



# City of New Bedford

## Planning Board

133 William St, Room 303, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488 Facsimile: (508) 979.1576

PATRICK J. SULLIVAN  
DIRECTOR

### December 13, 2017 Meeting of the Planning Board

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

**ABSENT:** None

**STAFF:** Gloria McPherson, *City Planner*

#### 1. CALL TO ORDER

Chairperson Dawicki called the meeting to order at 6:01p.m.

#### 2. ROLL CALL

A formal roll call was conducted confirming members present as listed above.  
Chairperson Dawicki welcomed the new city planner, Gloria McPherson.

#### 3. PUBLIC HEARINGS

**ITEM 1 - Case #40-17-Whaler's Woods Subdivision – Request by applicant for the final release of remaining funds held by the city to ensure the completion of the Whalers' Woods Estates, as shown on the plan of land entitled "Definitive Subdivision Plan – Lot Layout Plan of Whalers' Woods Estates – New Bedford, Massachusetts", for Dexter Realty Trust c/o Attorney John Bentley, 32 Cornell Street, New Bedford, MA 02745, prepared by Atlantic Design Engineers, LLC, P.O. Box 1051, Sandwich, MA 02563, dated December 3, 2003 revised thru December 10, 2004, and recorded with Bristol County (S.D) Registry of Deeds in Plan Book 156 at Page 98. Applicant: Robert F. Long, CEO, Long Built Homes.**

Robert Long, Long Built Homes, developers of the Whalers' Woods 12.5 year project which is now completed, and they are seeking the release of the remaining security.

Board Member Cruz confirmed that the "as built" had been sent to DPI. Mr. Long stated it was done and Manny Silvia signed off.

Chairperson Dawicki noted the staff report states the subdivision has been completed and road and improvements accepted by the city council.



**ITEM 3 - Cases #31-16 and #32-16: Extension Request – 20 Willis Street, NW Purchase St and WS Purchase St.** Request by applicant for extension of both Site Plan Approval and a Special Permit for parking reduction, originally granted on November 30, 2016 for new construction of veteran’s housing and supportive services on a 0.51 acre site located at 20 Willis Street, NW Purchase St and WS Purchase St (Map 66 Lots 167, 168 & 33) in the Mixed Use Business (MUB) zoning district. Applicant’s agent: Women’s Development Corporation, 861A Broad Street, Providence, RI 02907.

James Reed, Executive Director of the Veterans’ Transition House, stated there are no new changes to the project and is simply an extension request. He stated there was a funding timeframe provided by CDAC of somewhere around January.

Board Member Duff disclosed she was present for the first hearing, but her office is presently engaged in a contract with Veterans’ Transitional Housing, and she recused herself from hearing the matter.

Chairperson Dawicki noted this is not unusual when complicated financing structures are involved, and that no changes to the original decision are being requested.

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

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

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

After confirming that there were no changes and the matter is simply a time extension, a motion was made (AG) and seconded (PC) to grant the applicant’s request for extension of site plan approval and the special permit for parking reduction originally granted on 11/30/16 for new construction of veteran’s housing and supportive services on a 0.51 acre site located at 20 Willis Street, NW Purchase St and WS Purchase St (Map 66 Lots 167, 168 & 33) in the Mixed Use Business (MUB) zoning district.  
Motion passed 4-0.

**ITEM 4 – Case #24-17: Extension Request - Stoney Brook Farm Definitive Subdivision (f/k/a Northside Farm).** Request by applicant for an extension to a previously-granted Endorsement by the Planning Board for a 15-lot residential subdivision plus one (1) lot mixed use parcel, located on a 12+/- acre site east of Acushnet Avenue, south of Phillips Road and north of Victoria Street (Map 130D, Lots 117, 379-387, 392-419), in the Residence A (RA) and Mixed Use Business (MUB) zoning districts. Requested amendment would allow additional time to record the Definitive Subdivision at the Registry of Deeds. Applicant/Owner: New Bedford Cousins, LLC, P.O. Box 36, Scituate, MA 02066.

Terrance Tedeschi, New Bedford Cousins, LLC, stated that after permitting they arranged to sell the property to a local developer/engineer. He stated that as they prepared for the closing, they realized the 90 days had expired since the date on the endorsed mylars. He stated they are requesting an additional 90 days.

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



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

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

Board Member Duff noted the requested sign exceeds the size, and she is hesitant to set a precedence for allowing large signs, as inevitably someone else comes in requesting a bigger one and then a bigger, bigger one. She stated this sign is not just a little bigger, but is already at the bigger, bigger, bigger stage.

Ms. Moran noted the sign is within code as it is within the district of the Industrial Park, thereby requiring no other approvals. She stated the property is so far off the main road and has nearly its own entry just to get to the sign. She stated the purpose of the size is to provide directions even to the company's driveway, which are now unclear, even with GPS. She again noted the sign would be for multiple tenants and requires readable lettering from the main road. She again noted the buildings cannot be seen at all.

Mr. Cusson noted the parcel is above 110 acres, servicing multiple large tenants, resulting in a lot of traffic. He noted that trucks currently are circling around and around. He added that they have worked with the Industrial Foundation of the sign development, and they are trying to beautify the area and provide one central sign location.

In response to Board Member Glassman, Board Member Duff stated this sign exceeds the size listed by the Industrial Foundation and can be found in the staff report.

Ms. Moran stated she believed that what was listed was the city code, not that within the Industrial Park. She again noted it is within the code for the Industrial Park.

Chairperson Dawicki read into the record the applicable sections, noting it is not necessary to send it on to the ZBA.

Board Member Duff noted that while it would not be necessary to go to the ZBA, it does not mean the sign is not outside the boundaries of the ordinance, and by a large amount.

Mr. Cusson expressed that they feel the sign is appropriate, and when fully occupied will employ over three hundred full-time employees coming in and out of the facility, as well as truck traffic. They are simply looking to provide visible directions and prevent the trucks continually circling around on Duchaine Boulevard, sometimes calling in for directions to the site to make deliveries.

Board Member Duff tried to clarify that the concern is not that a sign is needed, but is the size proposed.

Ms. Moran noted the sign is not on the road. She stated that other signs within the park are at the company's driveway entrance. She stated the problem is the additional road that has to be traveled just to get to the driveway. She stated the proposed sign is not set on Duchaine Blvd., but is some seventy back from the road/property line.

Board Member Duff felt that at some point the size of a sign must be limited.

Mr. Cusson reiterated that the sign also will fit all future development of the parcel, again noting that multiple parcels will be developed with the 100+ acre site. He felt the only alternative would be multiple signs and that



- That the sign being placed be the only business sign in that location for that parcel and no additional business signs will be placed at the end of the private drive coming into the parcel;
- That all internal directional signage come before planning staff for review;
- That any signs over 2'x3' and/or six s/f come back before the planning board for approval;
- That the staff comments be considered in this request for approval.

The board also notes on the approval that the following conditions were taken into consideration:

- That there are no residential abutters to this parcel and the sign would be lit sunrise to sunset seven days a week as the businesses operate seven days a week, twenty-four hours a day;
- That the sign is being placed on a private drive away from the main drive of Duchaine Boulevard and set back from the same;
- That the sign has a setback from the roadway;
- That the sign is being installed on a slope;
- That this one sign, while being large, does represent the potential for seven businesses located at this parcel, rather than seven separate signs;
- That the sign takes into consideration the public safety and environmental impact resulting from trucks driving around and around and miss the location entrances for the various businesses, and being large will show trucks where to go.

Motion passed 5-0

#### **4. ELECTION OF 2018 OFFICERS**

Board Member Cruz nominated the following slate of officers:

Kathryn Duff as Chairperson  
 Arthur Glassman as Vice-Chair  
 Alex Kalife as Clerk

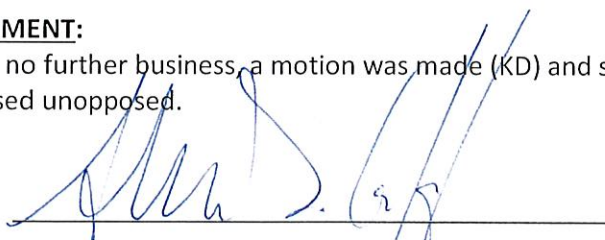
The nomination was seconded by Chairperson Dawicki.  
 The above nominations passed unopposed.

#### **5. CHAIR REMARKS**

Chairperson Dawicki noted she had submitted her resignation in order to take her seat on the school committee. She thanked her colleagues for demonstrating such a great example of democracy and being committed to a better city, and asking the hard questions when necessary. She expressed her thanks to the planning staff, past and present. She encouraged the board members to think of proactive goals for the Master Plan, form based zoning, and a sign ordinance.

#### **6. ADJOURNMENT:**

There being no further business, a motion was made (KD) and seconded (AG) to adjourn at 7:19 p.m.  
 Motion passed unopposed.

  
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 Alexander J. Kalife, Clerk

  
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 Date

