



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: Tuesday, March 21, 2023
Time: 6:00 P.M.
Location: Zoom – Virtual Teleconference Meeting
Web Link: <https://us06web.zoom.us/j/82697781764>
Dial in Number: 1-646-558-8656
Meeting ID: 826 9778 1764

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 – January 2023 & February 2023

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 23-09: 338 Dartmouth Street** – Request for **Site Plan Review** for a residential redevelopment of a vacant school building with 17 units and associated site improvements at 338 Dartmouth Street (Map23 Lot: 100), a 38,112± square foot building in a Mixed-Use Business (MUB) zoned district. Owner: City of New Bedford (133 William Street, New Bedford, MA 02740) Applicant: Cruz Development Corporation (1 John Eliot Square, Roxbury, MA 02119)
 - **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 23-10: WS Jenney Street** – Request by applicant for **Site Plan Review** for the new construction of an 8-unit townhouse apartment building with associated site improvements at WS Jenney Street (Map: 56 Lot: 200), a 61,742± square foot site in a Mixed-Use Business (MUB) zoned district. Owner: Wayne & Delia M. Martin (21 Estelle Avenue, East Freetown, MA 02717) Applicant: Cruz Development Corporation (1 John Eliot Square, Roxbury, MA 02119)
- **Case 23-11: 1228, 1200 & 1166 Shawmut Avenue** – Request for **Site Plan Review** for the redevelopment of an industrial site and associated buildings at 1228, 1200, & 1166 Shawmut Avenue (Map: 123 Lots: 18, 132 & 101) an 8± acre site in an Industrial A (IA) zoned district. Owner: E.L. Harvey & Sons, Inc. (c/o Waste Connections US, Inc., 3 Waterway Square Place, suite 110, The Woodlands, TX 77380) Applicant: Cambridge Companies, Inc. (500 E Ridge Road, suite 202, Griffith, IN 46319)
- **Case 23-12 & 13: 1245 Shawmut Avenue** – Request for **Site Plan Review** for the rehabilitation of a solid waste transfer station and a **Special Permit** for a parking reduction at 1245 Shawmut Avenue (Map: 123 Lot: 112), an 8.5± acre site in an Industrial B (IB) zoned district. Owner: E. L. Harvey & Sons, Inc. (c/o Waste Connections US, Inc., 3 Waterway Square Place, suite 110, The Woodlands, TX 77380) Applicant: Cambridge Companies, Inc. (500 E Ridge Road, suite 202, Griffith, IN 46319)

5. **Other business:**

- **City Planner's Update**

6. **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) 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.