



# Planning Board

## Agenda

March 13, 2019 – 6:00 PM

**New Bedford Main Library, 3<sup>rd</sup> Floor Meeting Room  
613 Pleasant Street New Bedford, MA**

**Call the meeting to order**

**Call the roll**

### Approval of Minutes

- January 9, 2019
- February 13, 2019

### Work Session

- **Review of minor plan amendment to the previously approved site plan of Case #18-50: 101 Belleville Avenue, for a change to the proposed ground sign.**

### Public Hearings

#### Old Business

- 1. Case #18-49: WS Acushnet Avenue** - 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 (Map 98 Lot 278) on a 2,592 SF 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 to the April 10, 2019 meeting.**
- 2. 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). **Note: Continued from the December 12, 2018 meeting.**
- 3. 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). **Note: Continued from the December 12, 2018 meeting.**

*(Agenda continued on next page)*

4. **Case #19-03: 970 Ashley Boulevard** – Request by applicant for **Site Plan** approval for new construction of 2,002 SF fast-food restaurant with drive-thru window; located at **970 Ashley Boulevard** (Map: 127D, Lots: 89 & 98) on a 0.45± acre site in a Mixed Use Business [MUB] and Residential B [RB] zoned district. Owners: John T. Ricciuti, Trustee of the Ricciuti Realty Trust II (970 Ashley Boulevard New Bedford, MA 02745). Applicant: Yearly Grind II Realty, LLC (PO Box 51147 New Bedford, MA 02745). **Note: Continued from the January 9, 2019 meeting.**
5. **Case #19-04: 970 Ashley Boulevard** – Request by applicant for a **Special Permit** for a reduction of the number of parking spaces required for a proposed 2,002 SF fast-food restaurant with drive-thru window; located at **970 Ashley Boulevard** (Map: 127D, Lots: 89 & 98) on a 0.45± acre site in a Mixed Use Business [MUB] and Residential B [RB] zoned district. Owners: John T. Ricciuti, Trustee of the Ricciuti Realty Trust II (970 Ashley Boulevard New Bedford, MA 02745). Applicant: Yearly Grind II Realty, LLC (PO Box 51147 New Bedford, MA 02745). **Note: Continued from the January 9, 2019 meeting.**

#### New Business

6. **Case #19-05: 145 Cove Street** – Request by applicant for **Site Plan** approval for the installation of a new ATM at an existing drive-thru island; located at **145 Cove Street** (Map:20 Lot: 104, 158, 102, & 103) on a .50 ± acre site in a Mixed Use Business [MUB] zoned district. Owners: Bank of America (101 S. Tyron Street Suite 400 Charlotte, NC 28280). Applicant: Bisbano & Associates (188 Valley Street Providence, RI 02909).
7. **Case #19-06: 117 Union Street** – Request by applicant for **Site Plan** approval for new construction of a 41,000 SF mixed commercial residential building; located at **117 Union Street**, 7 N Second St, 115 Union St, and 121 Union St (Map: 53, Lots 40, 41, 215, &216) on an 8,200 SF site in a Mixed Use Business and Downtown Business Overlay zoned district. Owners: Paul A. Piva & Gail Florek (10 Pequod Road Fairhaven, MA 02719). Applicant: 117 Union Street LLC (128 Union Street, 4<sup>th</sup> Floor New Bedford, MA 02740)
8. **Case #19-07: 117 Union Street** – Request by applicant for a **Special Permit** for a reduction of the number of parking spaces required for a proposed a 41,000 SF mixed commercial residential building; located at **117 Union Street**, 7 N Second St, 115 Union St, and 121 Union St (Map: 53, Lots 40, 41, 215, &216) on an 8,200 SF site in a Mixed Use Business and Downtown Business Overlay zoned district. Owners: Paul A. Piva & Gail Florek (10 Pequod Road Fairhaven, MA 02719). Applicant: 117 Union Street LLC (128 Union Street, 4<sup>th</sup> Floor New Bedford, MA 02740)
9. **Case #19-08: Rezoning Request** – Request by City Councilor Hugh C. Dunn, on behalf of Michael Khalife for recommendation by the Planning Board for **rezoning of 157-161 Coggeshall Street** (Map: 93, Lot: 169) from Mixed Use Business [MUB] to Industrial B.

#### Other Business

#### Adjourn

Date of Next Meeting: April 10, 2019

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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](mailto: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.