



MAYOR
JON MITCHELL

PLANNING DIRECTOR
TABITHA HARKIN

City of New Bedford Department of City Planning

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PLANNING BOARD

NOTICE OF PUBLIC MEETING

As a concerned party to the property identified below, you are hereby notified that the following requests under the city's zoning ordinance has been submitted to the City of New Bedford's Planning Board. Please note that these hearings are subject to change and a final agenda will be posted 48 hours in advance of the scheduled board meeting at the date, time and location listed below.

Old Business

Case #20-08: Ordinance Amendment – Request by City Councilors, Linda M. Morad and Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration of amending the City of New Bedford Zoning By-Laws, Chapter 9 – Comprehensive Zoning, Section 3147, Relative to Parking Spaces and Loading Areas by amending the language to **allow for alternative parking space and loading area surfaces allowed by Special Permit granted by the Planning Board**. The full text of the proposed amendment is available for review at the Planning Office, Room 303 of City Hall, 133 William Street, New Bedford, MA between the hours of 8:00 AM to 4:00 PM Monday through Friday. **Continued agenda item from February 12, 2020.**

Case #20-13: Farland Estates Subdivision – Request by applicant for the Extension of Covenant to February 2022 for the definitive subdivision plan entitled, "Farland Estates I" prepared for MIH1, LLC, dated December 15, 2017 as revised through January 30, 2018, by Farland Corp., 401 County Street, New Bedford, MA 02740. Subdivision is located on the **Easterly Side of Acushnet Ave** between Phillips Rd. and Arnoff St. (Map: 130D Lots: 117, 379-387, 392-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts. **Continued agenda item from February 12, 2020.**

Case #20-05: 1238 Kempton Street – Request by applicant for **Site Plan** review for the installation of a new ATM at an existing drive-thru island and the renovation and rebranding of a former bank building into a Mechanics Cooperative Bank; located at **1238 Kempton Street** (Map: 54 Lots: 6, 7, & 97) on a 9,252 SF site in a Mixed Use Business (MUB) zoned district. Owner: Charter Dartmouth II, LLC (800 Westchester Avenue, Suite S-632, Rye Brook, NY 10573). Applicant: Mechanics Cooperative Bank (PO Box 552, Taunton, MA 02780). **Continued agenda item from February 12, 2020.**

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Case #20-06: 1238 Kempton Street – Request by applicant for **New Ground Sign Site Plan** review for a freestanding pylon ground sign at the renovation and rebranding of a former bank building into a Mechanics Cooperative Bank; located at **1238 Kempton Street** (Map: 54 Lots: 6, 7, & 97) on a 9,252 SF site in a Mixed Use Business (MUB) zoned district. Owner: Charter Dartmouth II, LLC (800 Westchester Avenue, Suite S-632, Rye Brook, NY 10573). Applicant: Mechanics Cooperative Bank (PO Box 552, Taunton, MA 02780). **Continued agenda item from February 12, 2020.**

Case #20-07: Bartlett Estates Subdivision – Request by applicant for **Definitive Subdivision Plan (Form C)** review for a five (5) lot residential subdivision; located at **1265 Bartlett Street** (Map: 135 Lots: 299, 305 & a portion of 314) on a 59,658 SF site in a Residential A (RA) zoned district. Owner: Amandio & Jose Araujo (224 Nyes Lane, Acushnet, MA 02743). Applicant: Farland Corp. (401 County Street, New Bedford, MA 02740). **Continued agenda item from February 12, 2020.**

New Business

Case #20-09: The Settlement Subdivision – Request for the release from Covenant lot 7 as shown on the plan of land entitled “Definitive Subdivision Plan of The Settlement in New Bedford, MA” prepared for DPM Development, by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, dated March 16, 2004 as revised through September 27, 2005; and recorded with the Bristol County (S.D) Registry of Deeds Plan Book 157 Page 97. Applicant: DPM Development & Moniz Properties Inc (70 Lambeth Street New Bedford, MA 02745). Applicant’s Agent: SITEC Inc (449 Faunce Corner Road Dartmouth, MA 02747).

Case #20-10: 906 Hathaway Road – Request by applicant for **New Ground Sign Site Plan** review for a freestanding pylon ground sign; located at 906 Hathaway Road (Map: 120 Lots: 16 & 130) on a 14,584 SF site in a Mixed Use Business (MUB) zoned district. Owner: NB Practice Realty, LLC. (906 Hathaway Rd, New Bedford, MA 02740). Applicant: Atty. Marc R. Deshaies (115 Orchard St, New Bedford, MA 02740).

Case #20-11: 1 Pearl Street – Request by applicant for **Site Plan** review for the installation of a solar panel array and the construction of two canopy mounted solar panel systems; located at **1 Pearl Street** (Map: 72 Lot: 172 & 173) on a 211,550 SF site in an Industrial B (IB) zoned district. Owner: Ocean View Realty Trust (680 Acushnet Ave, New Bedford 02740). Applicants: Pearl Street Solar Roof, LLC & Pearl Street Solar Canopy, LLC (405 Atlantis Rd. Suite E115, Cape Canaveral, FL 32920). Applicant’s Agent: SITEC Inc (449 Faunce Corner Road Dartmouth, MA 02747).

Case #20-12: Ordinance Amendment – Request by Mayor Jon Mitchell for the Planning Board to review and make a recommendation to the City Council for its consideration of amending the City of New Bedford Zoning By-Laws, Chapter 9 – Comprehensive Zoning, Section 4400, Relative to the **establishment of a Flood Hazard Overlay District (FHOD) consistent with the Floodplain District**. The full text of the proposed amendment is available for review at the Planning Office, Room 303 of City Hall, 133 William Street. New Bedford, MA between the hours of 8:00 AM to 4:00 PM Monday through Friday.

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2/21/2020 8:50:41 AM CITY CLERK

Date of Hearing:

Wednesday, March 11, 2020

Time:

6:00 p.m.

Public Hearing Location:

**New Bedford Main Library, 3rd Floor Meeting Room
613 Pleasant Street New Bedford, MA**

Plans are available for review at the Planning Office, Room 303, City Hall, 133 William Street, New Bedford, MA, 02740 between the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. As a courtesy, plans are also available online on the city's website at:

<http://www.newbedford-ma.gov/planning/planning-board/planning-board-agenda-info-2020/>

You are invited to be present for this public hearing but your attendance is not mandatory. Comments and questions in favor or in opposition of this application may be submitted in writing to Planning Staff prior to this hearing for inclusion in the Board's deliberations.

In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact **Rudy Botros at 508-979-1488 or (Rudy.Botros@newbedford-ma.gov) or MassRelay 711**. Requests should be made as soon as possible but at least **48 hours** prior to the scheduled meeting.

Kathryn Duff
CHAIR