

7/27/22



## 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

MAYOR  
JON MITCHELL  
DIRECTOR  
JENNIFER CARLONI

### PLANNING BOARD

July 19, 2022

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

RE: ORDINANCE AMENDMENT – REZONING  
CASE #22-33: Ordinance Amendment

Dear Chairman Dunn:

This is to advise you of the Planning Board's action on Wednesday, July 13, 2022, regarding the request by City Councilor Joseph P. Lopes for the Planning Board to review and make a recommendation to the City Council for its consideration regarding proposed changes to the City's Zoning Ordinance to rezone the following parcels from Industrial B (IB) to Mixed-Use Business (MUB): Map 31, Lot 142 (13 Rivet Street); Map 31, Lot 143 (1 Rivet Street); Map 31, Lot 197 (371, 383 R South Front Street); Map 31, Lot 232 (756 South Water Street); Map 31, Lot 239 (56 Potomska Street). **The Planning Board sends a favorable recommendation for the ordinance amendment.**

At the hearing, Planning Board Chair Kathryn Duff read the request and noted this is the same request the Board previously heard. At the Chair's request, City Planner Jennifer Carloni clarified that in the past, the Board favorably recommended rezoning to the City Council, but the recommendation has since lapsed and the matter is now before the Board once again with no new changes proposed. Chair Duff asked if there was anyone present to speak on the matter. Atty Marc Deshaies introduced himself as the proponent, representing the Daly Grind. He reviewed his client's proposal for a Dunkin Donuts at the site. Atty. Deshaies suggested the proposed rezoning of the parcels would generate uniformity and new business opportunities.

Chair Duff recalled that the Board previously agreed that the rezoning proposal made sense for all the reasons Atty Deshaies mentioned, including modern buildings and updated landscaping.

Chair Duff noted that the Board received a letter dated May 23, 2022, from a group of business and a property owners associated with the waterfront who wished to withdraw their initial opposition to the rezoning proposal (see the attached letter dated August 10, 2021) and now speak in favor of the proposed changes.

Board member Glassman reiterated that the proposal has not changed since the last time the Board voted to favorably recommend the amendment.

Hearing no further comments from the Board, Chair Duff opened the floor to members of the public wishing to speak in favor or opposition, and hearing none, she asked for a motion.

Board member Glassman made a motion, seconded by Board member Cruz, to **favorably recommend the ordinance amendment, Case #22-33 to the City Council.**

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

As such, the **Planning Board sends a favorable recommendation.** Please find enclosed a copy of the Department of City Planning Staff Report regarding this matter.

Sincerely,



Jennifer Carloni

Director, Department of City Planning

encl.

- Department of City Planning Staff Report, dated 6/27/22
- (Prior) Planning Board Recommendation Letter, dated 9/14/21
- Letter of support and withdrawn opposition, multiple signatories, dated 5/23/22
- Letter of opposition, multiple signatories, dates 8/10/21

cc. Jon Mitchell, Mayor  
Danny Romanowicz, Building Commissioner  
Ian Abreu, Council President

Eric Jaikes, City Solicitor  
Dennis Farias, City Clerk



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**MAYOR**  
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JENNIFER CARLONI

## STAFF REPORT

### REPORT DATE

June 27, 2022

### MEETING DATE

JULY 13, 2022

### Case #22-33: REZONING REQUEST

56 Potomska Street, 756 South Water Street, 1 & 13 Rivet Street, and 371 & 383 R South Front Street

Map: 31 Lots: 142, 143, 197, 232, & 239

### Overview of Request

On June 22, the City Council's Committee on Ordinances voted to request the Planning Board hold a public hearing to discuss a previous request from Ward Six Councilor and City Council President Joe Lopes a rezoning request from Industrial B (IB) to Mixed-Use Business (MUB) for following parcels: Map 31, Lot 142 (13 Rivet Street); Map 31, Lot 143 (1 Rivet Street); Map 31, Lot 197 (371, 383 R South Front Street); Map 31, Lot 232 (756 South Water Street); Map 31, Lot 239 (56 Potomska Street).

The original request from Councilor Lopes has lapsed and therefore it has been referred to Planning Board for another review.

### Existing Conditions

The table below outlines the current use and zoning of the subject parcels

Map & Lot	Address	Current Use	Current Zoning	Proposed Zoning
31-142	13 Rivet Street	Multifamily home	IB	MUB
31-143	1 Rivet Street	Multifamily home	IB	MUB
31-197	371-383R S. Front Street	Warehouse/Retail	IB	MUB
31-232	756 S. Water Street	Warehouse (vacant)	IB	MUB
31-239	56 Potomska Street	Gas station & convenience store	IB	MUB

The subject parcels comprise one block bound to the north by Potomska Street, to the east by South Front Street, to the west by JFK Memorial Highway, and to the south by Rivet Street. All the parcels are currently zoned IB. The surrounding neighborhood to the east and north is zoned IB or Waterfront Industrial and is primarily composed of businesses engaged in or supporting the seafood industry. Further south, the neighborhood is zoned IB and remains a mix of residential buildings and industrial uses. West of JFK Highway/Route 18 is MUB district that consists of a mix of multifamily housing and businesses.

For reference purposes Exhibit B provided at the end of the report outlines the subject parcels on the existing City zoning map. Exhibit C identifies the parcels on an aerial image.

### **Background**

The subject parcels have benefitted from recent streetscape improvements to Route 18. These infrastructure improvements to the southern section of the roadway have improved the walkability of the area and created additional connections to the neighborhoods on the east side of the highway. In particular, Rivet Street, which previously ended in a cul-de-sac on the east side of the highway, now connects across Route 18 with a traffic light and crosswalks.

In 2019, the owner of 56 Potomska Street and 756 South Water Street received site plan approval (Case #19-01) and a special permit for a reduction in parking (Case #19-02) from the Planning Board.

An appeal was filed for Case #19-02 on the grounds that the Planning Board did not consider all uses of the property when issuing a reduction in parking. The appeal was subsequently dismissed when the Court determined that the plaintiff did not qualify as an “aggrieved party.”

The approvals for Cases #19-01 and #19-02 have since lapsed.

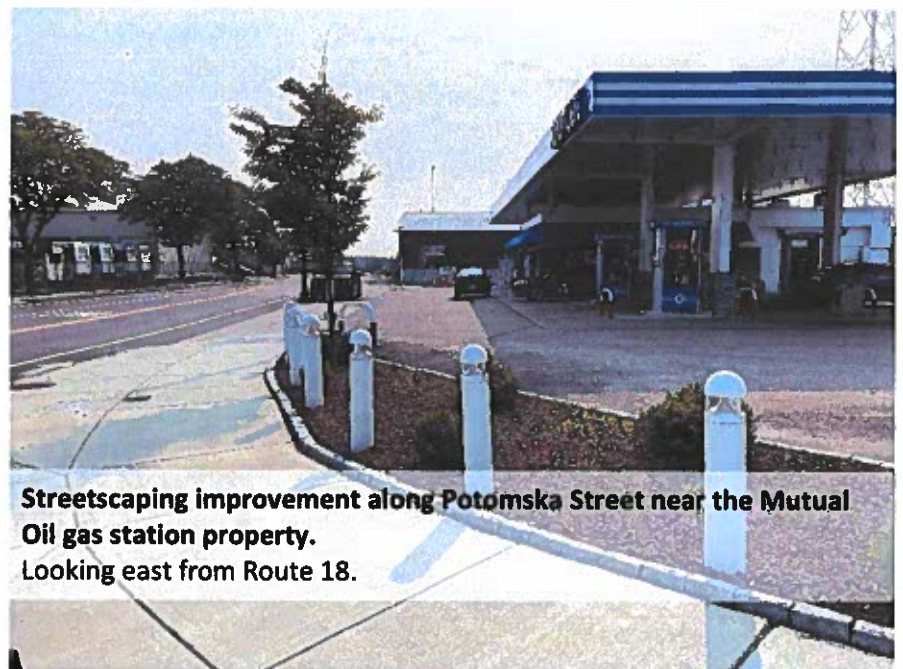
A similar rezoning request was submitted in March requesting a neighborhood-wide rezoning. The request was withdrawn to refine the request and avoid potential use conflicts identified at that time. The current proposal is more limited in the number of parcels requested to be rezoned.

### **Input from other City Departments**

The rezoning request was distributed to relevant City departments. No comments have been received as the writing of this memo. Any comments subsequently received will be provided at the Planning Board’s public hearing.

**New Intersection at Rivet Street and Route 18 intersection adjacent to residential properties included in the rezoning request.**

Looking west from South Front Street.



**Streetscaping improvement along Potomska Street near the Mutual Oil gas station property.**

Looking east from Route 18.



### For Board Member Consideration

The Planning Board has previously relied on the criteria below in its evaluation of other rezoning requests to ensure its action is consistent with case law.

Criteria
<b>Uniformity:</b> the extent to which the zoning change would resemble the surrounding zoning.
<b>Consistency:</b> whether the parcel is being singled out for a zoning change.
<b>Surroundings:</b> how the proposal would change the neighborhood?
<b>Fiscal Impact:</b> what impact on local/city economic development the rezoning would have?
<b>Discriminating Benefit:</b> assess whether the reclassification of a single parcel that allows a use beneficial to the property owner is made to the detriment of the neighbors or community-at-large.

The table below (Exhibit A) compares current IB uses to proposed MUB uses. Uses highlighted in green will be newly permitted in the subject parcels, while uses highlighted in grey will no longer be permitted. **If the proposed rezoning is approved, there will be 25 newly permitted uses for the subject parcels, which include residential and commercial uses. Rezoning will eliminate 16 uses that are currently allowed, including motor vehicle body repair and most industrial uses, such as manufacturing and warehousing. All marijuana-related uses will also be zoned out, but the subject parcels fall within a buffer zone and therefore none could be permitted as a marijuana establishment.**

The requested rezoning would allow for more uses and flexibility for development that aligns with the goals of recently completed Route 18/JFK Boulevard project and would not constitute spot zoning as the request contains multiple parcels bordering an existing Mixed-Use Business zoned district.

### EXHIBIT A - Zoning Comparison Table

The table below compares current IB uses to proposed MUB uses. Uses highlighted in green will be newly permitted in the subject parcels, while uses highlighted in grey will no longer be permitted.

A. Residential	IB	MUB
1. Single-family dwelling	N	Y
2. Two-family dwelling	N	Y
3. Multi-family townhouse (3 stories)	N	Y
4. Multi-family garden style (4 stories)	N	N
5. Multi-family mixed use (6 stories)	N	PB
6. Multi-family mid-rise (12 stories)	N	N
7. Multi-family high-rise (18 stories)	N	N
8. Boarding house	N	BA
9. Group residence	BA	BA
10. Assisted or Independent living facility	BA	BA
11. Nursing or Convalescent home	BA	BA
12. Trailer camp or park	N	N
13. Hoofed animals	N	N
14. Animals or head of poultry, not to exceed one animal or head of poultry per one thousand (1,000) square feet of net area of the lot... (See Ordinance for full text)	N	Y
B. Exempt and Institutional Uses	IB	MUB
1. Use of land or structures for religious purposes	Y	Y
2. Use of land or structures for educational purposes on land owned or leased by the commonwealth or any of its agencies... (See Ordinance for full text)	Y	Y
3. Child care facility (in existing building)	Y	Y
4. Child care facility (not in existing building)	Y	Y
5. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	Y	Y
6. Facilities for the sale of produce, and wine and dairy products... (See Ordinance for full text)	Y	Y
7. Municipal facilities	Y	Y
8. Essential services	BA	BA
9. Cemeteries	N	Y
10. Hospital	N	Y
C. Commercial	IB	MUB
1. Nonexempt agricultural use	BA	BA
2. Nonexempt educational use	BA	Y
3. Animal clinic or hospital; with ancillary animal boarding	BA	SP
4. Adult day care	BA	BA
5. Family day care	N	BA

6. Large family day care	N	BA
7. Club or lodge, nonprofit	N	CC
8. Funeral home	N	BA
9. Adult entertainment establishment	CC	CC
10. Bed & Breakfast	N	BA
11. Motel, hotel or inn	Y	Y
12. Retail stores and services not elsewhere set forth	Y	Y
13. Grocery stores	BA	Y
14. Big Box Retail (60,000 Sq. ft. or greater)	N	BA
15. Health clubs	Y	Y
16. Mixed use	N	Y
17. Live /work	N	BA
18. Motor vehicle sales and rental	CC	CC
19. Motor vehicle general repairs	CC	CC
20. Motor Vehicle body repairs	CC	N
21. Motor vehicle light service	CC	CC
22. Restaurant	N	Y
23. Restaurant, fast-food	N	BA
24. Business or professional office	N	Y
25. Medical offices, center, or clinic	N	BA
26. Bank, financial agency	N	Y
27. Indoor commercial recreation	N	Y
28. Outdoor commercial recreation	N	BA
29. Wireless Communications Facilities	PB	PB
30. Theatres and auditoriums	N	PB
31. Convention Centers	PB	PB
32. Marijuana Retailer	PB	N
<b>D. Industrial</b>	<b>IB</b>	<b>MUB</b>
1. Earth removal	N	N
2. Manufacturing	Y	N
3. Light manufacturing	Y	N
4. Research, development or testing laboratories and facilities	Y	Y
5. Biotechnology facilities	Y	N
6. Medical devices manufacturing	Y	N
7. Fish processing	N	N
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility	Y	N
9. Transportation terminal	Y	N
10. Water freight terminal	N	N



11. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery provided that such businesses shall be primarily reliant upon a waterfront location or shall be in direct support of an industrial use which requires a waterfront location	N	N
12. Businesses engaged in the sale, distribution or storage of grain, petroleum products, building materials and industrial machinery	N	N
13. Businesses engaged in salvaging, dismantling and reprocessing of scrap and waste materials... (See Ordinance for full text)	N	N
14. Junkyard or automobile graveyard	N	N
15. Contractor's yard	Y	N
16. Low-level radioactive or nuclear waste facility	N	N
17. Tire recycling & re-treading	N	N
18. Batch asphalt & concrete plants	CC	N
19. Craft Marijuana Cooperative	PB	N
20. Independent Testing Laboratory	PB	N
21. Marijuana Cultivator	PB	N
22. Marijuana Product Manufacturer	PB	N
23. Marijuana Research Facility	PB	N
24. Medical Marijuana Treatment Center	PB	N



## EXHIBIT B – Existing Zoning Map with Subject Parcels Identified



## Exhibit C – Aerial Image of Area of Rezoning Request







Office of  
Clerk of Committees  
133 William Street  
New Bedford, MA 02740

# City of New Bedford

MASSACHUSETTS

Tel: (508) 979-1482  
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DENNIS W. FARIAS  
City Clerk/Clerk of the City Council

DENIS LAWRENCE, JR.  
Clerk of Committees

DONNA M. BRITTO  
Assistant Clerk of Committees

## MEMO

TO: Jennifer Carloni, Director  
Planning Department

FROM: Councillor Hugh Dunn, Chairman  
Committee on Ordinances

DATE: June 23, 2022

SUBJ: ***Rezone Request for Properties on Assessors Map as 31, Lot 142 (13 Rivet Street); Map 31, Lot 143 (1 Rivet Street); Map 31, Lot 197 (371, 383 R South Front Street); Map 31, Lot 232 (756 South Water Street); and Map 31, Lot 239 (56 Potomska Street) from Industrial B to Mixed-Use Business***

The City Council's Committee on Ordinances at a meeting held on Wednesday, June 22, 2022, considered a REPORT, Committee on Ordinances, recommending to the City Council APPROVAL of the WRITTEN MOTION, Council President Lopes, requesting that the Committee on Ordinances and the Planning Board approve the request to rezone properties shown on Assessors Map as Map 31, Lot 142 (13 Rivet Street); Map 31, Lot 143 (1 Rivet Street); Map 31, Lot 197 (371, 383 R South Front Street); Map 31, Lot 232 (756 South Water Street); and Map 31, Lot 239 (56 Potomska Street) from Industrial B to Mixed-Use Business.

On motion by Councillor Gomes and seconded by Councillor Lima, the Committee VOTED: That the Committee Chair hold another Public Hearing on the above referenced matter, at the discretion of the Chair and that the Planning Board also hold an additional hearing. This motion passed on a voice vote.

Your cooperation to this matter would be greatly appreciated. Please inform the Clerk of Committee's Office with the date of your public hearing.

Thank you.

HD: dmb

May 23, 2022

City of New Bedford, City Council  
New Bedford City Hall  
133 William Street  
New Bedford, MA 02740

Re: Proposed Zoning Change – Case #21-25  
Map 31, Lot 142 (13 Rivet Street); Map 31, Lot 143 (1 Rivet Street); Map 31, Lot 197 (371, 383 R South Front Street); Map 31, Lot 232 (756 South Water Street); and Map 31, Lot 239 (56 Potomska Street) from Industrial B to Mixed-Use Business.

To the City Council President and Ward Councillors:

We are writing to express our support for the above referenced proposed zoning change. We withdraw any opposition that any of us may have previously raised.

As business owners and operators in the Working Waterfront Overlay District (which includes both Industrial B and Waterfront Industrial Districts) located to the south, east and north of the subject Lots, we are naturally concerned about any change which may affect our businesses and property. The Lots subject to the proposed zoning change are located outside the Waterfront Industrial District and are separated from the Industrial B district by Potomska Street, South Front Street, South Water Street and Route 18. The Lots are essentially an island surrounded by the three streets. Therefore, the proposed zoning change will not adversely affect the Working Waterfront Overlay District (including its Industrial B and Waterfront Industrial Districts).

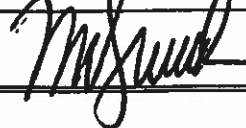

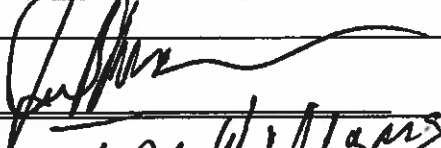
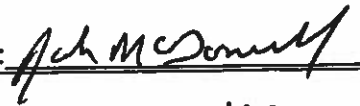
Allowing the zoning change has positive attributes. Zoning districts to the south and west of the subject Lots and Route 18 are zoned Mixed Use Business. The rezoning will, therefore, resemble that adjacent zoning. The rezoning will permit uses more in line with the neighboring business and residential uses and expand the bridge between the neighborhoods to the west and south of the subject Lots and the Working Waterfront Overlay District to the east and north of the subject Lots.





We have been given the opportunity to review the attached architect's rendering of the proposed use of 756 South Water Street. The proposed use as a Dunkin' is a great improvement over the current use as an abandoned warehouse. Such an improvement will increase the value of the property, hence tax revenues to the City, will provide employment where presently there is none, and will provide a service to the Working Waterfront Overlay District (including its Industrial B and Waterfront Industrial Districts). The proposed as a Dunkin' is allowed by special permit (BA) in a Mixed-Use Business district, will be next-door to a gas station which is also allowed by special permit (CC) in a Mixed-Use Business District, and will provide a service to our employees, customers and other visitors traveling to our businesses.


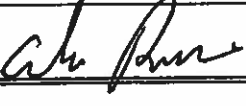



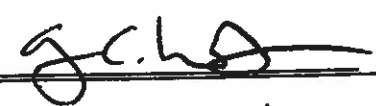
We thank you for your attention and considering our support, and we ask that you approve the proposed zoning change.

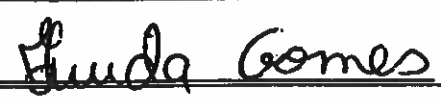
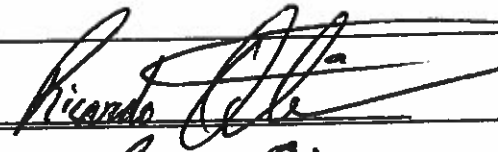
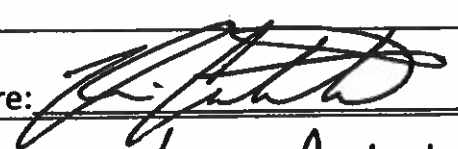
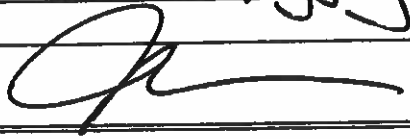
Respectfully,


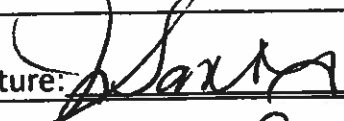


Signature: 	Signature: 
Printed Name: <u>MARK SAWLER</u>	Printed Name: <u>Kenay CAO</u>
Business: <u>OCEAN CLIFF CORP</u>	Business: <u>Ocean Cliff LLC</u>
Signature: 	Signature: 
Printed Name: <u>John Williams</u>	Printed Name: <u>John McDonnell</u>
Business: <u>Atlantic Red Crab</u>	Business: <u>Kyle Seafood Inc</u>

Signature: 	Signature: 
Printed Name: <u>NATE FORESTER</u>	Printed Name: <u>Kevin Barry Jr</u>
Business: <u>MAACO COLLECTION</u>	Business: <u>Pier Fish Company</u>
Signature: 	Signature: 
Printed Name: <u>KENNETH A. MANCHESTER</u>	Printed Name: <u>Michael Stours</u>
Business: <u>LIBERTY LOBSTER CO.</u>	Business: <u>QUALITY CUSTOM PACKING</u>

Signature: 	Signature: 
Printed Name: <u>Charles Maguire</u>	Printed Name: <u>CARLOS PEREZ</u>
Business: <u>Carkez Fisheries</u>	Business: <u>CTP BAZT INC</u>

Signature: <u></u>	Signature: <u></u>
Printed Name: <u>CARLOS PEREZRA</u>	Printed Name: <u>ANTHONY LABORE</u>
Business: <u>PORTSIDE NB INC.</u>	Business: <u>FOLEY FISH CO.</u>

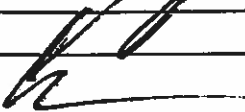
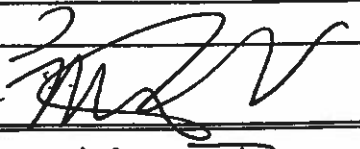
Signature: <u></u>	Signature: <u></u>
Printed Name: <u>GUIDA GOMES</u>	Printed Name: <u>Ricardo Oliveira</u>
Business: <u>HERCULES SLR</u>	Business: <u>Hercules Rigging</u>
Signature: <u></u>	Signature: <u></u>
Printed Name: <u>Kevin Custodio</u>	Printed Name: <u>Jerrie Bradley</u>
Business: <u>Hercules SLR</u>	Business: <u>Price Rite</u>



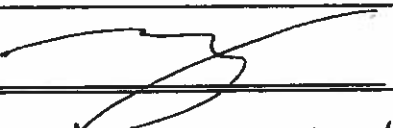
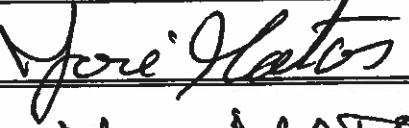
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Printed Name: <u>Steve Couto</u>	Printed Name: <u>JR Santos</u>
Business: <u>Seafood Auction</u>	Business: <u>Guy Cotten</u>
Signature: <u></u>	Signature: <u></u>
Printed Name: <u>Martin D'Amico</u>	Printed Name: <u>LARS VINJEND</u>
Business: <u>SRTA</u>	Business: <u>Fleet</u>

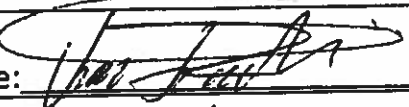
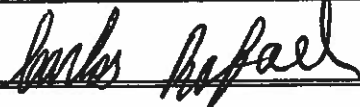


Signature: <u>[Signature]</u>	Signature: <u>Maria R Lencider</u>
Printed Name: <u>Jonathan Pardo</u>	Printed Name: <u>Maria R Lencider</u>
Business: <u>Reds Deli</u>	Business: <u>Bay Fuels Inc</u>

Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Printed Name: <u>Michael P. Costa</u>	Printed Name: <u>Carl Beckman</u>
Business: <u>Wahvoked Sound Services</u>	Business: <u>CE Beckman Co</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Printed Name: <u>John Stone</u>	Printed Name: <u>Lisa Saraiva-Lima</u>
Business: <u>Knuck Heads Bar &amp; Grill</u>	Business: <u>Saraiva Enterprises</u>

Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Printed Name: <u>Steve Xarlon</u>	Printed Name: <u>Kevin Linhares</u>
Business: <u>Stips Marine</u>	Business: <u>Arctic Fresh Seafood</u>
Signature: <u>[Signature]</u>	Signature: <u>[Signature]</u>
Printed Name: <u>DAVID MARTINS</u>	Printed Name: <u>Jonathan Pardo</u>
Business: <u>BAY FUEL, Inc</u>	Business: <u>Luzo Fishing Gear</u>

Signature: 	Signature: 
Printed Name: <u>Erik Orman</u>	Printed Name: <u>Mario Pereira</u>
Business: <u>Tempest Fisheries</u>	Business: <u>Crystal Ice Co. Inc</u>

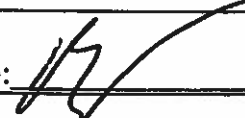

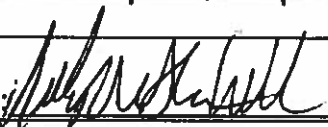

Signature: 	Signature: 
Printed Name: <u>JAMES GADD</u>	Printed Name: <u>Dockside Fisheries</u>
Business: <u>PLAN BOATWORKS</u>	Business: <u>PAUL DAWSON'S</u>
Signature: 	Signature: 
Printed Name: <u>Norma A. Stanley</u>	Printed Name: <u>JOSE MATOS</u>
Business: <u>Bergies SFD - Tec.</u>	Business: <u>Matos Sons Marine Diesel</u>


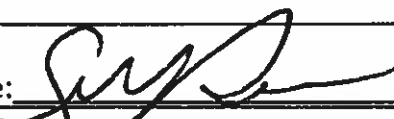
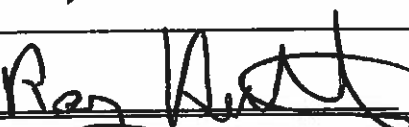
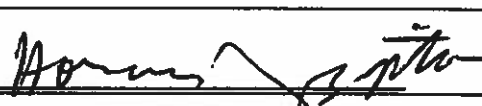
Signature: 	Signature: 
Printed Name: <u>Victor A Chodh</u>	Printed Name: <u>CARLOS RAFAEL</u>
Business: <u>True North SFD</u> <u>Mariner SFD MKT</u>	Business: <u>Carlos Seafood</u>
Signature: 	Signature: 
Printed Name: <u>J Prohuer</u>	Printed Name: <u>Paul Weekesser</u>
Business: <u>Continental Plastics</u>	Business: <u>Mass fabricating</u>

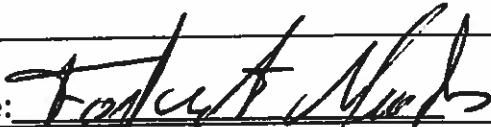
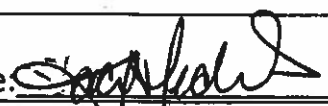


We thank you for your attention and considering our support, and we ask that you approve the proposed zoning change.

Respectfully,

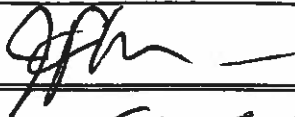
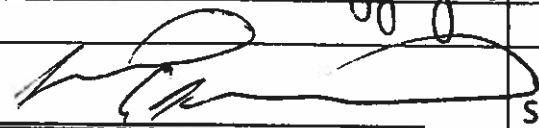
Signature: 	Signature: 
Printed Name: <u>Robert McDonough</u>	Printed Name: <u>Sarah Moses</u>
Business: <u>Cpt. F/V Ashley Gail</u>	Business: <u>QA waterfront</u>
Signature: 	Signature: 
Printed Name: <u>Kelley Skene</u>	Printed Name: <u>Brendan Moses</u>
Business: <u>Port Manager Portside</u>	Business: <u>Autozone</u>

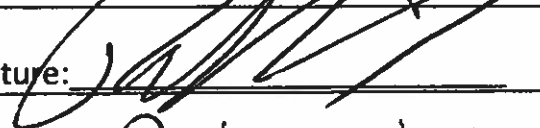

Signature: 	Signature: 
Printed Name: <u>Katie Robey</u>	Printed Name: <u>Stephen Robey</u>
Business: <u>Bambi</u>	Business: <u>Advocates</u>
Signature: 	Signature: 
Printed Name: <u>RAY HARTLEY</u>	Printed Name: <u>ROSS</u>
Business: <u>Capt - Fishing</u>	Business: <u>CAP Boat</u>

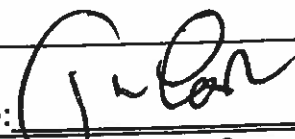
Signature: 	Signature: 
Printed Name: <u>Fortunato MEADIS</u>	Printed Name: <u>Stan Medeiros</u>
Business: <u>Blue Proctor</u>	Business: <u>Profiem inc</u>

We thank you for your attention and considering our support, and we ask that you approve the proposed zoning change.

Respectfully,

Signature: 	Signature: _____
Printed Name: <u>John F. Reardon</u>	Printed Name: _____
Business: <u>Hercules SLR Rigging Co</u>	Business: _____
Signature: 	Signature: _____
Printed Name: <u>SCOTT HURNS</u>	Printed Name: _____
Business: <u>Red's Best</u>	Business: _____

Signature: 	Signature: _____
Printed Name: <u>PAUL LEBLOND</u>	Printed Name: _____
Business: <u>BLUE FLEET WELDING</u>	Business: _____
Signature: 	Signature: _____
Printed Name: <u>Pamela Arruda</u>	Printed Name: _____
Business: <u>Bayline Inc Boatyard</u>	Business: _____

Signature: 	Signature: _____
Printed Name: <u>TIM COOPER</u>	Printed Name: _____
Business: <u>TICKON SEAFOOD</u>	Business: _____

August 10, 2021

***Re: Hand delivered***

**New Bedford Planning Board  
New Bedford City Hall  
133 William Street  
New Bedford, MA 02740**

**Re: Proposed Zoning Change – Case #21-25**

**Dear Members of the Planning Board:**

**We are writing to you as property owners, taxpayers, business owners and most importantly as employers to express our strong objection to the above referenced proposed zoning change.**

**We are all long-time participants / investors in New Bedford's Working Waterfront. We directly employ hundreds of people and indirectly employ hundreds more – providing them with a chance to earn a living and support their family. For decades, our businesses have been essential to making New Bedford the Number One Fishing Port in the United States. Our investments and hard work have been the single most important driver of New Bedford's economy for decades – in good times and in bad times.**

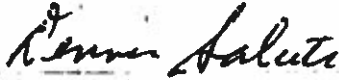
**In recent years, our businesses have been pressured by two separate interests that have made it more difficult for us to continue to operate and to grow our businesses: (a) the wind industry; and (ii) retail businesses. We recognize and appreciate that change is natural and evolution is required. We are willing to adapt over time. In so doing, however, we ask that the City recognize and prioritize our waterfront industrial needs. We feel strongly that the existing zoning along Route 18 and south of the Eversource site is appropriate to support the seafood industry which is the most important part of New Bedford's economy. The current zoning also supports the wind industry. In contrast, the proposed zoning would also take away from both the Working Waterfront and the new wind industry.**

New Bedford Planning Board  
August 10, 2021  
Page Two

As you evaluate the situation and vote upon your recommendation to the City Council, we respectfully ask that you strongly consider the hundreds of jobs that maybe placed at risk if New Bedford's Working Waterfront is squeezed out of its long standing and natural space.

We appreciate your thoughtful consideration of this request.

Sincerely,



Dennis Saluti  
Quality Custom Packaging



Norval Stanley  
Bergie's Seafood



Brian Marder  
Marder Trawling



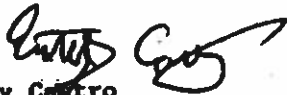
Stephanie DeMello  
Carlos Seafood



Tony Castro  
Maritime Realty



Richard Barry  
Pier Fish



Tony Castro  
Portside Realty



Lars Vinjerud, II  
Fleet Management, LLC



New Bedford Planning Board

August 10, 2021

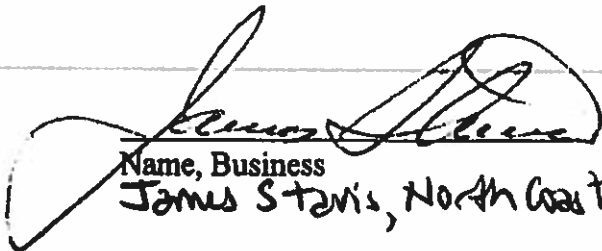
Page Two

As you evaluate the situation and vote upon your recommendation to the City Council, we respectfully ask that you strongly consider the hundreds of jobs that maybe placed at risk if New Bedford's Working Waterfront is squeezed out of its long standing and natural space.


We appreciate your thoughtful consideration of this request.

Sincerely,

\_\_\_\_\_  
Name, Business

  
Name, Business  
James Stanis, North Coast Spas

\_\_\_\_\_  
Name, Business

  
Name, Business  
ANTHONY M. MARCELLA, DIRECTOR  
OCEAN CLIFF CORPORATION

\_\_\_\_\_  
Name, Business

\_\_\_\_\_  
Name, Business

\_\_\_\_\_  
Name, Business

\_\_\_\_\_  
Name, Business