



City of New Bedford
Department of City Planning

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MAYOR
JON MITCHELL

PLANNING DIRECTOR
TABITHA HARKIN

PLANNING BOARD

NEW BEDFORD PLANNING BOARD
REMOTE MEETING
July 8, 2020

MEETING MINUTES

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

PRESENT: Kathryn Duff, *Chairperson*
Shane Trimbell
Peter Cruz
Alex Kalife
Kamile Khazan

ABSENT: Arthur Glassman, *Vice-Chairperson*

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

1. CALL TO ORDER

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

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

ROLL CALLVOTE:

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

Motion passes 5-0.

2. OLD BUSINESS:

ITEM 1: Case #19-32 – 52-54 Brigham Street (site plan review)

CP Duff noted a received request for continuance of the matter to the August 12, 2020 meeting.

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

ROLL CALLVOTE:

Board Member Trimbell – Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Khazan – Yes

Chairperson Duff – Yes

Motion passes 5-0.

ITEM 2: Case #20-11 – 1 Pearl Street (site plan review)

CP Duff noted correspondence received by the Planning Board.

Steve Gioiosa, SITEC, described the subject property and surrounding area. He noted three curb cuts with one being actively utilized. He stated the owner of the tire recycling facility is looking to upgrade, and is seeking to invest in the installation of solar green energy. He clarified that there is no proposed expansion of the tire recycling operation.

Mr. Gioiosa detailed the two components of the project. He first addressed the existing building, describing the location of the proposed solar panels, taking up the majority of the roof. He then addressed the storm water regulations and needed creation of storm water management. Mr. Gioiosa then returned to the solar project benefits.

Mr. Gioiosa then addressed the free-standing canopies' location. He compared similar solar projects in the city. He then described the solar project in detail, including created storage availability and their positioning. He then discussed project upgrades, such as landscaping on the property, especially in light of the curb cut closing. He described their proposal of a 6' solid fence to replace the existing fence, describing its location. He noted the improvements are tied to the solar company and not the landowner. He revisited the two remaining curb cuts.

Mr. Gioiosa revisited the canopy details, including their output, again noting the benefits and improvements. He addressed offsite improvement meetings with Planning staff and DPI, noting budget limitations to enhancements such as sidewalk improvements and street trees. He invited questions.

CP Duff clarified improvements to curb cuts. Mr. Gioiosa noted the curb on Pearl Street is to be removed. He stated with regard to the curb cut on Acushnet Avenue, they would rebuild/upgrade the driveway apron while protecting the adjacent public way.

Ms. Harkin clarified facts and locations on the future train.

CP Duff confirmed that the tire recycling business will continue to operate. She noted the messy condition of the current site with shredded tires, expressing concern for where the containers will go. And noted the need for a circulation site plan. Mr. Gioiosa noted the need to revisit the Board after gathering their comments.

CP Duff then addressed the sewer backup line and associated upgrades. Mr. Gioiosa explained the status on the same, as well as communication to be provide to DPI. CP Duff and Mr. Gioiosa then discussed the limit of the plantings. Ms. Harkin provided a display on the same.

Mr. Gioiosa confirmed the location of the train's platform and discussed erosion concerns in that area as relates to additional landscaping.

BM Trimbell discussed the fencing, which Mr. Gioiosa stated will be on the Pearl Street side of the property. After CP Duff expressed concern about canopy runoff, BM Cruz referenced other projects similar in nature. BM Cruz stated the runoff should be captured and put in some type of system. Mr. Gioiosa explained the same, noting water sheet off. He stated absent a roof deck there is no proposed collection system. There was continued discussion on the same, including the use of the existing surface.

BM Cruz then addressed the former landscaping plan related to the property line. BM Cruz inquired as to the use under the canopy. Mr. Gioiosa stated he believes the trailers will be kept there.

BM Cruz discussed erosion control plans, such as catch basins, silt sacks, et cetera. The applicant was amenable to the same. They then clarified fencing to be replaced, due to its existing poor condition. The applicant was amenable to exploring the same with regard to additional improvements.

BM Cruz discussed improvements on the Acushnet Avenue side of the property, including clearing the area and adding further plantings, thereby addressing dust discharge concerns.

CP Duff concurred, noting expected pedestrian traffic. She noted the applicant's opportunity for this investment to shine for the city regarding this site. She further discussed landscaping improvements to the site and nearby area. Mr. Gioiosa responded to the same, again noting budget constraints and the impossibility of replacing the sidewalks, stating the solar project could not support that scale of a project. CP Duff reminded Mr. Gioiosa of the Board's sort of standard to provide the same, including non-profits. Mr. Gioiosa noted the improvements that will not go forward because of lack of funds and asked for consideration.

BM Cruz inquired as to the applicant doing a portion of the sidewalk. Mr. Gioiosa was amenable to looking into the same, noting the Southcoast Rail sidewalk improvements. Ms. Harkin and Ms. Carloni provided further information on the same.

CP Duff asked to review the property line. Mr. Gioiosa detailed the same, noting ownership of a second parcel. BM Cruz raised the crushed stone trenches for drainage and concern for overtaxing the system. Mr. Gioiosa explained the same, noting 100% recharge of 1" of rainfall. He again noted the roof improvements, such as gutters, et cetera.

Ms. Harkin raised DPI concerns about the site being a dirty site. Mr. Gioiosa stated the issue had been discussed with DPI regarding runoff from the roof and canopies. CP Duff and Mr. Gioiosa expanded on the DPI discussion and again addressed expenses, as well as the sidewalk ribbon.

CP Duff commented on correspondence from environmental stewardship related to excavation materials.

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

A motion was made (AK) and seconded (PC) to continue the matter to the August 12, 2020 meeting.

ROLL CALLVOTE:

Board Member Trimbell – Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Khazan – Yes

Chairperson Duff – Yes

Motion passes 5-0.

ITEM 3: Case #20-22 – 161 Popes Island (site plan review)

Rich Rheume described the subject property, formerly a strip club. He discussed parking. He explained the changes proposed for the building and lot line to increase parking and walkways. He discussed easements and lighting, as well as the building size reduction. He noted a planned granite stone wall to replace the current bollards, as well as some plantings and other landscaping. Mr. Rheume described current signage to be replaced with one of an equal size, identifying building tenants. He discussed staff recommendations for bike racks, and the vegetation. He again noted that there were enough parking spaces to accommodate any sort of service or retail business.

CP Duff inquired as to any designated pedestrian cross area. Mr. Rheume knew of none. Ms. Harkin confirmed the same. There was further discussion on the matter.

CP Duff noted the welcome site improvements to the area.

In response to CP Duff, Mr. Rheume noted no real drainage changes, but for a new connection to municipal sewer. There was discussion on the issue, including examination of the existing conditions.

In response to CP Duff, there was discussion on DPI comments, which the applicant raised no issues to. He noted disagreement in a staff recommendation with a northern portion of the parcel regarding a storage area. There was discussion on the same. Mr. Rheume expressed that they were amenable to fence replacement at the expiration of the so-called tenancy/occupancy.

In response to CP Duff, Mr. Rheume noted the location of the enclosed dumpster. There was also brief discussion on lighting and any planned roof solar.

CP Duff commented on the traffic improvements that will be recognized as a result of the project.

BM Cruz expressed concern over the placement of the accessible parking spot. BM Cruz and Mr. Rheume then discussed delivery truck ingress/egress, turning radius, and safety. There was further discussion on parking and safety, aisle widths, and entry into the plaza.

BM Cruz inquired as to catch basin cleaning and pipe flushing. The applicant was amenable to the same, as well resetting catch basin grates.

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

A motion was made (AK) and seconded (PC) to approve site plan review relative to property located at 161 Pope's Island, Map 60, Lot 26 and a portion of Lot 12 on a .65 acre site in an Industrial A zoned district, to allow the petitioner to renovate a vacant commercial building into a multi-tenant retail building and associated site improvements, with the following specific conditions:

- Applicant advised to seek guidance from appropriate agencies related to the applicability of Chapter 91 and/or the Designated Port Area regulations in relation to this project;
- An ANR plan must be approved and recorded before any construction activity may occur on site;
- A bike rack is to be added to the site;
- The light pole location in the center of the rear parking lot is to be protected from vehicular accidents;
- The chain-link fence will be reset and repaired when the tenancy is over;
- Addition of plantings along the stone wall;
- Including all DPI comments;
- Catch basins to be flushed and cleaned when driveway is done;
- Grates to be reset.

The following general conditions also 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 the memorandum from the 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 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 certifying 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 certifying 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;
- That 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;
- 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 Trimbell – Yes	Board Member Kalife – Yes
Board Member Cruz – Yes	Board Member Khazan – Yes
Chairperson Duff – Yes	

Motion passes 5-0.

3. NEW BUSINESS:

Ms. Harkin provided updates to the Board, such as the Blue Lane Feasibility Study, outdoor dining/reopening plans, Mass DOT Grant, the Open Space Recreation Plan, resiliency guidelines, Zoom public accessibility, et cetera.

4. ADJOURNMENT:

A motion was made (PC) and seconded (AK) to adjourn at 7:52 p.m.

ROLL CALLVOTE:

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

Motion passes 5-0.



Alexander J. Kalife, Clerk

4/12/22
Date