



2/3/2023 10:20:11 AM CITY CLERK'S OFFICE

## City of New Bedford Department of City Planning

133 William Street · Room 303 · New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488 · Facsimile: (508) 979.1576

**MAYOR**  
JON MITCHELL  
**PLANNING DIRECTOR**  
JENNIFER CARLONI

### PLANNING BOARD

#### MEETING NOTICE

Please note: THIS MEETING IS BEING HELD VIRTUALLY IN ACCORDANCE WITH CHAPTER 20 OF THE ACTS OF 2021, AN ACT RELATIVE TO EXTENDING CERTAIN COVID-19 MEASURES, SIGNED BY THE GOVERNOR ON JUNE 16, 2021.

**Date:** Wednesday, February 8, 2022  
**Time:** 6:00 P.M.  
**Location:** Zoom – Virtual Teleconference Meeting  
**Web Link:** <https://us06web.zoom.us/j/84420589707>  
**Dial In Number:** 1 646 558 8656  
**Meeting ID:** 844 2058 9707

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

#### AGENDA

1. Call the meeting to order
2. Call the roll
3. Approve minutes – December 2022

#### Public Hearings

4. 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 Residential A (RA) zoned district. Owner/Applicant: AMN Estates Holdings, LLC (2 Lambeth Park Drive, Fairhaven, MA 02719).
  - **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 #22-44 & 45: 2243 Purchase Street** - Request by applicant for Site Plan Review for the new construction of a gas station and associated site improvements, including improvements to an

2/3/2023 10:20:11 AM CITY CLERK'S OFFICE

existing building, and a Special Permit for a parking reduction at 2243 Purchase Street, a 11,100± square foot site (Map: 92 Lot: 1) in a Mixed-Use Business zoned district. Owner: MD Washim Khan & Ashma Hossain Sharmin (104 Lexington Street, Dartmouth, MA 02747). Applicant: SB Gas Station, Inc. (104 Lexington Street, Dartmouth, MA 02747).

**5. New business:**

- **Case 23-03: WS Acushnet Avenue** – Request by applicant for **Site Plan Review** for the new construction of a gravel parking lot and associated site improvements at WS Acushnet Avenue (Map: 42 Lot: 240), a 4772± square foot site in a Mixed-Use Business zoned district. Owner: Liberio Demelo (308 Dartmouth Street, New Bedford, MA 02740) Applicant: Alpha Engineering (32 Valerie Street, New Bedford, MA, 02740).
- **Case 23-04: 593 Kempton Street** – Request by applicant for **Site Plan Review** for the redevelopment of an existing building to 28 apartments and associated site improvements at 593 Kempton Street (Map:57 Lot:201), a 1.4± acre site in a Mixed-Use Business (MUB) zoned district. Owner: Commonwealth of Massachusetts Division of Capitol Planning and Operation (1 Ashburton Place, Boston, MA 02108) Applicant: Cruz Development Corporation (1 John Eliot Square, Roxbury, MA 02119).
- **Case 23-05: 781 Church Street** – Request by applicant **Site Plan Review** for the new construction of solar canopies at 781 Church Street (Maps: 125; 129 Lots: 10; 38 & 41), a 43.5± acre site in an Industrial C (IC) zoned district. Owner: Church Street, LLC (781 Church Street, New Bedford, MA 02745) Applicant: Parallel Products Solar Energy, LLC (401 Industry Drive, Louisville, KY 40208).
- **Case 23-06: NS RR Church Street** – Request by applicant for **Site Plan Review** for the new construction of a commercial retail building, parking lots, and associated site improvements at NS RR Church Street, and SS Park Ave, (Map: 126 Lots: 232, 229, & 221), a 31,384± square foot site in an Industrial B (IB) zoned district. Owners: Winchester Street Holdings, LLC (5 Lang Road, E Freetown, MA 02717); Nolan's Holding Trust, LLC (16192 Coastal Highway, Lewes, DE 19958); Park Plaza N. B., LLC (56 Potomska Street, New Bedford, MA 02740) Applicant: Metro Harvest, Inc. (292 Bedford Street, Bridgewater, MA 02324)
- **Case 23-07: NS RR Church Street** – Request by applicant for a **Special Permit for a Marijuana Establishment** for the operation of a Marijuana Retailer at NS RR Church Street (Map: 126 Lot: 232), a 24,655± square foot site in an Industrial B (IB) zoned district. Owner: Winchester Street Holdings, LLC (5 Lang Road, E Freetown, MA 02717) Applicant: Metro Harvest, Inc. (292 Bedford Street, Bridgewater, MA 02324)
- **Case 23-08: Rezoning Request** – Request by City Council for the Planning Board to review and make a recommendation for its consideration regarding the rezoning from Mixed Use Business (MUB) and Industrial A (IA) to Industrial A (IA) of the property shown on the Assessor's Map as Map: 104 Lot: 43 (229 – 241 Coffin Avenue).
- **Case #22-04 & Case #22-05: 1131 – 1145 Acushnet Avenue** – Request for a one-year extension by applicant of a previously approved Site Plan for the construction of a pocket park and parking lot & Special Permit at 1131 – 1145 Acushnet Avenue (Map: 92 Lot: 106), a 14,353± square foot site in a Mixed-use Business (MUB) district within the Acushnet Avenue corridor. Owner/Applicant: Cape Verdean Association in New Bedford (128 Union Street, suite 100, New Bedford, MA 02740).

**6. Other Business**

- **Comprehensive Plan Open House**

- **City Planner's Update**

## 7. 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-2023/>

---

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](mailto: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.

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.