



MAYOR  
JON MITCHELL

## City of New Bedford Department of City Planning

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### PLANNING BOARD

March 12, 2021

Councilor Hugh Dunn, Chairman  
Committee on Ordinances  
133 William Street  
New Bedford, MA 02740

RE: ORDINANCE TEXT AMENDMENT  
CASE #21-06: Advanced Manufacturing Campus

Dear Chairman Dunn:

This is to advise you of Planning Board action on Wednesday, March 10, 2021 regarding the proposed request for amending the City of New Bedford Zoning By-laws, Chapter 9 to include a new Advanced Manufacturing Campus<sup>1</sup>. **The Planning Board sends a favorable recommendation for this proposal.**

At the hearing, Ms. Emily Innes of Innes Associates presented the request before the Board. She explained how the zoning proposal for a master-planned Advanced Manufacturing Campus (AMC) is related to the City's identified need for additional vacant land for manufacturing purposes. She outlined how the ordinance is structured to create three distinct classes of businesses which could be located within a campus-style development designed to cater to the day-to-day needs of employees working in the AMC. Ms. Innes noted that the AMC design guidelines favor the use and creation of outdoor spaces that incorporate the existing environment. In order to incentivize the development of businesses in the advanced manufacturing and life sciences, the ordinance includes provisions for streamlined permitting approvals if applicants meet specific criteria. Ms. Innes closed the presentation by noting that additional criteria could be included when the City issues a request for proposals for a master plan developer.

Hearing no comments from the Board, Chair Duff opened the floor for comments in favor or opposition of the proposal. Mr. Christopher O'Neil from Dartmouth asked if residential multi-unit construction was being considered for employees of the AMC along Hathaway Road and if any traffic studies have been completed. Chair Duff responded that traffic studies may be done as part of the RFP process or as part of the application for individual uses as required and that housing was not planned in relation to the AMC. Hearing no further comments on this proposal, Chair Duff asked for a motion to close the public hearing.

After closing the public hearing, a motion was made in the affirmative to recommend amending City of New Bedford Zoning Bylaws, Chapter 9- Comprehensive Zoning Section 2110 (Districts) to insert a section

titled “Advanced Manufacturing Campus (AMC)” after “Soule Mill Overlay District (SMOD).” The proposed Advanced Manufacturing Campus (AMC) would create a new master-planned mixed-use district suitable for the use related to life sciences and advanced manufacturing. The boundaries of the AMC are the boundaries of Parcel B (99.86 acres) on the plan titled “Subdivision Plan Prepared for Mass Development,” prepared by Nitsch Engineering, dated October 7, 2020, and on file with the City Clerk. The AMC will supersede all other zoning district regulations in this area, except the Flood Hazards Overlay District (FHOD). In the case of any potential discrepancy between the AMC and the FHOD, the FHOD regulations shall apply. A detailed master plan shall be prepared and submitted to the Planning Board for approval of the entirety of the proposed development and/or redevelopment with the AMC overlay district.

**The motion passed on a vote of 5-0**, with board members A. Kalife, P. Cruz, A. Glassman, K. Khazan, and K. Duff recorded in favor; no board members recorded in opposition.

As such the **Planning Board sends a favorable recommendation for this proposal**. Please find enclosed a copy of the presentation given to the Planning Board and the Department of City Planning Memo regarding this matter for the Council’s convenience and reference.

Sincerely,



Anne Louro

Acting Director, Department of City Planning

encl.

- Presentation – City of New Bedford Proposed Zoning Changes - New Bedford Planning Board, dated March 10, 2021
- Department of City Planning Memo, dated March 8, 2021

cc. John Mitchell, Mayor

Danny Romanowicz, Building Commissioner

Mickaela McDermott, City Solicitor

Dennis Farias, City Clerk

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<sup>i</sup> The full text of the proposed amendment and maps of the WMU district are available for review at the Planning Office, Room 303 of City Hall, 133 William Street. New Bedford, MA by appointment or on the website: [www.newbedford-ma.gov/planning/planning-board-agenda-info-2021/](http://www.newbedford-ma.gov/planning/planning-board-agenda-info-2021/)