PLANNING BOARD
City Hall, Room 303
133 William Street,
New Bedford, MA 02740
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CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 MAR 22 A 8:35
CITY CLERK

NOTICE OF DECISION

Case Number:	01-16 and 02-16
Request Type:	Special Permit and Site Plan Approval
Address:	838-842 Purchase Street
Zoning:	Mixed Use Business (MUB) and Central Business District
Recorded Owner:	Greater New Bedford Community Health Center, Inc
Applicant:	Greater New Bedford Community Health Center, Inc
Applicant Address:	874 Purchase Street, New Bedford, MA 02740

Application Submittal Date	Public Hearing Dates	Decision Date
December 11, 2015	January 13, February 10 and March 9, 2016	March 22, 2016

Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
53	30 (30A, 30B & 30C)	11076	125	

Application: **Case 01-16** Request for Special Permit for reduction of parking spaces, and **Case 02-16** Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Streets [Map 53, Lots 30 (30A, 30B & 30C)], in the Mixed Use Business zoning district and Central Business District.

Action on Case 01-16: GRANTED, WITH THE FOLLOWING CONDITIONS: (*Same as those under Case 02-16)*
Action on Case 02-16: GRANTED, WITH THE FOLLOWING CONDITIONS:

Special Permit and Site Plan approvals granted with the following conditions:

1. Upon completion of the project, the applicant shall review the proposal to secure parking at the Elm Street garage with the Zoning Code Enforcement Officer.
2. The revised project as presented to the Planning Board on March 9, 2016 is to be constructed so the roof line rises no greater than six feet below the abutting property to the south of the proposed expansion.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on March 22, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance. Any person

aggrieved by this decision for Special Permit has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 17 of Chapter 40A of the General Laws of Massachusetts.

3.21.16
Date

Jennifer Clarke, AICP, Acting City Planner
Agent for the Planning Board

1) APPLICATION SUMMARY

The petitioner submitted an application for SITE PLAN APPROVAL under Chapter 9 Comprehensive Zoning, Section 5400, and SPECIAL PERMIT FOR REDUCTION IN PARKING, Section 3100, relative to property listed above located in a Mixed Use Business and Central Business District zoning district.

To adequately serve the Greater New Bedford Community Health Care Center needs, the proposal for site improvements includes a one-story of 4854 SF +/-expansion at 838-840 Purchase Street (Map 53, Lot 30). The applicant seeks relief under the ordinance for the required eighty–six (86) parking spaces. Currently, the health clinic provides ten (10) on-site parking spaces; an additional thirty (32) off-site parking spaces at the Elm Street garage were also noted. It is the intent of the applicant to seek additional 8-10 spaces at the Elm Street garage to meet the parking requirement.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal was shown as the Proposed GNBCHC HIIP Project for 838-842 Purchase Street in New Bedford, MA dated 12/09/2015, prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, Inc., 10 Whitewood Drive, Dartmouth, MA 02747, with Existing & Proposed Conditions Plan dated January 28, 2016 for 838-842 Purchase Street, prepared by Farland Corp., 401 County Street, New Bedford, MA 02740, consisting of seven (7) sheets:

1. Title Sheet- Sheet T0.0
2. Existing & Proposed Conditions Plan
3. Schematic Design – Sheet SD1
4. Schematic Design - Sheet SD2
5. Schematic Design – Sheet SD3
6. Demolition Plan-Interior – Sheet D1.0
7. Existing Conditions – Sheet EX1

Revised plans were presented at the March 9, 2016 meeting for consideration by the Planning Board consisting of the Proposed GNBCHC HIIP Project for 838-842 Purchase Street in New Bedford, MA dated 02/29/2016, prepared by Kevin S. Caldwell, AIA, LEED AP, Caldwell Architectural Associates, Inc., 10 Whitewood Drive, Dartmouth, MA 02747, and Existing & Proposed Conditions Plan for 838-842 Purchase Street dated January 28, 2016, prepared by Farland Corp., 401 County Street, New Bedford, MA 02740. These four (4) sheets were shown as:

1. Existing & Proposed Conditions Plan
2. Design Development Floor Plans - Sheet DD1.0
3. Roof Plan Proposed - Sheet DD1.5
4. Design Development Elevations – Sheet DD2.0

Other Documents and Supporting Materials

Staff Review Comments were provided for the January 13, February 10 and March 9, 2016 Planning Board meetings with the following attachments:

- Special Permit Decision for Reduction of Parking
- Narrative
- Comments Received
- Construction Control Affidavit
- Plan Set
- Special Permit Application
- Site Plan Approval Application
- Deed – Bristol County (S.D) Registry of Deeds Book 11076, Page 125
- Photo

3) DISCUSSION

This request was twice continued at the applicant's request, once from the Planning Board's January 13, 2016 meeting and again from the Planning Board's February 10, 2016 meeting, to provide additional information necessary for complete site plan review. The project proposal is for a zero-lot line urban expansion of an existing building consisting of 4,854+/- SF. The project had been revised for presentation to the Planning Board on March 9, 2016 substantially downsized from the original submittal proposing a 9,708+/- SF addition to the health care facility.

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evenings of the discussion.

Acting City Planner Jennifer Clarke, AICP was present at the February 10 and March 9 proceedings. Staff Planner Constance Brawders was present during the January 13, February 10 and March 9 proceedings.

Atty. Michael Kehoe introduced revised plans on behalf of the Greater New Bedford Community Health Center on March 9, 2016. Accompanying Atty. Kehoe was Daniel Bertoldo, Chairman of the Greater New Bedford Community Health Center Board of Directors. Architect Kevin S. Caldwell and contractor Daniel P. Faber were present at the January 13, February 10 and March 9 meetings to answer questions from the Planning Board.

The evolution and redesign of the project outlined for the Planning Board described the reduction of building height from three to two stories, thereby reducing the rise of roofline from four (4) feet above the neighboring structure to eight (8) feet below, amicably resolving concerns regarding drainage raised by the adjoining abutter at the February 10 Planning Board meeting.

Roof covering is to be constructed of white UVC reflecting Ethylene Propylene Diene Terpolymer (EPDM) material for energy efficiency and sustainability. The elevator hoist way will project above the roof plain; however, it will be set back approximately 25 feet obscuring its view from the street. The exterior façade material will replicate the existing brick.

Discussion ensued regarding the Special Permit request for parking reduction from the required 86 spaces [60 of which were needed for the existing building and 26 additional spaces which would be

necessitated as a result of the proposed addition]. In total, 207 employees staff the health center that serves 26,000 area patients, of which 191 are currently employed full time. Estimated increase of full-time staff is estimated at eight (8) personnel. Ten (10) spaces for parking are currently provided on-site, with access from Acushnet Avenue, and thirty-two (32) spaces at the Elm Street Garage, invoiced monthly, providing a total of forty-two (42). The applicant anticipates there will be eight (8) to ten (10) additional spaces needed to adequately serve the GNBCHC once construction is completed; the applicant intends to lease these additional spaces monthly from the Elm Street garage.

Chairperson Dawicki asked for a motion to open the Public Hearing. Board Member K. Duff moved to open the hearing, seconded by Board Member A. Glassman. Motion carried unanimously Five (5) to Zero (0).

Speaking in favor of the project was Benjamin Ng, of the Bamboo Garden, Daniel Bertoldo, Chair and Eleanor Lewis, Vice Chair of the GNBCHC Board of Directors. No member of the public body asked to be recorded in favor of the proposal.

No member of the public body spoke or asked to be recorded in opposition of the proposal.

Hearing no further questions or comments, the motion was moved to close the public hearing by Board Member K. Duff, seconded by Board Member A. Glassman. Motion carried unanimously Five (0) to Zero (0).

4) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

1. Upon completion of the project, the applicant shall review additional off-site parking spaces in the Elm Street garage with the Zoning Enforcement Officer to ensure the project meets the demands for parking under this proposal.
2. The revised project as presented to the Planning Board on March 9, 2016 is to be constructed so the roof line rises no greater than six feet below the abutting property to the south of the proposed expansion.

5) DECISION

Board Member K. Duff made the motion to approve the Special Permit Application for **Case #01-16** for a reduction in parking from eighty-six (86) to forty-four (44) parking spaces, with conditions as stated above, for the expansion of an existing medical clinic, located at 838-842 Purchase Streets [Map 53, Lots 30 (30A, 30B & 30C)], in the Mixed Use Business zoning district and Central Business District; seconded by Board Member A. Glassman.

A roll call vote was taken and unanimously approved Five (5) to Zero (0).

Board Member Kalife – Yes	Board Member Glassman – Yes	Board Member Cruz – Yes
Board Member Duff – Yes	Chair Person Dawicki – Yes	

The Chair then asked for Site Plan approval for **Case 02-16**, with conditions as stated above, for the expansion of an existing medical clinic, located at 838-842 Purchase Streets [Map 53, Lots 30 (30A, 30B & 30C)], in the Mixed Use Business zoning district and Central Business District.

Board Member Duff made a motion to approve the Site Plan Application for **Case #02-16**, with conditions stated above; seconded by Board Member Glassman. Motion carried unanimously Five (5) to Zero (0).

NOTE: Said motion and subsequent vote was made with the implicit understanding by the board that waivers from several sections of the Zoning Code relative to the submittal/technical requirements of Section 5430 and 5440 were so granted given the inapplicability of those sections.

Filed with the City Clerk on:

3.22.16
Date

Jennifer Clarke, AICP, Acting City Planner
Agent for the Planning Board