

MARKEY & WALSH

ATTORNEYS AT LAW

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Admitted in RI* CT* FL*

OF COUNSEL
HON. RICHARD T. MOSES
HON. JOHN A. MARKEY
WALTER SMITH
ROGER STANFORD
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June 22, 2022

Ian Abreu, President
City Council
City of New Bedford
133 William Street, Room 215
New Bedford, MA 02740

Re: Pillar, LLC – Zoning Change Request: Map 135, Lots 9 and 11 off Braley Road

Dear Council President Abreu:

As you know, this office represents Pillar, LLC, the owner of two parcels of land off Braley Road (Parcels 135-9 and 135-11) and NBD Solar, LLC which owns the parcel abutting and separating the two Pillar, LLC lots. All three parcels consist of uninhabited, vacant land with portions of wetland and woodland. In its northwest corner, Parcel 135-9 abuts four small lots zoned Residential B. In its southeast corner, Parcel 135-11 abuts two Residential B lots. All of the parcels owned by my clients have frontage on Braley Road.

I am following up on our conversation. My clients seek to rezone the front portion of all three parcels from Industrial C to Residential B. This change would be consistent with the Residential B lots which abut my clients' parcels and align with the residential neighborhoods located just across Braley Road (Susan Street & Angelica Avenue).

This change will promote the development of this land which is located outside of the Industrial Park and along Braley Road where other residences have been constructed. It will have a positive impact on residents for the reason that it will convert empty industrial land on a main road into residential lots with dimensions equal to the neighboring lots, creating a consistent ribbon of residentially zoned land from the northwest of my client's land to the southeast.

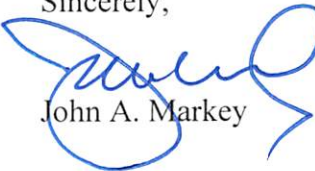
Furthermore, because the lots are of limited depth, any future construction and development will occur directly on Braley Road. The neighborhoods on the west and east of my client's parcels

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would experience no construction behind them. The new residential lots will be accessible directly from Braley Road; no additional roads or subdivisions are planned or requested here. A site plan which depicts my client's conceptual plan, along with a proposed land swap between and among the lots to allow for more regularly shaped lots accompany this letter.

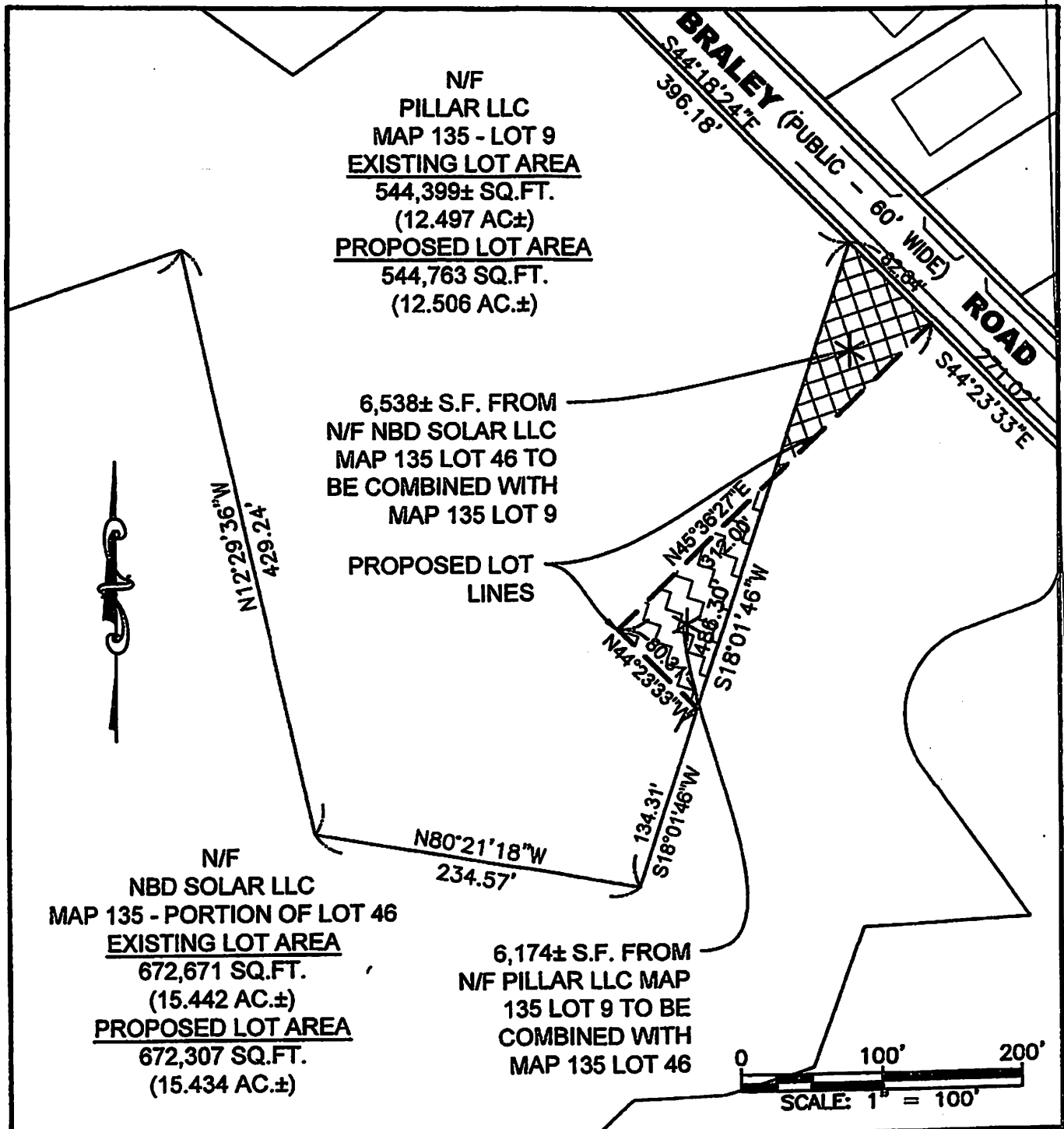
My client would be happy to answer any questions you may have regarding the proposal at a future Public Hearing. Thank you in advance for your thoughtful consideration of this request.

Sincerely,



John A. Markey

JAM/mc
Enclosure - (Site Plans)



SCALE: 1" = 100'	DRAWING TITLE EXHIBIT A	
DATE: JUNE 22, 2021	PROJECT PROPOSED LAND SWAP BRALEY ROAD NEW BEDFORD, MASSACHUSETTS	
DRAWN BY: JAG		
DESIGNED BY: RJR		
CHECKED BY: RJR	<ul style="list-style-type: none"> • CIVIL ENGINEERING • LAND SURVEYING • ENVIRONMENTAL ASSESSMENT 	P.O. BOX 1033 330 BEDFORD ST. LAKEVILLE, MA 02347 TEL: 508.947.0050 FAX: 508.947.2004
APPROVED BY: RJR	PRIME ENGINEERING	SHEET NO. 1 OF 1 PROJECT NO. 27780201