

ZONING BOARD OF APPEALS
June 25th, 2015
New Bedford Free Public (Main) Library
Public Meeting Room, 3rd Floor
613 Pleasant Street
6:00 P.M.
MARKED AGENDA

1.) **MEETING CALLED TO ORDER**

MEMBERS IN ATTENDANCE: I. Comerford, A. Decker, R. Schilling, H. Tavares, J. Walsh

2.) **APPROVAL OF MINUTES**

May 28th, 2015 Meeting Minutes **Approved. All board members recorded in favor; 5-0**

3.) **OLD BUSINESS**

#4179 Notice is given of a continuance of the public hearing on the Petition of: The Tacoma Street Realty Trust c/o David Pina Fernandes (47 Medeiros Lane Dartmouth, MA) who have submitted a petition for a Variance under provisions of Chapter 9 Comprehensive Zoning relative to property located at North Side Tacoma Street, Assessor's Map Plot 130C, Lot 259-260 in a Mixed Use Business District. The petitioner is proposing to build a 44'x45' two family dwelling as plans filed, which will require a Variance under Chapter 9, Comprehensive Zoning Sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Requirements, Appendix-B-Minimum Lot Size, Lot Frontage, Rear Yard), and 2753 (Rear Yards). **Case continued to July 30th, 2015 meeting.**

4.) **SCHEDULED HEARINGS**

#4187 Notice is given of a public hearing on the Petition of: Pebbles Stevens (42 J Drive Westport, MA) and The Armenia M. Pereira Living Trust, U/A c/o Carlos & Armenia Pereira (29430 South Chrisman Road Tracy, CA) who have submitted a petition for a Special Permit under provisions of Ch.9, Comprehensive Zoning relative to property at 67-69 Brigham Street, Assessor's Map 39 Lot 255 in a Residential-B Zoned District. The petitioner is proposing to operate an addiction treatment business as plans filed, which will require a Special Permit under Chapter 9 Comprehensive Zoning Section 2400 (Non Conforming Uses and Structures), 2410 (Applicability), 2420-2422 (Nonconforming Uses), 2430-2432 (Non Conforming Structures, other than Single and Two family Structures), and 5300-5330 & 5360-5390 (Special Permits). **Denied. No board members were recorded in favor; 0-5**

#4185 Notice is given of a public hearing on the Petition of: Domingos P. Alves (935 Stratford St. New Bedford, MA) who has submitted a petition for a Special Permit under provisions of Ch.9, Comprehensive Zoning relative to property at 935 Stratford Street, Assessor's Map 130 Lot 451 in a Residential-A Zoned District. The petitioner is proposing to erect a 20'-4" x 26'-0" attached garage addition as plans filed, which will require a Variance under Chapter 9, Comprehensive Zoning Sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Regulations-Appendix-B-Side Yard), 2750 (Yards in Residence Districts) and 2755 (Side Yards). **Granted with conditions. All board members recorded in favor; 5-0**

- #4186** Notice is given of a public hearing on the Petition of: Perez Development LLC c/o Vincent Perez (113 Eugenia Street, Apt.2 New Bedford, MA), who have submitted a petition for a Special Permit under provisions of Ch.9, Comprehensive Zoning relative to property at 391 Bolton Street, Assessor's Map 23 Lot 32 in a Mixed-Use Business zoned district. The petitioner is proposing to operate a Fast Food Restaurant as plans filed, which will require a Special Permit under Chapter 9, Comprehensive Zoning Sections 2000 (Use and Dimensional Regulations), 2200 (Use Regulations), 2210 (General), 2230 (Table of Use Regulations-Appendix A-Commercial #18 Restaurant Fast Food), 5300-5330 & 5360-5390 (Special Permits). **Granted with conditions. All board members recorded in favor; 5-0**
- #4184** Notice is given of a public hearing on the Petition of: JC Engineering, Inc. C/O John L. Churchill, Jr. (2854 Cranberry Hwy. E. Wareham, MA) and Joseph I. Trottier (25 Barends Way Middleboro, MA) who have submitted a petition for a Special Permit under provisions of Ch.9, Comprehensive Zoning relative to property at 1052 Leroy Street, Assessor's Map 137 Lot 41 in a Residential-A zoned district. The petitioner is proposing to demolish the existing dwelling and reconstruct as plans filed, which will require a Special Permit under Chapter 9, Comprehensive Zoning sections 2400 (nonconforming uses and structures), 2410 (Applicability), 2440 (Non conforming Single and Two Family Structures), and 5300-5330 & 5360-5390 (Special Permit). **Granted with conditions. All board members recorded in favor; 5-0**
- #4190** Notice is given of a public hearing on the Petition of: New Bedford Housing Authority (134 South Second Street New Bedford, MA) who have submitted a petition for a Special Permit/Comprehensive Permit under provisions of Chapter 9 and M.G.L. 40B Section 20-23, Comprehensive Zoning relative to property located at 248,290-292, 296 Hillman Street; 257-261, 265 North Street; 123-131, 137-145 Liberty Street; and 304-328 Tremont Street, Assessor's Map 57 Lot 38 in a Residential-C Zoned District. The petitioner is proposing to demolish existing building and erect 12-units as plans filed, which will require a Special Permit under Chapter 9 Comprehensive Zoning Section 2210 (General), 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Requirements-Appendix-B-Minimum Lot Size/Density of Dwelling Unites/Lot Frontage/Front Yard/Side Yard/Rear Yard/Lot Coverage by Buildings), 2750 (Yards in Residence Districts), 2751 (Front Yard), 2753 (Rear Yard), 2755 (Side Yard), 3100 (Parking and Loading), 3110 (Applicability), 3130 (Table of Parking and Loading Requirements-Appendix-C), 3149 (Special Permit for Vehicular Access to a Building Lot Accessed from Public Way that does not constitute frontage of the Lot), and 5300-5330 & 5360-5390 (Special Permit). **Case continued to July 30th, 2015 meeting. Board Member J.Walsh recused himself from this case hearing.**
- #4188 & 4189** Notice is given of a public hearing on the Petition of: Rockdale West LLC (One Lakeshore Center Bridgewater, MA) and Attorney Christopher Saunders (700 Pleasant Street New Bedford, MA) who have submitted a petition for a Variance under provisions of Ch. 9 Comprehensive Zoning relative to property located at 120-122 Oakdale Street, Assessor's Map 74, Lot 68 & 95 in a Residential B Zoned District. The petitioner is proposing to demolish the fire damaged building and rebuild a Two-Family Dwelling as plans filed, which will require a Variance under Chapter 9 Comprehensive Zoning Sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Regulations-Appendix B- Minimum Lot size/Frontage/Rear Yard), 2750 (Yards in Residence Districts) and 2753 (Rear Yards). And, submitted a petition for a Variance under provisions of Ch. 9 Comprehensive Zoning relative to property located at 120-122 Oakdale Street, Assessor's Map 74 Lot 67 in a Residential-B Zoned District. The petitioner is proposing to demolish the fire damaged building and rebuild a Two-Family Dwelling as plans filed, which will require a Variance under Chapter 9 Comprehensive Zoning Sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Regulations-Appendix-B-Minimum Lot Size/Frontage/Side Yard), 2750 (Yards in Residential Districts), and 2755 (Side Yards). **Cases continued to July 30th, 2015 meeting.**

5.) NEW BUSINESS None

6.) ADJOURNMENT

The next Zoning Board of Appeals Meeting is scheduled for July 30th, 2015.

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(e) requires any person making a video or audio recording of the meeting to notify the Chair at the start of the meeting.