



OFFICE OF PLANNING

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

January 9th, 2015

Ian M. Comerford, Chairman
Zoning Board of Appeals
133 William Street
New Bedford, MA 02740

Re: Case #4168

Petitioner: P6 Management Group, LLC
14 Parker Street
New Bedford, MA 02740

Basalam Alum
397 Sawyer Street
New Bedford, MA 02746

Location: 377 Cedar Street (Plot: 77 Lot: 122)

Dear Mr. Comerford:

Please be advised that I have reviewed the petition, and submit the following for consideration by the Board.

The petitioner is proposing to open a convenience store with zero (0) off-street parking spaces, in a Mixed-Use Business District. The proposal will require a Variance for parking and loading requirements. With the exception of another business located diagonally across from this property the neighborhood is predominantly zoned Residential B.

Given the predominantly residential nature of the neighborhood, the Board should inquire if the applicant expects pedestrian traffic to this location or if the store will be dependent upon a number of vehicles frequenting the location. The Board should inquire as to the expected new trips by vehicles to this location before it determines whether to grant this variance. The Board may also want to consider limiting the hours of operation, such as from 5am to 12pm, given the residential context of the site.

Sincerely,

Jill Maclean
City Planner

Cc: Danny Romanowicz, Building Commissioner
Dana Rebeiro, Ward 4 City Councilor