



# City of New Bedford

## Planning Board

133 William Street, New Bedford, Massachusetts 02740

Telephone: (508) 979.1488 Facsimile: (508) 979.1576

**PATRICK J. SULLIVAN**  
**DIRECTOR**

### NEW BEDFORD PLANNING BOARD

New Bedford Public Library  
133 William Street  
New Bedford, MA

January 9, 2019

### MEETING MINUTES

CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2019 APR 11 A 10:11  
CITY CLERK

**PRESENT:** Kathryn Duff, *Chairperson*  
Arthur Glassman, *Vice-Chairperson*  
Alex Kalife, *Clerk*  
Kamile Khazan  
Peter Cruz

**ABSENT:** None

**STAFF:** Tabitha Harkin, *City Planner*  
Jen Carloni, *Staff Planner*

#### 1. CALL TO ORDER

Chairperson Duff called the meeting to order at 6:06 p.m.

#### 2. ROLL CALL

A formal roll call was conducted confirming members present as listed above.

CP Duff announced that Case #18-49; Case #18-53 and Case #18-54; and Case #19-03 and Case #19-04 will be continued to February 13, 2019.

#### 3. APPROVAL OF MINUTES

CP Duff noted for the board that the minutes were not included in this evening's packets.

#### CONTINUANCES

**Case #18-49:** - 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 (Map98Lot278) on a 2,592SF

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). Note: Continued from the November 14, 2018 meeting. The applicant has submitted a request for continuance to the February 13, 2019 meeting.

CP Duff read into the record a related letter.

A motion was made (AG) and seconded (KK) to accept the letter.

Motion passed unopposed.

A motion was made (AG) and seconded (PC) to continue the hearing to the February meeting.

Motion passed unopposed

#### **CASE # 18-53/Case # 18-54**

Case #18-53:- Request by applicant for new construction of a 5,275 SF retail convenience store with gas station and a 2,640SF carwash, located at 2904 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). Note: Continued from the December 12, 2018 meeting.

Case #18-54: 2904 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, 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). Note: Continued from the December 12, 2018 meeting.

CP Duff read two related letters into the record. The first from Paul Lemier, abutter to the project. She noted the peer review and DPI comments not received prior to the letter. The second letter from Att. Keough requesting a continuance.

A motion was made (AG) and seconded (KK) to continue the hearing to the February meeting.

Motion passed unopposed

A motion was made (AG) and seconded (PC) to accept all documents received since the December meeting into the record.

Motion passed unopposed.

#### **4. PUBLIC HEARINGS**

##### **ITEM 1 –**

**Case #19-01 – Request by applicant for Site Plan approval for new construction of a 5,000 SF convenience store with gas station and a drive-thru window; located at 56 Potomska Street (Map: 31 Lots: 232 & 239) on**

a 0.94+ acre site in a Industrial B [IB] zoned district. Owners: NB18 Realty Trust (56 Potomska Street New Bedford, MA 02745) & ZGA Realty Trust (56 Potomska Street New Bedford, MA 02745) Applicant: ZGA Realty Trust (56 Potomska Street New Bedford, MA 02745).

**Case #19-02: – Request by applicant for a Special Permit for a reduction of the number of parking spaces required for a proposed 5,000SF convenience store with gas station and a drive-thru window; located at 56 Potomska Street (Map: 31 Lots:232&239) on a 0.94+acre site in a Industrial B [IB] zoned district. Owners: NB18 Realty Trust (56 Potomska Street New Bedford, MA 02745) & ZGA Realty Trust (56 Potomska Street New Bedford, MA 02745) Applicant: ZGA Realty Trust(56Potomska Street NewBedford,MA02745).**

Steve Gioiosa, SITEC, stated on behalf of the applicant that this is a proposal to redevelop an existing gas station/convenience store on the corner of Rte 18. Mr. Gioiosa described the location in more detail. He stated the property has some 98% lot coverage presently. He stated that ongoing Rte 18 construction has the goal of slowing down traffic. He stated the property is somewhat isolated with access on Potomska Street, South Front Street and Water Street. He described the curb cut locations. Mr. Gioiosa stated the applicant sees this as an opportunity to improve the high visibility intersection.

Mr. Gioiosa explained the planned demolition on the site, eliminating the warehouse and convenience store buildings and updating the existing station. He noted the planned relocation of the Rte 18 Dunkin Donuts. He then described the layout plans for the property, including drive-thru and bypass lanes as well as the exits.

Mr. Gioiosa then described the property's present lot coverage and the new landscaping plans. He added that the existing leased bill boards on the warehouse roof will be eliminated. He then described the lighting plan and noted he expects restricted lighting hours from the board. He explained the sidewalk system, pedestrian patterns and ADA compliance spaces and ramps.

Mr. Gioiosa then covered planned storm water management system on the site, which currently has none. He added that the allocated fuel storage on the site will remain the same. He then described parking on the site as relates to the request for a special permit with regard to parking. And added comments on a planned screened dumpster pad.

Mr. Gioiosa submitted the proposed architectural plan as revised.

A motion was made (AG) and seconded (PC) to accept the same.  
Motion passed unopposed.

Mr. Gioiosa then described the same, noting the architectural improvements.  
In response to CP Duff, Mr. Gioiosa detailed the building materials.  
Mr. Gioiosa invited questions.

In response to BM Glassman, Mr. Gioiosa confirmed this will be very similar to the one constructed in the business park. Mr. Gioiosa introduced Mickey Higgins, consultant and developer of the business park convenience store/gas station.

CP Duff again inquired as to the materials to be used such as real versus cultured stone. Mr. Gioiosa stated it is cultured stone. CP Duff stated she would prefer a cement based clapboard as opposed to vinyl siding.

CP Duff requested more explanation on traffic accessing the site. Mr. Gioiosa stated there is the easy turn off of Potomska. He added many people will come from Cove Street and use McArthur Blvd and explained how they might access the site. He then addressed traffic access from the waterfront zones. CP Duff inquired as to how to prevent the road appearing to lead into the site. Mr. Gioiosa noted the DPI comments related to sidewalk ribbons, bike path, et cetera. CP Duff suggested additional landscaping in the area and a connection with pedestrian pathways.

CP Duff inquired as to streetlights in the Potomska Street area. Mr. Gioiosa noted the location of two public streetlights. CP Duff then inquired as to the canopy material over the fueling islands. Mr. Gioiosa noted it was a blue metal flat fascia. Mr. Gioiosa then discussed planned signage, noting they seek no sign requests at this time.

BM Cruz noted DPI comments related to the roof canopies. BM Cruz inquired as to the stack delay mentioned. Mr. Gioiosa stated it is roughly 150' from the start of the stacking lane to the menu board, with an additional 65' to the pick-up window, a huge improvement. BM Cruz inquired as to the location of the air/vac service. Mr. Gioiosa stated there is not a lot of use for those and they expect the bypass land was widened in that area, tucked away from the front. In response to BM Cruz, Mr. Gioiosa stated they expect no additional signage in that area. He also added that the new configuring and placement of the building will now comply with setback requirements.

In response to BM Cruz, Mr. Gioiosa addressed the catch basin protection during construction, as well as straw waddles. Mr. Cruz encouraged striping of the crosswalks. He also noted to check for compliant crosswalks. He also concurred with CP Duff that the siding be something other than vinyl. CP Duff noted some durable alternatives.

CP Duff discussed the hours of operation, which Mr. Gioiosa stated the applicant is seeking 4:00 a.m. to 11:00 p.m. with limited deliveries from 6:00 a.m. to 6:00 p.m.. CP Duff inquired that the sign will be shut off outside of hours of operation. Mr. Gioiosa deferred to the board's conditions, also noting that the neighborhood is not residential. CP Duff requested that pedestrian access also include bike racks.

In response to BM Cruz, Mr. Gioiosa stated the facility will have public restrooms. Mr. Gioiosa stated the pylon sign already present will remain, with no present plan for replacement.

CP Duff confirmed that the air station will accommodate bikes as well.

After brief discussion, a motion was made (PC) and seconded (AG) to open the public hearing. Motion passed unopposed.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor or opposition.

A motion was made (AG) and seconded (PC) to open the public hearing. Motion passed unopposed.

After board discussion on the conditions, a motion was made (AG) and seconded (KK) to grant site plan approval for new construction of a 5,000 SF convenience store with gas station and a drive-thru window located at 56 Potomska Street (Map: 31 Lots: 232 & 239) on a 0.94+ acre site in a Industrial B [IB] zoned district, with the following conditions:

- Bike racks (8) are to be installed on site location;
- Signage specifications to be submitted to the planning board for review and approval;

The following general conditions also apply:

- The project shall be completed according to the plans, notes, reports and specifications submitted for consideration of final approval by the planning board;
- The applicant shall submit final plan revisions to the Planning Division in the following format: One 11x17 plan set and one CD or USB of plan set in PDF format, and shall ensure these plans are properly submitted to the Department of Inspectional Services;
- The applicant shall ensure that a copy of the Notice of Decision certifying no appeal has been brought forward signed by the Office of the City Clerk for the Planning Division case file folder and be recorded at the Registry of Deeds;
- The applicant shall present any proposed modification from the approved plans for consideration to the city planner for determination as to whether the modified plan must return before this board for further review;
- The rights authorized by the granted site plan approval must be exercised by issuance of a building permit by the Department of Inspectional Services and acted upon within one year from date granted or they will lapse.

Additionally:

- Subject to all DPI comments;
- Connecting the sidewalk to Rte 18 on the west side of the building;
- Silk sacks into proposed and existing drains, and straw waddles if needed;
- Strip the crosswalks on Front and Marsh Streets, along with ADA compliant ramps;
- Cement clapboard in lieu of wood or wood in lieu of vinyl, or solidified clapboards;
- Hours of operation to be 4:00 a.m. to 11:00 p.m., with lights going on one hour before and one hour after.

ROLL CALLVOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman - Yes
Board Member Cruz – Yes	Board Member Khazan – Yes
Board Member Kalife - Yes	

Motion passes 5-0

A motion was made (AG) and seconded (PC) to approve the request a Special Permit for a reduction of the number of parking spaces required for a proposed 5,000SF convenience store with gas station and a drive-thru window located at 56 Potomska Street (Map: 31 Lots:232&239) on a 0.94+acre site in a Industrial B [IB] zoned district. The reduction to be 7 spaces going from 25 to 18.  
Along with all general conditions.

ROLL CALLVOTE:

Chairperson Duff – Yes	Vice Chairperson Glassman - Yes
Board Member Cruz – Yes	Board Member Khazan – Yes
Board Member Kalife - Yes	

**ITEM 2 – Cases #19-03/#19-04**

CP Duff read into the record correspondence requesting a continuance. A motion was made (AG) and seconded (PC) to grant the continuance. Motion passed unopposed.

**5. OTHER BUSINESS:**

**Union Street & North Second Street – Request by The Resource, for Community and Economic Development, Inc. (TRI) c/o Michael Galasso for a Preliminary Project Review of an Infill development proposal at the NW corner of Union Street & North Second Street intersection.**

A motion was made (KD) and seconded (PC) to recess for five minutes.

Motion passed unopposed.

(Proceedings resumed)

Michael Galasso stated he has worked for some ten years in the south end of New Bedford along with Attorney General's Office acquiring and renovating buildings in the area. He stated the last renovation project was that of the Howland House on S. Sixth Street. He stated the project is one from the newly developed New Bedford Development Corporation.

Mr. Galasso stated they have approximately 8,000 S/F along with the historic Moby Dick Building at the corner of Union and N. Second Streets. The applicant proposed a mixed income/mixed use building along with the renovation of the Moby Dick Building with the intent of develop housing for the workforce in New Bedford. He introduced the specialized development/architectural team.

Louis Kraft noted they have met with the Historic Commission prior to formal submission, where they seek to give an introduction to the project. He then gave a presentation of the three sided property location, details, and proposed use plans and renovations. He stated the development proposes 43 housing units in a 5 story structure, with the first floor being almost exclusively dedicated to lobby and retail function in publicly accessible spaces and an entrance on Barker's Lane. He then discussed the parking reduction request and potential electric car spaces.

Mr. Kraft then detailed the architecture plans, including top floor balconies and a live work unit, and discussed the site goals. He displayed a typical housing unit, and addressed the current conditions and plans of Barker's Lane. He invited questions and comments.

There was discussion on the first floor retail spaces, including potential for a grocery store. There was discussion on funding needs.

In response to CP Duff, the applicant stated they had had one meeting with abutters. The applicant responded to CP Duff that they have contacted the co-working space and Whale. CP Duff shared she feels the communal spaces, because they are small, have to be exceptional. She encouraged exploration of partnering with the surrounding/local businesses and facilities. She expressed some concern on handicap accessibility and the

Note: These are minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at: <http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule>

scale of the proposed building when considering surrounding buildings, and then discussed communal and rooftop spaces.

BM Khazan raised questions on parking, such as underground parking, and affordable housing for students. BM Khazan and the parties discussed Section 8 funded housing. The parties discussed the same, including the need for faculty housing and a grocery store.

The applicant and board members then discussed the contents of the future formal plan submission. CP Duff suggested a materials board and an extended site plan to include surrounding buildings/areas be submitted. BM Cruz suggested no on-site parking and working with the city to address handicap parking space (s). The parties discussed an outdoor café, as well as other city projects with no parking, potential security on-site that might incorporate a valet service, unit rental cost/subsidized housing, project funding, and future development in the community. CP Duff raised certifications, which the applicant is pursuing, such as roof solar panels. BM Khazan is eager to see the project marketing.

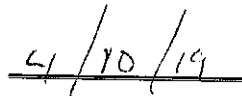
**6. OLD/NEW BUSINESS:**

Election of officers was discussed regarding developing a slate of officers. The matter was continued.

**7. ADJOURNMENT:**

A motion was made (AG) and seconded (PC) to adjourn at 8:47 p.m.  
Motion passed unopposed.

  
\_\_\_\_\_  
Alexander J. Kalife, Clerk

  
\_\_\_\_\_  
Date

