



Planning Board

May 10th, 2017 – 6:00 PM – **Marked Agenda**
New Bedford Free Public (Main) Library
Public Meeting Room, 3rd Floor
613 Pleasant Street

Call the meeting to order **6:04 p.m.**

Call the roll **Present:** Colleen Dawicki, Chair
Kathryn Duff
Arthur Glassman
Peter Cruz
George Smith-Associate Member

Approval of Minutes April 12, 2017

Minutes approved 5 – 0; Motion by Planning Board Member K. Duff, second by Board Member A. Glassman.

Motion to take agenda out of order by Planning Board Member K. Duff, second by Board Member A. Glassman; approved 5 – 0.

Public Hearings:

1. Case 07-16: Request by applicant for **Extension of Site Plan** approval for a 4,547+/- SF commercial parking lot located at the east side of Acushnet Avenue (Map 93, Lot 68), in the Mixed Use Business (MUB) zoning district. Applicant's agent: Comprehensive Design-Build Services, P.O. Box 578 West Wareham, MA 02575.

Request by applicant to continue case to June 14, 2017 approved by unanimous consent.

2. Case 09-16: Request by applicant for **Extension of Special Permit** for reduction of off-street parking located at ES South Sixth Street (Map 46, Lot 93), in the Mixed Use Business (MUB) and Downtown Business Overlay (DBOD) zoning districts, to serve a building conversion from general office to hotel use located at 222 Union Street (Map 46, Lots 32 & 33). Applicant's Agent: Christopher Markey, Esq., 555 Pleasant Street; Ste. 5A, New Bedford, MA 02740.

Request by applicant to withdraw request approved by unanimous consent.

Motion to take agenda out of order by Planning Board Member K. Duff, second by Board Member A. Glassman; approved 5 – 0.

Continued Public Hearings:

3. Case 07-17: Northside Farms Subdivision Approval Modification II – Request by applicant for Modification of Subdivision Plan approval, from 35 to 15 lots, on a 12+/- acre site east of Acushnet Avenue, south of Phillips Road and north of Victoria Street (Map 130D, Lots 117, 379-387, 392-419) located in the Residence A (RA) zoning district. Applicant: New Bedford Cousins, LLC, P.O. Box 36, Scituate, MA 02066.

Request by applicant to withdraw case from consideration approved 5 – 0; Motion by Board Member K. Duff, second by Board Member A. Glassman.

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(e) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.

Rescission of subdivision by Planning Board approved 5-0; Motion by Board Member K. Duff, second by Board Member A. Glassman.

Public Hearings:

4. Case 14-17: Sidewalk Café Permit for use by Moby Dick Brewing Company, Inc., at the property known as 52 Union Street and 4 South Water Street (Map 47, Lot 37) located in the Industrial A (IA), Downtown Business Overlay District (DBOD) zoning districts, and Bedford Landing Historical District. Applicant: Moby Dick Brewing Company, Inc., c/o David Slutz, 4 South Water Street, New Bedford, MA 02740.

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

5. Case 15-17: Sidewalk Café Permit Renewal for use by Pour Farm Tavern at the property known as 780 Purchase Street (Map 53, Lot 131) located in the Mixed Use Business (MUB) and Downtown Business Overlay District (DBOD) zoning districts. Applicant: Noah Griffith, Manager, Pour Farm Tavern, 780 Purchase Street, New Bedford, MA 02740.

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

Motion to take agenda out of order by Planning Board Member K. Duff, second by Board Member A. Glassman; approved 5 – 0.

6. The Settlement Subdivision: DPM Development Corp & Moniz Properties, Inc., has submitted to the City of New Bedford Planning Board a request to release Lots 1-19 from covenant restrictions as specified in the Covenant recorded in Bristol County (S.D.) Registry of Deeds at Book 7967, Page 116 on January 20, 2006 for the definitive Subdivision Plan of The Settlement in New Bedford, MA prepared for DPM Development, dated March 16, 2004 as revised through September 27, 2005, by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747 (formerly located at 12 Welby Road, New Bedford, MA 02745) and by certificate recorded in Bristol County (S.D.) Registry of Deeds at Book 7967, Page 115.

Motion to release Lots 1-6 from Covenant approved 5 – 0; Motion by Board Member K. Duff, second by Board Member A. Glassman.

Motion for proportional reduction in cash surety as determined by Department of Public Infrastructure approved 5-0; Motion by Board Member K. Duff, second by Board Member A. Glassman.

7. Case 08-17: Southeastern New England Dental Group – Request by applicant for Site Plan approval for construction of a 2,118+/- SF addition to an existing 1,322+/- SF structure on a 25, 424+/- SF site at 899 Pleasant and ES Foster Streets (Maps 58, Lots 300-302, 304 & 499) located in the Mixed Use Business (MUB) zoning district. Applicant's Agent: Architectural Consulting Group, Inc., 2206 Acushnet Avenue, New Bedford, MA 02740.

Approved with conditions 5 – 0; Motion by Board Member G. Smith, second by Board Member P. Cruz.

Motion to reopen Case 16-17 as a representative of that applicant was now present by Planning Board Member K. Duff, second by Board Member A. Glassman; approved 5 – 0.

8. Case 16-17: Whelan Associates/OZ LLC- Request by applicant for New Ground Sign located at 70 North Second Street (Map 53, Lot 96) on a 2,646+/- SF site in the Industrial A (IA) zoning district, Downtown

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Business Overlay District zoning district, Bedford Landing Historic District, and Central Business District.
Applicant's agent: Poyant Signs Inc., 125 Samuel Barnet Blvd, New Bedford, MA 02745.
Approved with conditions 4 – 1; Motion by Board Member K. Duff, second by G. Smith.

Other

Adjourn 7:56 p.m. Motion by Board Member K. Duff, second by Board Member A. Glassman; 5-0.

Date of Next Meeting: June 14, 2017