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PLANNING BOARD

NEW BEDFORD PLANNING BOARD

REMOTE MEETING

October 7, 2020

MEETING MINUTES

PRESENT:

Kathryn Duff. *Chairperson*
Arthur Glassman
Peter Cruz
Alex Kalife
Shayne Trimbell

ABSENT:

Kamile Khazan

STAFF:

Jen Carloni
Kirsten Bryan

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

1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:04 p.m. and provided a statement related to Covid-19 and public meetings.

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 Cruz – Yes

Board Member Trimbell – Yes

Chairperson Duff – Yes

Motion passes 5-0

2. OLD BUSINESS:

CASE #19-32 – 52-54 Brigham Street – site plan review (continued matter)

3. PUBLIC HEARINGS

ITEM 1 - Case #20-27/Case #20-28/Case #20-29 – re: Waterfront Redevelopment Plan:

Focus Area North, Focus Area South, Ordinance Amendment

Chairperson Duff noted the board had reviewed the plan at a previous meeting to confirm conformance with the City Master Plan. She stated the matter is before the board this evening for review and recommendation to city council for adoption and read each case.

Emily Innes, Harriman Associates, offered a slide presentation providing an overview of the proposed zoning, and visions and goals. She provided a detailed timeline for the process. She discussed the focus area status and anticipated approvals, and then discussed the proposed zoning changes. She discussed the waterfront, noting less vibrant pockets of the area that the plans and zoning are designed to address.

Emily Innes then substantially detailed the various areas/sub-areas within the focus areas and proposed elements and goals. She then discussed resulting implications, improvements and enhancements, desired uses and design standards, land uses, waterfront uses, districts, public access, et cetera. She invited questions and/or comments.

Chairperson Duff clarified the reason for the two focus area plans, as the land is not contiguous. She requested more explanation on the restoration of the fire pond in Focus Area North. Emily provided same on the pond, noting the vacant land on North Front Street. There was further discussion on the same.

Chairperson Duff inquired as to any displacement of existing businesses. Ms. Innes discussed the same, stressing that the intent is not to do so, but rather look for incremental change over time. She noted protected use as well.

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

There was discussion on the length of time work has been ongoing on the plan, as well as project participants.

Board Member Glassman inquired as to any changes to the project presentation a few months ago. Emily explained any changes and potential changes.

Board Member Trimbell discussed the state level approval process. Emily Innes explained the same and the steps already taken.

Jeff Pontiff, Pontiff Real Estate, addressed the board, offering information on the fire pond. He noted the pond is privately owned.

There being no further discussion, a motion was made (AG) and seconded (PC) to approve Case #20-27, Waterfront Redevelopment Plan: Focus Area North to make a recommendation to the City Council for consideration of an Order, that the City of New Bedford approves the New Bedford Waterfront Redevelopment Plan: Focus Area North, in accordance with Massachusetts General Laws, Chapter 121B, Section 48.

ROLL CALLVOTE:

Board Member Glassman– Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Trimbell - Yes

Chairperson Duff – Yes

Motion passes 5-0

A motion was made (AG) and seconded (PC) to approve Case #20-28, Waterfront Redevelopment Plan: Focus Area South to make a recommendation that the City of New Bedford approves the New Bedford Waterfront

Redevelopment Plan: Focus Area South, in accordance with Massachusetts General Laws, Chapter 121B, Section 48.

ROLL CALLVOTE:

Board Member Glassman– Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Trimbell - Yes

Chairperson Duff – Yes

Motion passes 5-0

A motion was made (AG) and seconded (PC) to approve Case #20-29, Ordinance Amendment, to make a recommendation to the City Council for its consideration of amending City of New Bedford Zoning Bylaws, Chapter 9- Comprehensive Zoning Section 2110 (Districts), Section 4600 - (Working Waterfront Overlay District), Section 4661(B) Hicks Logan Sawyer IPOD, Section 4100A Wamsutta Mill Overlay District (WMOD), Section 4700A (WEDROD District) and 4700A - Waterfront Mixed Use District (WMU) to include a new Waterfront Mixed Use District. The proposed Waterfront Mixed Use District (WMU) would create four, zoned subareas along the waterfront with associated mixed-use development and design guidelines to promote and support economic revitalization while retaining existing industry and water dependent uses. The district includes Subarea A, bound by Interstate 195 to the north, Belleville Avenue and North Front Street to the east, Wamsutta Street and Kilburn Street to the south, and Route 18 to the west; Subarea B, bound by Kilburn Street and Interstate 195 to the north, the New Bedford Harbor to the east, the Wamsutta Street outflow to the south, and North Front Street and Belleville Avenue to the west; Subarea C, bound by MacArthur Drive to the south and east and JFK Memorial Highway to the north and west; and, Subarea D, bound by MacArthur Drive and Leonard's Wharf to the north, New Bedford Harbor to the east, the Cannon Street Power Plant to the south, and MacArthur Drive to the west. The establishment of the WMU is intended to maintain the historic character of the district and enhance public access to and within the waterfront. In addition, the proposed zoning would consolidate overlay zoning by removing portions of the Hicks-Logan-Sawyer Interim Planning Overlay District (HLS IPOD) south of I-195, the Waterfront Economic Development & Revitalization Overlay District (WEDROD) and the Wamsutta Mills Overlay District (WMOD); the WMU zoning is intended to replace a portion of the aforementioned overlay districts. The new WMU district includes proposed changes to allowed land uses in each subarea; incentives to support new development in each subarea, while encouraging public enhancements; and proposes development standards and design guidelines to control the integration of new development within the existing built environment within the existing areas.

ROLL CALLVOTE:

Board Member Glassman– Yes

Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Trimbell - Yes

Chairperson Duff – Yes

Motion passes 5-0

Chairperson Duff thanked all those involved, including the planning staff.

4. NEW BUSINESS:

Kirsten Bryan provided information on upcoming virtual public meetings related to a Transit Development Study for Phase II.

Jen Carloni updated the board on the status of the MASSDOT Grant related to shared spaces, outdoor spaces, et cetera.

Board Member Glassman provide a CPA update.

5. ADJOURNMENT:

A motion was a motion was made (AG) and seconded (PC) to adjourn 6:57 p.m.

ROLL CALLVOTE:

Board Member Glassman– Yes

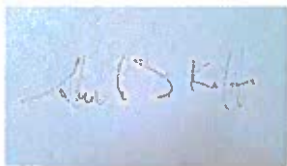
Board Member Kalife – Yes

Board Member Cruz – Yes

Board Member Trimbell - Yes

Chairperson Duff – Yes

Motion passes 5-0



Alexander J. Kalife, Clerk

4/12/22