



Planning Board

August 9, 2017– 6:00 PM – MINUTES
New Bedford Public Library – 3rd Floor, 613 Pleasant Street

PRESENT: Colleen Dawicki, *Chairperson*
Kathryn Duff, *Vice Chair*
Arthur Glassman
Peter Cruz
Alex Kalife

ABSENT: None

STAFF: Jennifer Clarke AICP, *Acting City Planner*
Constance Brawders, *Staff Planner*

CALL TO ORDER

Chairperson Dawicki called the meeting to order at 6:03 p.m.

ROLL CALL

A formal roll call was conducted confirming members present as listed above.

APPROVAL OF MINUTES

A motion was made (KD) and seconded (AG) to approve the July 12, 2017 meeting minutes.
Motion passed unopposed.

PUBLIC HEARINGS

ITEM 1 - Case 27-17 – Request by applicant for modification of site plan approval of Case 38-14 for new construction of a Multi-Unit Residential Building [6-Two (2) Bedroom Units] at 475 Union Street (Map Plot 51, Lot 269) located in the Mixed-Use Business (MUB) and Residence B (RB) zoning districts. Applicant: Preferred Realty Services, LLC, 1234 Market Street, P.O. Box 40714, Philadelphia, PA 19107.

Owner/developer Edward Redman (Preferred Realty Services) explained he had received a variance for lot width and area, and at that time had submitted a conceptual set of plans to the Planning Board for review. After suggestions were made by his architect, modifications were made to the elevations. He explained the modification of windows and shutters. He noted the existence of an egress balcony on the east side and a set of stairs on the south elevation. After code compliance review, modifications were again made. The egress balcony was moved from east to the west side of the building to utilize both interior fire rated staircases. The rear open switchback staircase on the north elevation has been eliminated.

Modifying the egress to the opposite side of the building allowed for significant improvement in fenestration, and overall unit layout. He noted the addition of a residential front porch to the south facing Union Street elevation, which is in harmony with the other properties in the surrounding area.

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Mr. Redman noted that these changes have not resulted in any zoning violation.

Board member Glassman confirmed that the square footage and building footprint remains the same.

Board member Duff confirmed that none of the exterior materials were being changed.

In response to Board member Cruz, Mr. Redman confirmed that lighting on the balcony doors will be transferred to the west side elevation. He noted that ground lighting in the parking area and walkways had been approved.

A motion was made (KD) and seconded (AG) to open the public hearing.
Motion passed unopposed.

In response to Chairperson Dawicki's invitation to speak or be recorded in favor, or to speak or be recorded in opposition, Mr. Redman asked to be recorded in favor of the project.

A motion was made (KD) and seconded (AG) to close the public hearing.
Motion passed unopposed.

Ms. Clarke suggested the motion reference that all previous decisions and conditions, both zoning and planning board, remain in full force and effect.

After brief board discussion to include the addition of the lighting to the west side balcony, the traffic flow of the egress balcony, and correction of the zoning district noted on the front sheet, a motion was made (KD) and seconded (AG) to approve the request by applicant for modification of site plan approval of Case 38-14 for new construction of a Multi-Unit Residential Building [6-Two (2) Bedroom Units] at 475 Union Street (Map Plot 51, Lot 269) located in the Mixed-Use Business (MUB) and Residence B (RB) zoning districts, with the following conditions:

- Noted, all previous conditions resulting the approval of the Zoning and Planning Boards remain in force;
- That the applicant agree to update the cover sheet to reflect both zoning districts where the project is located;
- In compliance with the staff recommendation, that the applicant provide exterior/egress lighting along balcony to the west side of the proposed building;
- That the applicant provide a written schedule of the project through completion;
- And that the applicant confer with the building commissioner regarding the need for exit sign lights above the egress doors on the exterior balcony.

Motion passed unopposed.

OLD BUSINESS:

At Chairperson Dawicki's request, Ms. Clarke explained the criteria for the board regarding surety and covenant. Clarke noted the developer should address their position on the amount recommended by DPI. Discussion topic is the covenant and the board's willingness to execute the document, which will be then be recorded by the applicant.

Ms. Clarke explained the covenant is the conditional approval that codifies the process and stipulates

everything related to the protection of that land for the city.

Case 24-17: Stoney Brook Farm Definitive Subdivision (f/k/a Northside Farm) - Review of cost estimate and performance guarantee for completion of a 15-lot residential subdivision plus one (1) lot mixed use parcel, located on a 12+/- acre site east of Acushnet Avenue, south of Phillips Road and north of Victoria Street (Map 130D, Lots 117, 379-387, 392-419), in the Residence A (RA) and Mixed Use Business (MUB) zoning districts. Applicant/Owner: New Bedford Cousins, LLC, P.O. Box 36, Scituate, MA 02066.

Owner/developer Terrence Tedeschi (New Bedford Cousins, LLC) acknowledged receipt of the cost estimate and stated they felt the cost estimate was within reason, especially with the 15% contingency included.

There were no board questions for the applicant.

Case 25-17: Audrey Rose Farms Definitive Subdivision – Review of cost estimate and performance guarantee for completion for a four (4) lot subdivision, located on a 2.11+/- acre site off Lantern Lane (Map 80, Lots 140 & 141), in the Residence A (RA) zoning district. Applicants/Owners: Kathy M. Denher 1259 Rockdale Avenue, New Bedford, MA 02740 and Christian and Elizabeth Farland, 555 Lantern Lane, New Bedford, MA 02740.

Matthew White (Farland Corp.) acknowledged receipt of the cost estimate. He stated he had received no comments from Christian Farland on the total, and cost appears in line with the project development. Mr. White stated he had no further comments.

There were no board questions for the applicant.

NEW BUSINESS:

Ms. Clarke stated that the usual monthly notices were received from abutting towns, all of which were available for review in the Planning Department. She stated they had received an application/notification for [MA] Chapter 91-Waterways, for reconstruction of Coal Pocket Pier and Fisherman's Wharf.

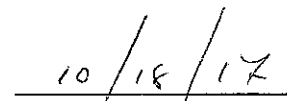
ADJOURNMENT:

There being no further business, a motion was made (KD) and seconded (AG) to adjourn at 6:24 p.m. Motion passed unopposed.

NEXT PLANNING BOARD MEETING IS SCHEDULED FOR SEPTEMBER 13, 2017



Alexander, J. Kalife, Clerk



Date

