



# Planning Board

## Agenda

May 8, 2019 – 6:00 PM

**New Bedford City Hall, Room 314  
133 William Street New Bedford, MA**

**Call the meeting to order**

**Call the roll**

### Approval of Minutes

- April 10, 2019

### Public Hearings

#### Old Business

- 1. Case #18-49: WS Acushnet Avenue** - Request by applicant for **Special Permit** for a reduction in the number of parking spaces required for a 1,040 SF hair salon establishment located at WS Acushnet Avenue (Map 98 Lot 278) on a 2,592 SF site in a Mixed-Use Business [MUB] zoned district. Applicant: Beira Properties, LLC (12 Plumleigh Drive Dartmouth, MA 02747). Applicant's Agent: Architectural Consulting Group, Inc. (2206 Acushnet Avenue New Bedford, MA 02745).
- 2. Case #18-53: 2904 Acushnet Avenue, 2914 Acushnet Avenue, and ES Acushnet Avenue** – Request by applicant for **Site Plan** approval for new construction of a 5,275 SF retail convenience store with gas station and a 2,640 SF car wash; located at **2904 Acushnet Avenue, 2914 Acushnet Avenue, and ES Acushnet Avenue** (Map: 130D Lots: 117, 247, 248, & 447) on a 2.25± acre site in a Mixed Use Business & Residential A zoned district. Owner: MIH1, LLC (401 County Street New Bedford, MA 02740), Kevin Burgess (2904 Acushnet Avenue New Bedford, MA 02745), and Neil A. & Erica S. Meunier (2194 Acushnet Avenue New Bedford, MA 02745). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).
- 3. Case #18-54: 2904 Acushnet Avenue, 2914 Acushnet Avenue, and ES Acushnet Avenue** – Request by applicant for **New Ground Sign Site Plan** approval for two pylon signs for a convenience store with gas station and car wash; located at **2904 Acushnet Avenue, 2914 Acushnet Avenue, and ES Acushnet Avenue** (Map: 130D Lots: 117, 247, 248, & 447) on a 2.25± acre site in a Mixed Use Business & Residential A zoned district. Owner: MIH1, LLC (401 County Street New Bedford, MA 02740), Kevin Burgess (2904 Acushnet Avenue New Bedford, MA 02745), and Neil A. & Erica S. Meunier (2194 Acushnet Avenue New Bedford, MA 02745). Applicant: Farland Corp. (401 County Street New Bedford, MA 02740).
- 4. Case #19-03: 970 Ashley Boulevard** – Request by applicant for **Site Plan** approval for new construction of 2,002 SF fast-food restaurant with drive-thru window; located at **970 Ashley Boulevard** (Map: 127D, Lots: 89 & 98) on a 0.45± acre site in a Mixed-Use Business [MUB] and Residential B [RB] zoned district. Owners: John T. Ricciuti, Trustee of the Ricciuti Realty Trust II (970 Ashley Boulevard New Bedford, MA 02745). Applicant: Yearly Grind II Realty, LLC (PO Box 51147 New Bedford, MA 02745).

*(Agenda continues on next page)*

5. **Case #19-04: 970 Ashley Boulevard** – Request by applicant for a **Special Permit** for a reduction of the number of parking spaces required for a proposed 2,002 SF fast-food restaurant with drive-thru window; located at **970 Ashley Boulevard** (Map: 127D, Lots: 89 & 98) on a 0.45± acre site in a Mixed-Use Business [MUB] and Residential B [RB] zoned district. Owners: John T. Ricciuti, Trustee of the Ricciuti Realty Trust II (970 Ashley Boulevard New Bedford, MA 02745). Applicant: Yearly Grind II Realty, LLC (PO Box 51147 New Bedford, MA 02745). **Note: Continued from the January 9, 2019 meeting.**
6. **Case #19-06: 117 Union Street** – Request by applicant for **Site Plan** approval for new construction of a 42,650 SF mixed commercial residential building; located at **117 Union Street, 7 N Second St, 115 Union St, 121 Union St, and 127-129 Union Street** (Map: 53, Lots 40, 41, 215, 216, and 146) on an 12,525 SF site in a Mixed Use Business and Downtown Business Overlay zoned district. Owners: Paul A. Piva & Gail Florek (10 Pequod Road Fairhaven, MA 02719). Applicant: 117 Union Street LLC (128 Union Street, 4<sup>th</sup> Floor New Bedford, MA 02740).
7. **Case #19-07: 117 Union Street** – Request by applicant for a **Special Permit** for a reduction of the number of parking spaces required a 42,650 SF mixed commercial residential building; located at **117 Union Street, 7 N Second St, 115 Union St, 121 Union St, and 127-129 Union Street** (Map: 53, Lots 40, 41, 215, 216, and 146) on an 12,525 SF site in a Mixed Use Business and Downtown Business Overlay zoned district. Owners: Paul A. Piva & Gail Florek (10 Pequod Road Fairhaven, MA 02719). Applicant: 117 Union Street LLC (128 Union Street, 4<sup>th</sup> Floor New Bedford, MA 02740).

#### New Business

8. **Case #19-09: 224 Court Street f/k/a 475 Union Street** – Request by applicant for **Modification of Site Plan** approval for Case 38-14 & Case 27-17 for new construction of a multi-unit residential building (6 – Two (2) Bedroom Units) at 224 A-B Court Street (Map: 51 Lot 269) f/k/a 475 Union Street (Map:51 Lot: 269) located in a Mixed-Use Business (MUB) and Residence B (RB) zoned districts. Owner/Applicant: Preferred Realty Services, LLC (386 B Third Beach Road Middletown, RI 02842).
9. **Case #19-10: Flaherty Drive Extension** – Request by applicant for a **Modification of Definitive Subdivision Flaherty Drive Extension**, a previously approved 2 lot subdivision, adding a revision note to combine parcel A into the existing Flaherty Drive, at the property located at **ES John Vertente Boulevard (Map 133 Lot 65 & 61)**. Owner: PIFMASS, LLC (1213 Purchase Street New Bedford, MA 02740). Applicant: Greater New Bedford Industrial Foundation (1213 Purchase Street New Bedford, MA 02740).

#### Other Business

#### Adjourn

Date of Next Meeting: June 12, 2019

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In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Jennifer Carloni at 508-979-1488 or ([Jennifer.Carloni@newbedford-ma.gov](mailto:Jennifer.Carloni@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.