



Planning Board

Agenda

July 11, 2018 – 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 11, 2018
- June 13, 2018

Continued Public Hearings

1. **Case #18-21: 804-812 Brock Avenue** - Request by applicant for **Site Plan** approval for the conversion of an existing mixed use structure from four (4) residential units and three (3) commercial units to six (6) residential units and one (1) commercial unit, on a .10± acre site, located at **804-812 Brock Avenue** (Map 14 Lot 232) in a Mixed Use Business [MUB] zoned district. Applicant: Po Yam Chan (8 Whitelock Street New Bedford, MA). Applicant's Agent: Michael Walker Design/Builder, LLC (500 Horseneck Road Dartmouth, MA). **(Continued from the meeting of May 9, 2018 to October 10, 2018).**
2. **Case #18-22: 804-812 Brock Avenue** - Request by applicant for a **Special Permit** for a reduction in the number of parking spaces required for six (6) residential units and one (1) commercial unit, on a .10± acre site, located at **804-812 Brock Avenue** (Map 14 Lot 232) in a Mixed Use Business [MUB] zoned district. Applicant: Po Yam Chan (8 Whitelock Street New Bedford, MA). Applicant's Agent: Michael Walker Design/Builder, LLC (500 Horseneck Road Dartmouth, MA). **(Continued from the meeting of May 9, 2018 to October 10, 2018).**

Public Hearings

1. **Case #18-30: 93 Union Street** - Request by applicant for **Site Plan** approval for the installation of a Drive-Up ATM and canopy, on a 0.43± acre site, located at **93 Union Street** (Map: 53, Lot: 154) in an Industrial A [IA] and Downtown Business Overlay District [DBOD] zoned district. Applicant: St. Anne Credit Union (93 Union Street New Bedford, MA). Applicant's Agent: Mount Vernon Group Architects, Inc. (47 N. 2nd Street New Bedford, MA).
2. **Case #18-31: 1155 Purchase Street** - Request by applicant for **New Ground Sign Site Plan** approval on a 0.38± site, located at **1155 Purchase Street** (Map: 59, Lot: 204) in a Mixed Use Business [MUB] zoned district. Applicant: South Coast Endodontics, P.C. (1155 Purchase Street New Bedford, MA). Applicant's Agent: Poyant Signs, Inc. (125 Samuel Barnet Blvd. New Bedford, MA).

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3. **Case #18-32: 4317 Acushnet Avenue** - Request by applicant for **New Ground Sign Site Plan** approval on a 0.22± acre site, located at **4317 Acushnet Avenue** (Map: 136A, Lot: 55) in a Mixed Use Business [MUB] zoned district. Applicant: Tetrault Insurance Agency, Inc. c/o Paul T. Tetrault (4317 Acushnet Avenue New Bedford, MA). Applicant's Agent: Poyant Signs, Inc. (125 Samuel Barnet Blvd. New Bedford, MA).
4. **Case #18-33: Rezoning Request** - Request by City Councilor Joseph P. Lopes for recommendation by the Planning Board for **rezoning** of the following lots: **438 Dartmouth Street** (Map: 18, Lot: 1), **105 Rockdale Avenue** (Map: 18, Lot: 69), **110 Jenkins Street** (Map: 18, Lot: 74), **WS Hemlock Street** (Map:18, Lot: 84), **WS Hemlock Street** (Map: 18 Lot: 102), **470 Dartmouth Street** (Map:18 Lot: 103), **137-141 Rockdale Street** (Map:18 Lot: 105), **446 Dartmouth Street** (Map: 18 Lot: 107), **119 Rockdale Avenue** (Map: 18, Lot:108), **117 Rockdale Avenue** (Map: 18, Lot: 109), **109 Rockdale Avenue** (Map: 18, Lot: 112), **123 Rockdale Avenue** (Map: 18, Lot: 113), **404 Dartmouth Street** (Map: 18, Lot: 115); from Industrial B [IB] to Mixed Use Business [MUB].
5. **Case #18-34: Zoning Ordinance Text Amendment** – For the Planning Board to review and make a recommendation to the City Council for its consideration of amending City of New Bedford Zoning By-Laws, Chapter 9- Comprehensive Zoning, by adding a new **Section 4100B. Marijuana Establishments and Medical Marijuana Treatment Centers**. The purposes of this new section are to: 1.) Allow state-licensed marijuana establishments and medical marijuana treatment centers to operate in the City of New Bedford in accordance with applicable state laws and regulations. 2.) Minimize the adverse impacts that marijuana establishments and medical marijuana treatment centers might have on adjacent properties, residential neighborhoods, dwellings, schools, substance abuse treatment centers, churches, and other sensitive land uses. 3.) Provide standards for the placement, design, siting, safety, security, monitoring, modification, and discontinuance of marijuana establishments and medical marijuana treatment centers that will protect the public health, safety, welfare, and the natural environment. The full text of the proposed amendment is available for review at the Planning Office, Room 303 of City Hall, 133 William Street, New Bedford, MA between the hours of 8:00AM to 4:00PM Monday through Friday.

Other

- CPA Goals & Priorities Discussion

Adjourn

Date of Next Meeting: August 8, 2018

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) 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.