



City of New Bedford Department of City Planning

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MAYOR
JON MITCHELL
PLANNING DIRECTOR
JENNIFER CARLONI

PLANNING BOARD

MEETING NOTICE

This meeting is being held remotely consistent with the Act Relative to Extending Certain State of Emergency Accommodations, suspending certain provisions of the Open Meeting Law, signed by Governor Baker on July 16, 2022; and extending through March 31, 2023.

Date: Wednesday, September 14, 2022
Time: 6:00 P.M.
Location: Zoom – Virtual Teleconference Meeting
Web Link: <https://us06web.zoom.us/j/85301585907>
Dial In Number: 1-646-558-8656
Meeting ID: 853 0158 5907

Please note: This meeting has a 3-hour maximum time limit and will conclude by 9 P.M.

AGENDA

- Call the meeting to order
- Call the roll

Approve minutes – April 13, 2022

Public Hearings

- **Old Business:**
 - **Case #22-13: Ladrugaes Estates** – Request by the applicant for approval of a **Preliminary Subdivision Plan** for Ladrugaes Estates, a 12 lot, 2.8± acre residential subdivision along one planned street located on multiple vacant parcels adjacent to Lucy Street and Bartlett Street (Map: 132 Lots: 397, 461, 617) in a Residence A (RA) zoned district. Owner/Applicant: AMN Estates Holdings, LLC (2 Lambeth Park Drive, Fairhaven, MA 02719).
 - **Case #22-32: 0 WS - 53 Church Street** – Request by applicant for Site Plan Review for the new construction of a solar canopy at 0 WS Church Street, a 32,872± square foot site (Plot: 102 Lot: 173 & 111) in an Industrial B (IB) district. Owner: ICAFM Realty, LLC (14 McGrath Highway, Somerville, MA 02143). Applicant: Sunwealth Power, Inc. (2067 Massachusetts Avenue, suite 540, Cambridge, MA 02140).
- **New business:**

- **Case #22-35: Rezoning Request** – Request by City Council President Ian Abreu and Ward 1 City Councilor Brad Markey for the Planning Board to review and make a recommendation to the City Council for its consideration regarding the rezoning from Industrial-C (IC) to Residential-B (RB) of the properties shown on the Assessor’s Map as Map 135, Lot 9 (WS Braley Road), and Map 135, Lot 11 (WS Braley Road).
- **Case #22-36: 19 Hathaway Road** – Request by applicant for **Site Plan Review** for the new construction of a three-story storage facility with associated site improvements and a **Special Permit** for a parking reduction at 19 Hathaway Road, a 3.7+ portion of a 12+ acre site (Map: 101 Lots: 8, 1 [Land Court Lot 9], 15 [Land Court Lot 10]) in an Industrial B (IB) zoned district. Owner: Washburn Realty, LLC (92 Kilburn Street, New Bedford, MA 02740) Applicant: SAFStor Real Estate Co, LLC (444 Seabreeze Boulevard, Suite 840, Dayton Beach, FL 32118).
- **Case #22-37 & 38: WS Orchard Street** – Request by applicant for **Site Plan Review** for the new construction of six 30-unit residential apartment buildings and a community center with associated site improvements and a **Special Permit** for a parking reduction at WS Orchard Street, a 9+ acre site (Map: 23 Lot: 158) in a Mixed-Use Business (MUB) zoned district. Owner: Clark’s Cove Development Co., LLC (651 Orchard Street, Suite 200, New Bedford, MA 02744) Applicant: Dakota Partners (235 Bear Hill Road, Suite 400, Waltham, MA 02451).
- **Case #22-39: NS & 195 Kempton Street** – Request by applicant for **Site Plan Review** for the new construction of a commercial parking lot and associated site improvements at NS & 195 Kempton Street, on a portion of a 15,222+ square foot site (Map: 58 Lots: 424, 425, 426, 427 & 428) in a Mixed-Use Business (MUB) zoned district. Owner/Applicant: Humphrey Covill & Coleman Insurance Agency, Inc. (195 Kempton Street, New Bedford, MA 02740).
- **Case #22-40: Housing Development Incentive Program (HDIP) Expansion** – Request to review a proposed City Council order to amend the existing Downtown New Bedford Housing Development (HD) Zone and Housing Development Incentive Program Plan, originally approved by the New Bedford City Council on March 29, 2013 and approved by the Massachusetts Department of Housing and Community Development (DHCD) on March 17, 2014, said Downtown New Bedford HD Zone to renamed the “New Bedford HD Zone” and expanded to include all parcels within the City of New Bedford and to authorize the Mayor of the City of New Bedford to submit said New Bedford HD Zone amendment to DHCD in accordance with 760 CMR 66.08.
- **Other business:**
 - Appointment of SRPEDD delegate
 - City Planner’s Update
- **Adjourn**

Meeting Materials

Case materials are available for review online on the city’s website at:

<https://www.newbedford-ma.gov/planning/planning-board-agenda-info-2022/>

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

9/9/2022 1:29:09 PM CITY CLERK

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.