



# City of New Bedford

## Planning Board

133 William St, Room 303, New Bedford, Massachusetts 02740

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PATRICK J. SULLIVAN  
DIRECTOR

### November 8, 2017 Meeting of the Planning Board

#### MEETING MINUTES

**PRESENT:** Colleen Dawicki *Chairperson*  
Kathryn Duff, *Vice Chairperson*  
Alex Kalife, *Clerk*  
Arthur Glassman  
Peter Cruz

**ABSENT:** None

**STAFF:** Jennifer Clarke, AICP *Acting City Planner*

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#### 1. CALL TO ORDER

Chairperson Dawicki 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.

#### 3. APPROVAL OF MINUTES

A motion was made (KD) and seconded (AG) to approve the October 18, 2017 meeting minutes.  
Motion passed unopposed.

#### 4. PUBLIC HEARINGS

Chairperson Dawicki's informed board members and the public in attendance that the request by City Councilor James Oliveira on behalf of Carol Duphily for recommendation for rezoning of 934 Ashley Boulevard had been withdrawn.

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**ITEM 1 - Case #38-17 - Request by City Councilor Dana Ribeiro on behalf of Robert Xifaras for recommendation by the planning board for rezoning of 473 County Street, Map 52, Lot 170 on the south side of Elm Street, Map 52, Lot 169 from Residential A to mixed use business.**

Chairperson Dawicki explained to the public in attendance the process involved in this matter, including that the board is being asked to make a recommendation to city council on whether the parcel should or should



In response to Chairperson Dawicki's invitation to ask questions, a public member expressed concern about the possibility of the deal falling through and what would then be allowed in the new zoning designation.

Chairperson Dawicki noted that mixed use business zoning allows for a long list of eligible uses that they could provide. Ms. Clarke covered some of the allowed uses, such as multi-families, motels, et cetera. Chairperson Dawicki stated any future use would come before the board for approval.

There was no response to Chairperson Dawicki's further invitation to speak or be recorded in favor or opposition or ask questions.

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

Chairperson Dawicki covered the standards for rezoning, and after brief board discussion, including that the change would make this property's zoning consistent with some close surrounding parcels, a motion was made (KD) and seconded (AG) to approve the request by City Councilor Dana Ribeiro on behalf of Robert Xifaras for recommendation by the planning board for rezoning of 473 Union Street, Map 52, lot 170, and the south side of Elm Street, Map 52, lot 169, from Residential A (RA) to mixed use business.  
Motion passed 5-0

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**OTHER:**

Board Member Duff congratulated Chairperson Dawicki on her recent election to the New Bedford School Committee.

Ms. Clarke noted that all notices received from other abutting communities regarding their own respective hearings are available for public review at the Planning Division's Office.

**ADJOURNMENT:**

There being no further business, a motion was made (KD) and seconded (AG) to adjourn at 6:45 p.m.  
Motion passed unopposed.

NEXT PLANNING BOARD MEETING IS SCHEDULED FOR DECEMBER 13, 2017



Alexander J. Kalife, Clerk

4/11/2018  
Date

