



Planning Board

September 9th, 2015 – 6:00 PM – **MARKED AGENDA**
New Bedford City Hall, 133 William Street, Room 314

1. Call the meeting to order. **6:03 p.m.**
2. Call the roll. **All present: Colleen Dawicki, Chair**
Kathryn Duff
Arthur Glassman
Peter Cruz
Alexander Kalife
3. Approval of Minutes.
August 12th, 2015
Minutes approved 5 – 0; Motion by Planning Board Member K. Duff, second by Board Member A. Glassman.

Public Hearings:

4. **Case #11-13: Cardinal Place Subdivision**
Request to release Lots 1-7 from covenant restrictions as to sale as specified in the Form D Covenant dated August 12, 2014 and recorded in Bristol County (S.D.) Registry of Deeds at Book 11155, Page 34 on August 25, 2014 by Richard Hopps, for a definitive plan of subdivision known as Cardinal Place in New Bedford, MA, dated April 22, 2013, as revised thru May 19, 2013, and prepared by Prime Engineering, P.O. Box 1088, 350 Bedford Road, Lakeville, MA 02347. Applicant: Hugh Rowlett, Petrel Properties, LLC, 302 Elm Street, South Dartmouth, MA 02748.

Approved 5 – 0; Motion by Board Member K. Duff, second by Board Member A Glassman.
5. **Case 21-15:** Request by applicant, Heather Brito (47 Charlotte Street, New Bedford, MA 02740), for Site Plan Review for change of use in business from a hair salon service to a health care consulting service, and Special Permit for reduction of parking spaces, located at 269 Maryland Street (Map 127C, Lot 81), in the Mixed Use Business zoning district. Applicant: Heather Brito, 47 Charlotte Street, New Bedford, MA 02740.
Case Continued to October 7, 2015 by Vote of 5-0; Motion by Planning Board Member

K. Duff, second by Board Member A. Glassman.

6. **Case #18-15: O'Reilly Auto Parts**

Request by applicant, S. B. Realty Limited Partnership (100 North Street, New Bedford, MA 02740), for Site Plan Review for new construction of a 7250 SF retail building, and Special Permit for reduction of parking spaces, located at 139 Hathaway Road (Map 104, Lot 14), in the Mixed Use Business/Industrial B zoning districts. Applicant's agent: SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747.

Special Permit Approved 5-0; Motion by Planning Board Member K. Duff, second by Board Member A. Glassman.

Site Plan Approved with Conditions 5-0; Motion by Planning Board Member K. Duff, second by Board Member A. Glassman.

7. **Case #19-15: McDonald's USA**

Request by applicant, McDonald's USA, LLC (Cedar-Kings, 44 South Bayles Avenue, Port Washington, NY 11050), for Site Plan Review for new construction of a 4600+/- SF fast-food restaurant, and Special Permit for reduction of parking spaces, located at 1080 Kings Highway (Map 125, Lot 29), in the Planned Business and Industrial - A zoning districts. Applicant's agent: Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.

Special Permit Approved 5-0; Motion by Planning Board Member K. Duff, second by Board Member A. Glassman.

Site Plan Approved with Conditions 5-0; Motion by Planning Board Member K. Duff, second by Board Member A. Glassman.

8. **Case #20-15: Thomson Antique World**

Request by applicant, Thomson Antique World (8 Baker Street, Warren, RI 02885), for Site Plan Review for use of a weekend flea market in the existing parking lot, located at 19 Hathaway Road (Map 101, Lot 8), in the Industrial - B zoning district. Applicant's agent: Thompson Farland, Inc., 398 County Street, New Bedford, MA 02740.

Board Member K. Duff recused herself.

Approved 4 – 0; Motion by Board Member P. Cruz, second by Board Member A. Glassman.

Continued Public Hearings: No Continued Cases Presented

Old Business: Point of Information for the Board: Chapter 91 Notification for Nordic Fisheries signed as received by Planning Staff.

New Business:

9. * **Under MA General Law, Chapter 41, section 81P, the Planning Board will designate Patrick Sullivan, Director of the Department of Planning, Housing & Community Development and/or Jennifer Clarke, AICP, Deputy Director of Planning & Community Development as agents to determine whether or not a plan requires approval.

Approved 5 – 0; Motion by Board Member K. Duff, second by Board Member A. Glassman.

Adjourn 9:10 p.m. Motion by Board Member A. Glassman, second by Board Member P. Cruz

Date of Next Meeting: October 7, 2015