



Zoning Board of Appeals

Agenda

April 11, 2019– 6:00 PM

**New Bedford City Hall, Room 314
133 William Street New Bedford, MA**

3/26/2019 1:29:50 PM CITY CLERK

MEETING CALLED TO ORDER

APPROVAL OF MINUTES

- March 21, 2019 meeting minutes

SCHEDULED HEARINGS

- #4368** Notice is given of a public hearing on the petition of: **Tom Alexandre “Trustee”, NB 18 Realty Trust & 26A Realty Trust**, (56 Potomska Street, New Bedford, MA 02745), **Gregory J. Koldys, Esq., Koldys & Kelleher, P.C.**, (449A Faunce Corner Road, N. Dartmouth, MA 02747) and **Michael Panagakos** (133 Faunce Corner Road, Dartmouth, MA 02747) for an **Administrative Appeal** under Chapter 9, Comprehensive Zoning Sections 5220 (powers) and 5223 (to hear and decide appeals taken by any person aggrieved by reason of his inability to obtain a permit or enforcement action from any administrative officer under the provisions of M.G.L.A. c. 40A, §§ 7, 8 and 15); relative to property located at **56 Potomska Street & 756 S. Water Street**, Assessors’ map 31 lot 232 & 239 in an Industrial B [IB] zoned district. The petitioners are seeking to appeal the Planning Board’s (January 18, 2019) decision approving the Site Plan for the proposed construction of a 5,000 SF convenience store with gas station and a drive thru per plans filed.
- #4369** Notice is given of a public hearing on the petition of: **Angelique Castriano** (255 MacArthur Drive, New Bedford, MA 02740) for a **Variance** under Chapter 9, Comprehensive Zoning Sections 2700 (dimensional regulation), 2710 (general), 2711 (lot change - no existing conforming); relative to property located at **WS Stephen Street**, Assessors’ map 22 lot 62 in a Residential B [RB] zoned district. The petitioner proposes to construct a 30’X40’ single family dwelling per plans filed. The lot merged with the property located at 19 Stephen Street after the owner purchased them.
- #4370** Notice is given of a public hearing on the petition of: **Angelique Castriano** (255 MacArthur Drive, New Bedford, MA 02740) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 2400 (nonconforming uses and structures), 2410 (applicability), 2420-2422 (nonconforming use), 2470 (reversion to nonconformity. No nonconforming use shall, if changed to a conforming use, revert to a nonconforming use) and 5300-5330 & 5360-5390 (special permit); relative to property located at **19 Stephen Street**, Assessors’ map 22 lot 67 in a

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Residential B [RB] zoned district. The petitioner proposes to separate lot 62 from lot 67 which were merged for Zoning purposes on September 4, 1998 creating a lot containing 13,498 SF. The separation would leave lot 67 with 4,498 SF which does not comply with the zoning requirements for a three-family dwelling per plans filed.

#4371 Notice is given of a public hearing on the petition of: **Wamsutta II, LLC** (218 Willard Street, Quincy, MA 02169), **Christopher Saunders, Esquire** (700 Pleasant Street, New Bedford, MA 02740) and **Farland Corp., C/O Matthew White** (401 County Street, New Bedford, MA 02740) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 4100A-4172A (Wamsutta Mill Overlay District-WMOD) and 5300-5330 & 5360-5390 (special permit); relative to property located at **61 Wamsutta Street**, Assessors' map 78 lot 125 in an Industrial B [IB] zoned district. The petitioner proposes to construct 33 units of rental housing in the "Matouk Building" within the Wamsutta Mill Complex per plans filed.

#4372 Notice is given of a public hearing on the petition of: **Paul Piva & Gail Florek** (10 Pequod Road, Fairhaven, MA 02719), **117 Union Street LLC** (128 Union Street, New Bedford, MA 02740) and **Prime Engineering, Inc., C/O Richard J. Rheaume** (PO Box 1088, Lakeville, MA, 02347) for a **Special Permit** under Chapter 9, Comprehensive Zoning Sections 4500-4572 (Downtown Business Overlay District-DBOD) and 5300-5330 & 5360-5390 (special permit); relative to property located at **115, 117 & 121 Union Street, 7 North Second Street & 127-129 Union Street**, Assessors' map 53 lot 40,41,215,216 & 146 in a Mixed Use Business [MUB] zoned district. The petitioner proposes to raze the four existing attached buildings at 117 Union Street and construct a (5) story commercial/residential building per plans filed.

OTHER BUSINESS

- Next Scheduled Meeting will be held on Thursday, April 25, 2019

ADJOURNMENT

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Angela Goncalves at 508-979-1488 (Angela.Goncalves@newbedford-ma.gov) or Mass Relay 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.