



Planning Board

Agenda

December 12, 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

- November 14, 2018

Public Hearings

- 1. Case #18-50: 101 Belleville Avenue** – Request by applicant for **Site Plan** approval for new construction of a 1,067 SF fast-food restaurant with drive-thru window; located at **101 Belleville Avenue** (Map: 85, Lot: 300) on a 0.46 ± acre site in an **Industrial A [IA]** zoned district. Owners: John & Carol Souza and Kevin & Darleen Mendoza (42 Brown Street Fairhaven, MA 02719) Applicants: Arris Partners, LLC (300 Baker Avenue, Suite 280, Concord, MA 01742) and Weekly Grind II Realty, LLC c/o Tom Daly (PO Box 51147 New Bedford, MA 02745).
- 2. Case #18-51: 101 Belleville Avenue** – Request by applicant for **Special Permit** for a reduction of the number of parking spaces required for a 1,067 SF fast-food restaurant with drive-thru window; located at **101 Belleville Avenue** (Map: 85, Lot: 300) on a 0.46 ± acre site in an **Industrial A [IA]** zoned district. Owners: John & Carol Souza and Kevin & Darleen Mendoza (42 Brown Street Fairhaven, MA 02719) Applicants: Arris Partners, LLC (300 Baker Avenue, Suite 280, Concord, MA 01742) and Weekly Grind II Realty, LLC c/o Tom Daly (PO Box 51147 New Bedford, MA 02745).
- 3. Case #18-52: 899 Pleasant Street** – Request by applicant for **New Ground Sign Site Plan** approval of a pylon sign for a dentistry/multiuse office building; located at **899 Pleasant Street** (Map: 58 Lot:302) on a 0.41± acre site in a Mixed Use Business [MUB] zoned district. Owner: 899 Pleasant Street LLC c/o Dr. Moftah El-Ghadi (32 Hillman Street New Bedford, MA 02703) Applicant: Poyant Signs c/o Bethany Leonard (125 Samuel Barnett Blvd. New Bedford, MA 02745).
- 4. 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).

(Agenda continued on next page)

5. **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).

6. **Case #18-55: The Settlement – Partial Release of Covenant:** Request for the release from Covenant lots 7, 8, and 9 as shown on the plan of land entitled “Definitive Subdivision Plan of The Settlement in New Bedford, MA” prepared for DPM Development, by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747 (formerly located at 12 Welby Road, New Bedford, MA 02745), dated March 16, 2004 as revised through September 27, 2005; and recorded with the Bristol County (S.D.) Registry of Deeds Plan Book 157 Page 97. Applicant: DPM Development & Moniz Properties Inc (70 Lambeth Street New Bedford, MA 02745). Applicant’s Agent: SITEC Inc (449 Faunce Corner Road Dartmouth, MA 02747).

Adjourn

Date of Next Meeting: January 9, 2019

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.