



# ***Zoning Board of Appeals***

## **Agenda**

**May 19, 2022, 6:00 – 9:00 PM**

**To participate, copy and paste this link:**

**<https://us06web.zoom.us/j/87804468955>**

**and enter Meeting ID: 878 0446 8955 or Dial 1 646 558 8656**

The Zoning Board of Appeals will hold an Advertised Virtual Public Hearing on **Thursday, May 19, 2022, at 6:00 via ZOOM**. To participate, copy and paste this link: <https://us06web.zoom.us/j/87804468955> and enter Meeting ID: 878 0446 8955 or Dial 1 646 558 8656 on any phone and the chair will direct you in the call. Online materials for each case will be posted at <https://www.newbedford-ma.gov/planning/zoning-board-agenda-info-2022/>. This public hearing will review on the following appeals as set forth under the provisions of the City Code of New Bedford:

### **MEETING CALLED TO ORDER**

### **APPROVAL OF MINUTES**

- July 15, 2021, meeting minutes

### **SCHEDULED HEARINGS**

**#4438 Request for Extension. Gerry Kavanaugh CEO CMK Development Partners on behalf of St. Lawrence Church Corp Parsonage** (2 Centennial Drive, Peabody, MA 01960) requests an extension of the Zoning Board of Appeals decision approving Case #4438 for a Special Permit with conditions recorded May 28, 2021; relative to property located at **563 County Street**, Assessors' Map 58, Lot 259 in a Mixed Use Business [MUB] zoned district. The applicant states that due to the effects of the Covid-19 Pandemic, the applicant has been unable to commence the project as anticipated. The applicant seeks an extension of the decision for an additional one-year period in order to allow for the project to commence.

**#4439 Request for Extension. Gerry Kavanaugh CEO CMK Development Partners on behalf of St. Lawrence Church Corp Parsonage** (2 Centennial Drive, Peabody, MA 01960) requests an extension of the Zoning Board of Appeals decision approving Case #4439 for a Variance with conditions recorded May 28, 2021; relative to property located at **563 County Street**, Assessors' Map 58, Lot 259 in a Mixed Use Business [MUB] zoned district. The applicant states that due to the effects of the Covid-19 Pandemic, the applicant has been unable to commence the project as anticipated. The applicant seeks an extension of the decision for an additional one-year period in order to allow for the project to commence.

**#4446 Request for Extension. Christopher Gilbert of Farland Corporation on behalf of Faria & Oliveira Properties LLC** requests an extension of the Zoning Board of Appeals decision approving Case #4446 for a Variance with conditions recorded May 28, 2021; relative to property located at **SS Pequot Street**, Assessors' Map 136A, Lot 884 in a Residential A [RA] zoned district. The applicant states that an Order of Conditions has been issued by the Conservation Commission and the City requested design revisions or unforeseen delays could prevent the issuing of the building permit prior to the variance expiration. The applicant seeks an extension of the decision for an additional 6 month period in order to allow for the project to commence.

**#4481** Notice is given of a public hearing on the petition of: **Harborview, LLC, C/O Lars Vinjerud II** (20 Blackmer Street, New Bedford, MA 02744) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 1200 (Definitions – Structure: a combination of materials assembled at a fixed location to give support or shelter, such as a building, framework, retaining wall, tent, reviewing stand, platform, bin, fence, flagpole, recreational tramway, mast for radio antenna or the like), 2300 (accessory building and uses), 2310 (general), 2330 (accessory structures), and 2333 (accessory buildings or structures shall not be erected over eighteen (18) feet in height, as measured from the mean average grade of the proposed location of the structure, prior to construction); relative to the property located at **226 Popes Island**, Assessors’ Map 60, Lot 11, in a Mixed Use Business [MUB] zoned district. **The petitioner is proposing the installation of a new 46 Ft. Flagpole per plans filed.**

**#4482** Notice is given of a public hearing on the petition of: **Lori & Robert Pinard** (43 Seymour Street, New Bedford, MA 02744) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2710 (general), 2720 (table of dimensional requirements - Appendix B, side yard ft.), 2750 (yards in residence district), 2755 (side yard) and Generators (Must be in the rear yard); relative to the property located at **43 Seymour Street**, Assessors’ Map 4, Lot 122, in a Residential A [RA] zoned district. **The petitioner is proposing the installation of a generator located in the side yard per plans filed.**

#### **OTHER BUSINESS**

- Next Scheduled Meeting will be held on Thursday, June 16, 2022.

#### **ADJOURNMENT**

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In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Laura Ryan at 508-979-1488 ([Laura.Ryan@newbedford-ma.gov](mailto:Laura.Ryan@newbedford-ma.gov)) or Mass Relay 711**. Requests should be made as soon as possible but at least **48 hours** prior to the scheduled meeting.

The matters listed are those reasonably anticipated by the Chair to be discussed at the meeting. Not all items listed may, in fact, be discussed. Other items not listed may be brought up for discussion to the extent permitted by law. Massachusetts General Laws, chapter 30A, Section 20(f) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.