordinance amendment request by Mayor John Mitchell

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.

NEW BUSINESS

ITEM 2: Case #20-16 – Request by applicant for Site Plan review for the construction of a parking lot, rain garden and landscaping; located at 45 Nash Rd (Map: 105 Lot: 103) on a 6,947 SF site in a Mixed Use Business (MUB) zoned district. Owner/Applicant: Florinda D. Lopes, Trustee of JVT Trust (43 Nash Road, New Bedford, MA 02746).

Robert Ferreira, of Acushnet MA, stated he felt this parking lot would be great for the neighborhood, especially for the wintertime parking situation. He stated it would open parking spots on the street and beautify the neighborhood. He stated all the neighbors are for it. He stated he felt it would help everybody in the area.

In response to Chairperson Duff, Mr. Ferreira stated he had not received the DPI comments.

Chairperson Duff read the comments into the record. Mr. Ferreira stated he had no questions or comments on the conditions, except for the handicap ramps which are brand new. Chairperson Duff referred Mr. Ferreira to DPI for approval regarding the subject.

Board Member Cruz noted the current ramps have no tactile stripes and therefore are not currently compliant. Mr. Ferreira agreed.

Jen Carloni gave a brief overview of the project.

Chairperson Duff noted the innovative nature of the project. There was brief board discussion, including the access of the last two parking spots, along with aisle width, and solar lighting plan.

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

A motion was made (AG) and seconded (PC) to approve site plan review for the construction of a parking lot, rain garden and landscaping; located at 45 Nash Rd (Map: 105 Lot: 103) on a 6,947 SF site in a Mixed Use Business (MUB) zoned district. Subject to all specific and general conditions outlined by the planning staff, all DPI comments, and a review of the parking lot solar lights by planning staff.

ROLL CALLVOTE:

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

Motion passes 5-0.

ITEM 3: Case #19-32: – Request by applicant for Site Plan review for the rehabilitation of an existing 8,800 SF medical office building to a new outpatient medical office; located at 52- 54 Brigham Street (Map: 39 Lot: 18) on a 26,433+ SF site in a Mixed Use Business (MUB) zoned district. Owners: Grand Union Medical Associates Condominium Trust: PRL Realty, LLC c/o Pedro Falla (52-54 Brigham St, Unit 1 New Bedford, MA 02740), Patricia L. Andrade (52-54 Brigham St, Unit 2 &3 New Bedford, MA 02740), Wayne G. Tessier and Pauline Massed, Trustee of Suite 5 Real Estate Trust (5254 Brigham St, Unit 5 New Bedford, MA 02740), Elizabeth Silva & Durval J. Silva, Trustee of Suite 6 Realty Trust (52-54 Brigham St., Unit 6 New Bedford, MA 02740). Applicant: Total Wellness Center, LLC d/b/a Clean Slate Centers, Inc. (12 Cadillac Drive, Suite 380 Brentwood, TN 37027). Continued agenda item from October 9, 2019. Case is continued to May 13, 2020.

Chairperson Duff noted a request for continuance to the May 2020 meeting. A motion was made (AG) and seconded (PC) to approve said continuance request.

ROLL CALLVOTE:

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

Motion passes 5-0.

ITEM 4: Case #20-11: – Request by applicant for Site Plan review for the installation of a solar panel array and the construction of two canopy mounted solar panel systems; located at 1 Pearl Street (Map: 72 Lot: 172 & 173) on a 211,550 SF site in an Industrial B (IB) zoned district. Owner: Ocean View Realty Trust (680 Acushnet Ave, New Bedford 02740). Applicants: Pearl Street Solar Roof, LLC & Pearl Street Solar Canopy, LLC (405 Atlantis Rd. Suite E115, Cape Canaveral, FL 32920). Applicant's Agent: SITEC Inc (449 Faunce Corner Road Dartmouth, MA 02747). Continued agenda item from March 11, 2020. Case is continued to May 13, 2020.

Chairperson Duff noted a request for continuance to the May 2020 meeting. A motion was made (AG) and seconded (PC) to approve said continuance request.

ROLL CALL VOTE:

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

Motion passes 5-0.

ITEM 5: Case #20-14: – Request by applicant for a Modification of Site Plan approval for the addition of signage, clearance bar and menu of options at a Cumberland Farms car wash entrance; located at 2904 Acushnet Ave, 2914 Acushnet Ave, and ES Acushnet Ave (Map: 130D Lots: 117, 247, 248 & 447) on a 98,044 SF site in a Mixed Use Business (MUB) zoned district. Owner/Applicant: Cumberland Farms, Inc. (165 Flanders Road, Westborough, MA 01581). Applicant's Agent: Atty. Michael A. Kehoe of Partridge Snow & Hahn LLP. (18 Union Street, Suite 500, New Bedford, MA 02740). Case is continued to May 13, 2020.

Chairperson Duff noted a request for continuance to the May 2020 meeting. A motion was made (AG) and seconded (PC) to approve said continuance request.

ROLL CALL VOTE:

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

Motion passes 5-0.

ITEM 6: Case #20-13: – Request by applicant for the Extension of Covenant to February 2022 for the definitive subdivision plan entitled, "Farland Estates I" prepared for MIH1, LLC, dated December 15, 2017 as revised through January 30, 2018, by Farland Corp., 401 County Street, New Bedford, MA 02740. Subdivision is located on the Easterly Side of Acushnet Ave between Phillips Rd. and Arnoff St. (Map: 130D Lots: 117, 379-387, 392-419) in the Residential A (RA) and Mixed-Use Business (MUB) zoning districts. Continued agenda item from February 12, 2020. Case is continued to May 13, 2020.

Chairperson Duff noted a request for continuance to the May 2020 meeting. A motion was made (AG) and seconded (PC) to approve said continuance request.

ROLL CALLVOTE:

Chairperson Duff – Yes

Board Member Cruz – Yes

Board Member Glassman – Yes

Board Member Kalife – Yes

Board Member Khazan – Yes

Motion passes 5-0.

Chairperson Duff noted the conclusion of regular business.

Ms. Harkin gave comments thanking the participants.

4. ADJOURNMENT

A motion was made (AG) and seconded (PC) to adjourn at 6:43 p.m.

ROLL CALLVOTE:

Chairperson Duff – Yes

Board Member Cruz – Yes

Board Member Glassman – Yes

Board Member Kalife – Yes

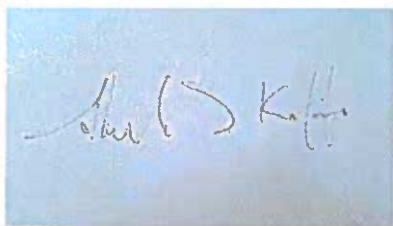
Board Member Khazan – Yes

Motion passes 5-0.

5. OTHER BUSINESS:

Ms. Harkin announced the April 2, 2020 listening session for Southcoast Rail is postponed due to the Covid-19 outbreak.

Acting Chairperson Glassman provided a CPA update, including a packet to go before the city council.



Alexander J. Kalife, Clerk

4/12/22

Date