



Zoning Board of Appeals

MARKED Agenda

July 20, 2017 – 6:00 PM

New Bedford Free Public (Main) Library
Public Meeting Room, 3rd Floor
613 Pleasant Street

CITY CLERKS OFFICE
NEW BEDFORD, MA
2017 JUL 25 A 8:26
CITY CLERK

MEETING CALLED TO ORDER

OTHER BUSINESS

- **Submission of revised plans**, by Comprehensive Design/Build Services c/o Armando Pereira on behalf of CMAC Realty, LLC c/o Lance Sylvia (83 Cheshire Avenue Acushnet, MA 02743) stamped received by City Clerk's Office July 18, 2017. Plans are in regards to **Case # 4259 Special Permit**; relative to property at **2112 Acushnet Avenue**, assessors map 119 lot 13 in a mixed use business zoned district [MUB]. Revised plans eliminate the third studio apartment on the second floor.
Board received and placed the plans on file. Board concurred the amended plans are consistent with the original ZBA decision and do not create a zoning violation. Vote tally 5-0.
- **Submission of revised plans**, by Preferred Realty Services LLC (386 B Third Beach Road Middletown, RI 02842), stamped received by City Clerk's Office July 17, 2017. Plans are in regards to **Case #4150 Variance & Case # 4151 Special Permit**; relative to property located at **475 Union Street**, Assessor's Map Plot 51 Lot 269 in a Mixed-Use-Business Zoned District. The revised plans are a minor modification to the architectural elevations.
Board received and placed the plans on file. Board concurred the amended plans are consistent with the original ZBA decisions (Case #4150 & 4151) and alterations do not create a zoning violation. Vote tally 5-0.

APPROVAL OF MINUTES

- June 22, 2017 Meeting Minutes - Approved

SCHEDULED HEARINGS

- #4278** Notice is given of a public hearing on the petition of: Duncan M. Prier, Trustee of PAR Realty Trust (84 Westgate Drive Brockton, MA) and Maaco of New Bedford c/o Chris Zammito (49 Potomska Street New Bedford, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 1200 (Signs-D), 3200 (Sign Regulation), 3201 (Purpose), 3210 (General Regulations), 3230 (Permit Required), and 3242 (Awning, Shade, Minimum Height, Maximum Projection); relative to property located at **49 Potomska Street**, assessor's map 31, lot 242 in an Industrial-B [IB] zoned district. The petitioner proposes to install a canvas and aluminum sign with Maaco logo and 3M vinyl coating with graphics on windows as plans filed.
GRANTED, WITH CONDITIONS. Four members recorded in favor, one member in opposition; vote tally: 4-1.
- #4279** Notice is given of a public hearing on the petition of: Dora Atwater Millikin and Dudley L. Millikin III (PO Box 406 Westport Point, MA) for a **Special Permit** under Chapter 9 Comprehensive Zoning sections 2520-2528 (Home Occupation by Special Permit), and 5300-5330 & 5360-5390 (Special Permits); relative to property located at **22 Centre Street**, assessor's map 53, lot 191 in a Industrial-A zoned district. The petitioner is proposing to open two rooms and a hallway on the first floor as a pop-up gallery as plans filed.
GRANTED, WITH CONDITIONS. All board members recorded in favor; vote tally: 5-0.

#4280 Notice is given of a public hearing on the petition of: Leger Realty Trust c/o George Hodge, Trustee (153 Crapo Street New Bedford, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Requirements-Appendix B, Minimum Lot Size); relative to property located at **SS Whitman Street**, assessor's map 105 lot 35 in an Residential-C zoned district. The petitioner proposes to erect a single family dwelling with a garage as plans filed.

GRANTED, WITH CONDITIONS. Four members recorded in favor, one member in opposition; vote tally: 4-1.

#4281 Notice is given of a public hearing on the petition of: Derek Carvalho (610 Allen Street New Bedford, MA) for a **Variance** under Chapter 9 Comprehensive Zoning sections 2700 (Dimensional Regulations), 2710 (General), 2720 (Table of Dimensional Requirements-Appendix B, Minimum Lot Size and Lot Frontage); relative to property located at **WS John Street**, assessor's map 33 lot 54 in a residential-B zoned district. The petitioner is proposing to construct a single family dwelling as plans filed.

GRANTED, WITH CONDITIONS. All board members recorded in favor; vote tally: 5-0.

ADJOURNMENT

The next Zoning Board of Appeals Meeting is scheduled for August 10, 2017.