City of New Bedford  
Department of City Planning  
133 William Street · Room 303 · New Bedford, Massachusetts 02740  
Telephone: (508) 979.1488 · Facsimile: (508) 979.1576

PLANNING BOARD  

MEETING NOTICE

This meeting is being held remotely consistent with the Act Relative to Extending Certain State of Emergency Accommodations, suspending certain provisions of the Open Meeting Law, signed by Governor Baker on July 16, 2022; and extending through March 31, 2023.

Date: Wednesday, December 14, 2022  
Time: 6:00 P.M.  
Location: Zoom – Virtual Teleconference Meeting  
Web Link: https://us06web.zoom.us/j/88416961777  
Dial In Number: 1-646-931-3860  
Meeting ID: 884 1696 1777

Please note: This meeting has a 3-hour maximum time limit and will conclude by 9 P.M.

AGENDA

• Call the meeting to order

• Call the roll

Public Hearings

• Old Business:

• Case #22-13: Ladrugaes Estates – Request by the applicant for approval of a Preliminary Subdivision Plan for Ladrugaes Estates, a 12 lot, 2.8± acre residential subdivision along one planned street located on multiple vacant parcels adjacent to Lucy Street and Bartlett Street (Map: 132 Lots: 397, 461, 617) in a Residential A (RA) zoned district. Owner/Applicant: AMN Estates Holdings, LLC (2 Lambeth Park Drive, Fairhaven, MA 02719).

• Case #22-44 & 45: 2243 Purchase Street - Request by applicant for Site Plan Review for the new construction of a gas station and associated site improvements, including improvements to an existing building, and a Special Permit for a parking reduction at 2243 Purchase Street, a 11,100± square foot site (Map: 92 Lot: 1) in a Mixed-Use Business zoned district. Owner: MD Washim Khan & Ashma Hossain Sharmin (104 Lexington Street, Dartmouth, MA 02747). Applicant: SB Gas Station, Inc. (104 Lexington Street, Dartmouth, MA 02747).
• **Case #22-37 & 38: WS Orchard Street** - Request by applicant for **Site Plan Review** for the new construction of six 30-unit residential apartment buildings and a community center with associated site improvements and a **Special Permit** for a parking reduction at WS Orchard Street, a 9+ acre site (Map: 23 Lot: 158) in a Mixed-Use Business (MUB) zoned district. Owner: Clark’s Cove Development Co., LLC (651 Orchard Street, Suite 200, New Bedford, MA 02744) Applicant: Dakota Partners (235 Bear Hill Road, Suite 400, Waltham, MA 02451).

• **New Business:**

  • **Case #22-52: 700 Pleasant Street** - Request by applicant for **Site Plan Review** for alterations to an existing drive through at 700 Pleasant Street, a 39,338+ square foot site (Map: 52 Lots: 101, 159 & 160) in a Mixed-Use Business (MUB) zoned district. Owner: Bank Plaza, LLC (70 North Second Street, New Bedford, MA 02740) Applicant: Bank of America (100 federal Street, Boston, MA 02110).

  • **Case #21-37 & 38: 414-430 Rivet Street** – Request for a one-year extension by applicant of a previously approved Site Plan & Special Permit for the conversion of a commercial unit to a residential unit at 414-430 Rivet Street (Map: 53 Lot: 9), a 9,844 square foot site in a Mixed-Used Business (MUB) zoned district. Owner/Applicant: Pamela McLeod Lima “TRS” Freedom Trust (405 County Street, New Bedford, MA 02740).

• **2023 Meeting Calendar**

• **Other Business:**
  • City Planner Update

• **Adjourn**

**Meeting Materials**

Case materials are available for review online on the city’s website at:

https://www.newbedford-ma.gov/planning/planning-board-agenda-info-2022/

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In accordance with the Americans with Disabilities Act (ADA), if any accommodations are needed, please contact Rachel Mulroy at 508-979-1488 or (Rachel.Mulroy@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.