



MAYOR
JON MITCHELL

PLANNING DIRECTOR
JENNIFER CARLONI

City of New Bedford Department of City Planning

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ZONING BOARD OF APPEALS

ZONING BOARD OF APPEALS
VIRTUAL MEETING
Thursday, February 7, 2023

MINUTES

PRESENT: Laura Parrish, *(Chairperson)*
Celeste Paleologos, *(Vice Chairperson)*
Leo Choquette, Jr., *(Clerk)*
Robert Schilling
Debra Trahan

ABSENT: None

STAFF: Laura Ryan, *Staff Planner*
Jennifer Carloni, *Director of City Planning*
Danny Romanowicz, *Commissioner of Buildings, and Inspectional Services*

1. CALL TO ORDER

Chairperson Parrish called the meeting of the City of New Bedford Zoning Board to order at 6:01 p.m. and provided instructions and procedures for the virtual meeting.

2. PUBLIC HEARINGS:

Chairperson Parrish noted two extension requests before the board, as well as movement of Case #4508 to the beginning of the agenda.

A motion was made (CP) and seconded (DT) to open the public hearing.
Motion passed unopposed.

ITEM 1 – CASE 4461 – Request for Extension. Heather Martin, on behalf of The Women’s Center & Freedom Trust (405 County Street, New Bedford, MA 02740) requests an extension of the Zoning Board of Appeals decision approving Case #4461 for a Special Permit with conditions recorded November 4, 2021; relative to property located at 414-430 Rivet Street, Assessors’ Map 23, Lot 9A in a Mixed Use Business [MUB] zoned district. Due to the delay in securing the appropriate financing for the project, the project has been unable to commence 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.

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CITY CLERK

2023 MAY -9 AM 9:19

OFFICE OF THE CITY CLERK

A motion was made (CP) and seconded (DT) to receive and place on file the request for extension communication letter from Heather Martin, dated 11/2/22, which was read into the record. Motion passed unopposed.

A motion was made (CP) and seconded (DT) to grant said request for a one-year extension.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

ITEM 2 – CASE 4465 - Request for Extension. Armando M. Pereira, on behalf of Maria Julia Barroso (47 Belleville Avenue, New Bedford, MA 02740) requests an extension of the Zoning Board of Appeals decision approving Case #4465 for a Special Permit with conditions recorded December 30, 2021; relative to property located at 16 Washburn Street, Assessors' Map 85, Lot 218 in an Industrial A [IA] zoned district. Due to the delay in securing the appropriate approvals due to the additional requirements from DPI and suitable professionals to complete the work for the project, the project has been unable to commence 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.

A motion was made (RS) and seconded (DT) to open the public hearing. Motion passed unopposed.

A motion was made (CP) and seconded (DT) to receive and place on file the request for extension communication letter from Armando M. Pereira, dated 10/28/22, which was read into the record. Motion passed unopposed.

A motion was made (CP) and seconded (DT) to grant said request for a one-year extension.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

ITEM 3 - CASE #4508: Petition of: Portuguese Times INC (1501 Acushnet Avenue, New Bedford, MA 02746) & Balvir Singh, (11731 Clems Branch Drive, Charlotte, NC 28277) for a Special Permit under Chapter 9, Comprehensive Zoning Sections 2200 (use regulations), 2210 (general), 2230 (table of use regulations – Appendix-A, Commercial: #25 – Medical offices, center, or clinic), 5300-5390 (special permit); relative to the property located at 1501 Acushnet Avenue, Assessors' Map 98, Lot 44, in a Mixed Used Business [MUB] zoned district. The petitioner is proposing to operate a dental medical office per plans filed.

A motion was made (RS) and seconded (CP) to open the public hearing.

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Motion passed unopposed.

A motion was made (CP) and seconded (DT) to receive and place on file the communication from the Commissioner of Buildings & Inspectional Services dated 12/8/22; staff comments from the Department of City Planning dated 12/1/22; the appeal package as submitted; the plan as submitted; and, that the owners of the lots as indicated are the ones deemed by the board to be the lots affected; and, that the action of the clerk in giving notice of the hearing as stated shall be and is hereby ratified.

Motion passed unopposed.

Attorney John Markey, Jr., on behalf of the petitioner and owner, explained the benefits of the project to the city, as well as the change of use request. He described the building's current underutilization and conditions. He noted the investment in this area of expansion for the north end, as well as the applicant's intention for eventual off-street parking.

Chairperson Parrish discussed parking with Attorney Markey. She inquired as to employee/patient volume, which Mr. Markey delineated the staff expected to be present with clients being served, with comments from Mr. Singh. Chairperson Parrish inquired as to services provided at the practice, confirming no medical gas will be used.

In response to Chairperson Parrish's invitation to speak or be recorded in favor, Attorney Markey noted submission of a letter of support from the property owner by his attorney.

Laura Ryan read the letter of support into the record.

There was no response to Chairperson Parrish's invitation to speak or be recorded in opposition.

Board Member Paleologos stated the following findings of fact for this "needed medical facility", as well as the presence of sufficient public services, with nearby parking lots but no on-site parking. She noted it fits the general character, has no natural environment impact and provides employment and tax base benefits. These findings were seconded (RS).

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

A motion was made (CP) and seconded (RS) to grant a special permit under provisions of the City Code of New Bedford, relative to the property located at 1501 Acushnet Avenue, Assessors' Map 98, Lot 44, in a Mixed Used Business [MUB] zoned district, to allow the petitioner to operate a dental medical office per plans filed, which requires a special permit under Chapter 9, Comprehensive Zoning Sections 2200, 2210, 2230 – Appendix-A, 5300-5390. In accordance with the City of New Bedford Code of Ordinances, Chapter 9, Section 5320, the benefit to the city and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site, including consideration of the following: social, economic or community needs served by the proposal; traffic flow and

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safety, including parking and loading; adequacy of utilities and other public services; neighborhood character and social structures and impacts on the natural environment.

The following general conditions apply: that the project be set forth according to the plans submitted with the application; that the applicant shall ensure a copy of the Notice of Decision bearing certification from the City Clerk's Office be recorded at the Registry of Deeds; and that the rights authorized by the granting of the special permit must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted or they will lapse.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

ITEM 4 - CASE #4506 - Petition of: Fernando J Pacheco (86 Water Street, New Bedford, MA 02744) and Jennifer Couto (41 White Oak Run, Dartmouth, MA 02747) for a Variance under Chapter 9, Comprehensive Zoning Sections 2700 (dimensional regulation), 2710 (general), 2750 (yards in residence district), 2753 (rear yard); relative to the property located at ES Shawmut Avenue, Assessors' Map 124C, Lot 32, in a Mixed Use Business [MUB] zoned district. The petitioner is proposing the construction of a single-family dwelling per plans filed.

A motion was made (RS) and seconded (DT) to open the public hearing.

Motion passed unopposed.

A motion was made (CP) and seconded (DT) to receive and place on file the communication from the Commissioner of Buildings & Inspectional Services dated 11/7/22; staff comments from the Department of City Planning dated 11/1/22; the appeal package as submitted; the plan as submitted; and, that the owners of the lots as indicated are the ones deemed by the board to be the lots affected; and, that the action of the clerk in giving notice of the hearing as stated shall be and is hereby ratified.

Motion passed unopposed.

Attorney Andrew J. Beechinor explained the request due to setback requirements for this unimproved trapezoidal parcel of land, whereon applicant seeks to build a three-bedroom single family dwelling with garage. He further described the lot details and shape while screen sharing. The applicant's representative addressed the criteria to be met for granting the variance.

Board Member Trahan inquired whether the building is for the owner or to be sold. The applicant's representative believed it was to be sold.

There was no response to Chairperson Parrish's invitation to speak or be recorded in favor.

There was no response to Chairperson Parrish's invitation to speak or be recorded in opposition.

Board Member Paleologos and other board members discussed the finding of facts related to variance criteria.

A motion was made (CP) and seconded (RS) to make the following findings of fact:

- The lot is odd shaped.
- There was no abutter opposition.
- The project adds to the tax base.
- The hardship is the shape and size of the parcel.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

A motion was made (CP) and seconded (RS) to grant a variance under provisions of the City Code of New Bedford, relative to the property located at ES Shawmut Avenue, Assessors' Map 124C, Lot 32, in a Mixed Use Business [MUB] zoned district, to allow the petitioner to construct a single-family dwelling per plans filed, which requires a variance under provisions of Chapter 9, Comprehensive Zoning Sections 2700, 2710, 2750, 2753. Having reviewed this petition, including materials submitted and testimony heard, in accordance with the City of New Bedford Code of Ordinances and M.G.L. Chapter 40A, §10, the board finds that the applicable requirements have been addressed and met.

This determination includes findings of fact made by the board. The following general conditions apply: that the project be set forth according to the plans submitted with the application; that the applicant shall ensure a copy of the Notice of Decision bearing certification from the City Clerk's Office be recorded at the Registry of Deeds; and that the rights authorized by the granting of the variance must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted or they will lapse.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

ITEM 5 – CASE #4507 –Petition of: SMRE 61, LLC (100 Duchaine Blvd, New Bedford, MA 02745) and Parallel Products Solar Energy, LLC (401 Industry Road, Louisville, KY 40208) for a Variance under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulation), 2700 (dimensional regulations), 2710 (general), 2720 (table of dimensional requirements - Appendix B, side yard ft.); relative to the property located at 61 John Vertente Boulevard, Assessors' Map 133, Lot 47, in an Industrial C [IC] zoned district. The petitioner is proposing the erection of two solar "carports" per plans filed. *Continued Agenda Item from November 17, 202

A motion was made (RS) and seconded (DT) to open the public hearing.
Motion passed unopposed.

A motion was made (CP) and seconded (DT) to receive and place on file the communication from the Commissioner of Buildings & Inspectional Services dated 11/7/22; staff comments from the

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Department of City Planning dated 11/3/22; the appeal package as submitted; the plan as submitted; and, that the owners of the lots as indicated are the ones deemed by the board to be the lots affected; and, that the action of the clerk in giving notice of the hearing as stated shall be and is hereby ratified.

Motion passed unopposed.

Attorney Michael Kehoe introduced Tim Cusson and Nick Dufresne. He described the large parcel of land, to include the existing and proposed buildings. He discussed and described their solar canopy proposal, including dimensions and footage. He noted he believed a substantial amount of the land to be unbuildable. He stated that much of the power needs of the new building would be handled by the solar array, making it financially feasible. He concluded his argument for the benefits of the project and welcomed questions.

Board Member Paleologos inquired as to employment plans. Tim Cusson, property owner, stated they anticipate light warehousing with 10-20 positions at the facility, which provides ample parking.

There was no response to Chairperson Parrish's invitation to speak or be recorded in favor.
There was no response to Chairperson Parrish's invitation to speak or be recorded in opposition.

There was discussion on the motion findings of fact, made (CP) and seconded (RS), to include:

- The encouraging wind energy
- Adequate parking
- New employment of 10-20 people
- Adequate city services
- Property placement for the canopies due to the rest of parcel being unbuildable due to wetland conditions presents a hardship on this unique shaped lot.
- Relief does not go against the purpose of the ordinance or create a detriment to the public good.
- Assists the tax base.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling -- Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

A motion was made (CP) and seconded (RS), to a variance under provisions of the City Code of New Bedford, relative to the property located at 61 John Vertente Boulevard, Assessors' Map 133, Lot 47, in an Industrial C [IC] zoned district, to allow the petitioner to erect two solar "carports" per plans filed, which requires a variance under Chapter 9, Comprehensive Zoning Sections 2000, 2700, 2710, 2720 – Appendix B. Having reviewed this petition, including materials submitted and testimony heard, in accordance with the City of New Bedford Code of Ordinances and M.G.L. Chapter 40A, §10, the board finds that the applicable requirements have been addressed and met.

This determination includes the findings of fact relative to this case made by the board.

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With the following specific conditions:

- This proposal requires a site plan review from the Planning Board, and any conditions imposed by the Planning Board decision shall also be conditions of this variance.

The following general conditions apply: that the project be set forth according to the plans submitted with the application; that the applicant shall ensure a copy of the Notice of Decision bearing certification from the City Clerk's Office be recorded at the Registry of Deeds; and that the rights authorized by the granting of the variance must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted or they will lapse.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

ITEM 6 – CASE #4509 - Petition of: Randy Sancerre (PO Box 431, Tiverton, RI 02878) for a Special Permit under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2430 (nonconforming structures, other than single-and two-family structure), 2431 (reconstructed, extended or structurally changed), 2432 (altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent); relative to the property located at 1446 Purchase Street, Assessors' Map 72, Lot 239, in an Industrial A [IA] zoned district. The petitioner is proposing to replace an existing static billboard with a digital billboard per plans filed.

A motion was made (RS) and seconded (DT) to open the public hearing.
Motion passed unopposed.

A motion was made (CP) and seconded (DT) to receive and place on file the communication from the Commissioner of Buildings & Inspectional Services dated 1/6/23; staff comments from the Department of City Planning dated 12/23/22; letter of opposition from the New Bedford Historical Commission date 1/18/23; the appeal package as submitted; the plan as submitted; and, that the owners of the lots as indicated are the ones deemed by the board to be the lots affected; and, that the action of the clerk in giving notice of the hearing as stated shall be and is hereby ratified.
Motion passed unopposed.

Randy Santerre, Morency Flooring, discussed their desire for a digital sign and displayed a previous sign at the business. He stated he seeks only the eastern side of the sign to be lit in this non-residential area. He explained the sign details and the benefit of lighting near his building.

There was an inquiry by Board Member Schilling regarding video cameras on the site.

Board Member Trahan confirmed multicolored lighting, which Mr. Santerre stated discouraged homeless living there. In response to Board Member Trahan, Mr. Santerre stated they have between 5-12 employees.

Chairperson Parrish discussed signage for use for the applicant's two businesses.

Board Member Paleologos discussed brightness controls, which the applicant confirmed.

Chairperson Parish confirmed the new sign size of 8'x14', the same as the current sign. Board Member Paleologos confirmed the sign's digital side would face the highway.

There was no response to Chairperson Parrish's invitation to speak or be recorded in favor.
There was no response to Chairperson Parrish's invitation to speak or be recorded in opposition.

Chairperson Parrish read the Historic Commission opposition letter into the record.

Board Member Trahan discussed whether sign lighting will face residential.

Mr. Santerre, by way of rebuttal, explained the sign lighting location away from residential. He confirmed he was amenable to brightness settings, but moving the sign location was cost prohibitive.

Initial findings included:

- The sign is detrimental.
- The sign uses minimal electricity.
- The sign will not disturb traffic flow.
- The sign has brightness/visibility controls.
- Expected increase in business and greater city employment.

Board Member Trahan welcomed the opportunity to view the present/proposed sign location and suggested tabling the matter for more information. There was board discussion and input on the same. Laura Ryan noted for the board that the case would not be going before the planning board. Board Members Schilling and Paleologos expressed support, while Chairperson Parrish voiced discomfort with this digital signage proposal.

Mr. Santerre noted the digital sign does not face the park. There was further discussion, to include light spillage and area/neighborhood lighting. Board Member Choquette suggested motion lighting. Mr. Santerre explained the sign is needed for his business, and he noted security upgrades he made. He voiced objection to the determination that he would be disruptive to the neighborhood.

Chairperson Parrish expressed her belief that no one was trying to limit the petitioner's business. She noted that a negative determination would not prevent a sign but may prevent a digitized one. There were further comments, including on the Historic Commission letter determining a digitized sign would be intrusive and inappropriate in that neighborhood.

In response, Anne Louro, Historic Commission Secretary, she apologized in the event she missed any comments, but clarified that the commission is opposed to the digital sign, but not opposed to signage or advertising currently taking place or could potentially take place for this business at this location. She noted the longtime family history of the business in the city. Mrs. Louro noted

that what is being sought is a change to the non-conforming sign and reminded the board of their task.

Mr. Santerre stated enough had been said for him to see where this was going,

Chairperson Parrish, at Mrs. Louro's request, allowed her to continue. She commented further on state and national signage language for digital signage near a park being prohibited. Ms. Louro spoke about enforcement, and again suggested a static sign. She again clarified they are not against signage for the property but are against a digital sign directly across from a historic park and national registered district. She spoke on neighborhood investment and neighborhood projects. Mrs. Louro noted the plan for this to be a TOD District, the purpose of which is to attract development and density to the areas adjacent to train platforms. She spoke further on this plan and upcoming zoning decisions and sign guidelines, which will ban digital signage.

Mr. Santerre stated he could tell from Chairperson Parrish and Ms. Louro's attitudes that the matter had already been decided ahead of time and commented on the letter. He expects a denial of his statements that Mrs. Louro and Chairperson Parrish are biased against him, but stated he wished he had been spoken to ahead of time and has a Plan B.

Chairperson Parrish clarified she does not work for the City Planning Department, but is rather a Zoning Board volunteer, and does not discuss matters with other employees. Mrs. Louro expressed concern over the applicant's remarks, and clarified it was a city commission determination after review.

Prior to Board Member Paleologos' completion of findings of fact, Board Member Trahan again suggested tabling the matter, noting she understands the applicant may not have seen the letter and had no time to prepare an alternative proposal.

It was clarified that the applicant can install a static sign without coming before the board. This appearance results in the digital nature of the sign. The information was confirmed by Commissioner Romanowicz. He stated he would need to research restrictions on rotating signs. Mrs. Louro noted the applicant would have to withdraw and redo notice/request for a different sign.

Board Member Paleologos clarified that the digital portion of the sign is planned to face the highway not the park. Ms. Louro acknowledged the same, and again stated a change in the type of sign would require a new application. Mr. Romanowicz noted a change to a rotating would also require an appearance with the planning board because making changes would affect his grandfathered status.

Board Member Trahan made a motion, which was seconded (RS), to table the matter for additional information if the petitioner wishes to sign an extension to the March 16, 2023 virtual ZOOM meeting.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – No

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Motion passes 4-1

Consultation was had with Ms. Ryan about extension details. Chairperson Parrish provided direction for speakers.

ITEM 7 – CASE #4510 – Petition of: Alexandre El Tom, Trustee (56 Potomska Street, New Bedford, MA 02740) & Daly-Kenney Group, LLC, (3021 Acushnet Avenue, New Bedford, MA 02745) for a Special Permit under Chapter 9, Comprehensive Zoning Sections 2000 (use and dimensional regulations), 2200 (use regulations), 2210 (general), 2230 (table of principal use regulations – Appendix-A, Commercial: #23 – Restaurant, Fast Food), 5000 (administration and procedures), 5300-5390 (special permit); relative to the property located at 756 South Water Street, Assessors' Map 31, Lot 232, in a Mixed Used Business [MUB] zoned district. The petitioner is proposing to demolish the existing structure and construct a new Dunkin Fast Food Restaurant per plans filed.

A motion was made (DT) and seconded (CP) to open Case #4510.
Motion passed unopposed.

A motion was made (CP) and seconded (DT) to receive and place on file the communication from the Commissioner of Buildings & Inspectional Services dated 1/6/23; staff comments from the Department of City Planning dated 1/3/23; letter of support from Councilor Morad dated 2/1/23; the appeal package as submitted; the plan as submitted; and, that the owners of the lots as indicated are the ones deemed by the board to be the lots affected; and, that the action of the clerk in giving notice of the hearing as stated shall be and is hereby ratified.
Motion passed unopposed.

Steve Gioiosa, Civil & Environmental Consultants, introduced Tom Daly. While screen sharing Mr. Gioiosa provided details on the proposal, to include location, surroundings and current conditions including a warehouse. He explained the proposal for this fast-food business project. Mr. Gioiosa reviewed the site plan for the board, noting paving and curb cuts. He noted the present 92% lot coverage. He stated the petitioner seeks to demolish the existing structure and reconstruct. He provided details of the proposed Dunkin Donuts and parking area, as well as access points. He discussed a screened dumpster area and added green space. He discussed other improvements, to include connection to municipal utilities and storm water additions. He discussed lot traffic and drive-thru, pedestrian links and accessible parking.

Mr. Gioiosa discussed the findings and criteria to be met. He noted community benefits to the area, neighborhood character and landscaping impacts, and fiscal impacts. He noted the project had received site plan approval. He welcomed questions.

There was no response to Chairperson Parrish's invitation to speak or be recorded in favor.
There was no response to Chairperson Parrish's invitation to speak or be recorded in opposition.

Board Member Paleologos stated the following findings of fact, which were seconded (RS):

- The project will allow for the re-use of the existing property, providing needed service to the area and ensure continued tax revenue.
- A curb cut was proposed on the northwest corner to divert traffic.

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- This driveway will provide access to the adjacent commercial property and access to the proposed drive-thru lane.
- The site has existing water and sanitary utility connections that will be maintained and an area adequate to serve this use.
- Applicant will install a grease trap to provide improved wastewater flow into the municipal system.
- Project will not have any detrimental impact on the natural environment due to adequate city service and drainage infrastructure.
- Will increase employment opportunities and foster economic growth in the community, therefore increasing overall tax revenue for the city.

ROLL CALL VOTE:

Board Member Paleologos - Yes

Board Member Schilling – Yes

Board Member Trahan – Yes

Board Member Choquette - Yes

Chairperson Parrish – Yes

Motion passes 5-0

A motion was made (CP) and seconded (RS) to grant a special permit under provisions of the City Code of New Bedford, relative to the property located at 756 South Water Street, Assessors' Map 31, Lot 232, in a Mixed Used Business [MUB] zoned district, to allow the petitioner to demolish the existing structure and construct a new Dunkin Fast Food Restaurant per plans filed, which requires a special permit under Chapter 9, Comprehensive Zoning Sections 2000, 2200, 2210, 2230– Appendix-A, 5000, 5300-5390. In accordance with the City of New Bedford Code of Ordinances, Chapter 9, Section 5320, the benefit to the city and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site, including consideration of the following: social, economic or community needs served by the proposal; traffic flow and safety, including parking and loading; adequacy of utilities and other public services; neighborhood character and social structures and impacts on the natural environment. With the following specific condition:

- This proposal requires a site plan review and a special permit from the planning board. Any conditions imposed by the planning board decision shall also be the conditions of this special permit.

The following general conditions also apply: that the project be set forth according to the plans submitted with the application; that the applicant shall ensure a copy of the Notice of Decision bearing certification from the City Clerk's Office be recorded at the Registry of Deeds; and that the rights authorized by the granting of the special permit must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted or they will lapse.

ROLL CALL VOTE:

Board Member Schilling – Yes

Acting Chairperson Paleologos – Yes

Board Member Trahan – Yes

Board Member Choquette – Yes

Chairperson Parrish - Yes

Motion passed 5-0

3. APPROVAL OF MINUTES:

A motion was made (RS) to approve the minutes of March, April, June, July, November 2nd, and November 17, 2022.

Motion passed unopposed.

4. ADJOURNMENT:

With no further business to come before the board, Chairperson Parrish declared the meeting adjourned at 8:12 p.m.

NEXT SCHEDULED MEETING MARCH 16, 2023, VIA ZOOM



Leo Choquette, Jr., Clerk

5.9.23

Date