

# Old Rochester stuns Hudson with bold overtime decision

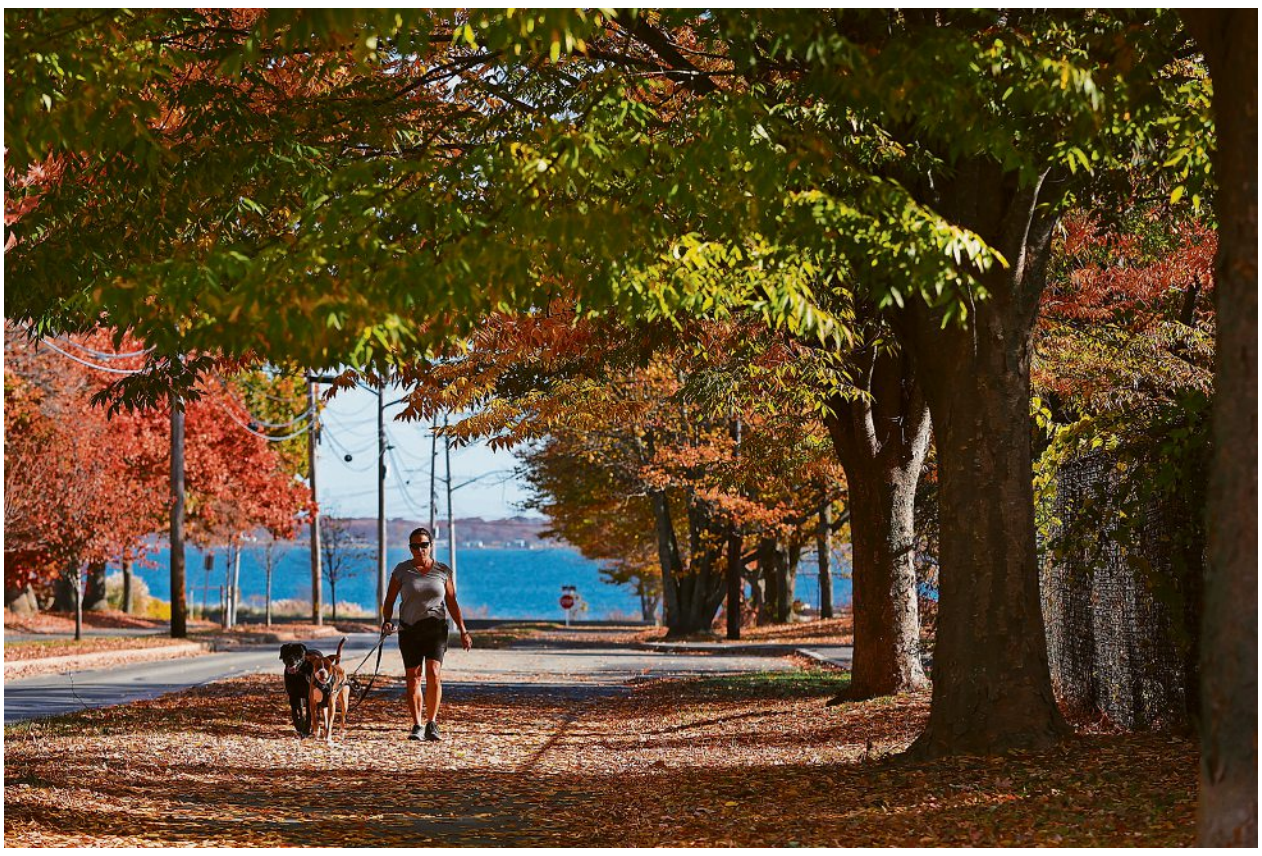
SPORTS, 1B

NEW ENGLAND NEWSPAPER OF THE YEAR NEW BEDFORD, MASSACHUSETTS

The Standard-Times

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# AUTUMN WALK



**Rachel Machado and her dogs Porter and Oakley take in the colors of autumn as they walk up South Rodney French Boulevard in New Bedford on Nov. 4.** PETER PEREIRA/THE STANDARD-TIMES

# New Bedford backs tax break to turn old mill buildings into homes

**Frank Mulligan**
The Standard-Times | USA TODAY NETWORK

NEW BEDFORD – A $20 million project to develop 47 apartments in three buildings that once powered textile mills on Belleville Avenue in the early 1900s is in line for a city tax deal.

The Nashawena Mills building across the street once serviced by the three-building complex at 620 Belleville Ave. on the Acushnet River is now the site of Joseph Abboud manufacturing.

The three buildings once housed – in order from street to the river in the rear - office space, the turbines, and the boiler room, that supported the Nashawena Mills. The smokestack at the rear of the building where the boiler building is located will remain part of the new apartment complex, according to the developers.

Lisa Serafin Sheehan is one of the owners of 620 Belleville and is partnering with co-owner Jeffrey Glassman of apparel business "darn it!," located in a nearby Belleville Avenue building which Glassman owns. He also owns Hatch Street Studios.

Joshua Amaral, Office of Housing and Community Development director, said the tax increment financing deal with the city will help the developers secure state tax credits under the state Housing Development Incentive Program.



**A three-building complex that once provided power to circa-1910 textile mills may provide apartment units under a plan now before the city.**
FRANK MULLIGAN/STANDARD-TIMES

### Other apartment projects OK'd for tax deal include

The city has previously approved four tax-increment exemption deals with different developers so they could tap into the state HDIP program.

They included 193-197 Union St., the former Keystone site, that was awarded $3.55 million in HDIP for 45 apartments; Elmwater Landing at 89 N. Water St. that was awarded $2.5 million in HDIP for 19 apartments; the Couto Residences at 4586 Acushnet Ave. that was awarded $2.5 million in HDIP for 65 apartments; and the former Holy Family Holy Name School at 91 Summer St. that is seeking $2.5 million in HDIP for 44 market-rate condominiums.

Most of the units are market rate. HDIP requires at

**See HOUSING, Page 2A**

# Construction frustrating owners of local businesses

**Seth Chitwood**
The Standard-Times | USA TODAY NETWORK

NEW BEDFORD — Downtown New Bedford business owners say continued construction, detours and parking difficulties are making it harder to attract customers and keep their businesses profitable.

For some, the closure of longtime restaurant Whaler's Tavern has sharpened concerns about their own future.

"It was difficult for locals to get to us. Never mind someone who is a tourist who's not familiar," said Kristen Brito.

She worked at the tavern for nearly a decade before receiving the news in a text that they would be closing.

"We had our customers, we had our regulars. We had our people that are feeling really sad about this," she said.

Brito believes construction for the New Bedford Whaling Museum expansion on North Water Street contributed significantly to the tavern's difficulties. She said it wasn't its sole cause, but the street was closed for 10 weeks during peak tourist season, making the restaurant harder to reach for both regular customers and visitors.

"Construction killed the foot traffic and the road traffic," she said.

Visitors coming from the Whaling Museum also faced longer walks around closures, she said, creating a particular challenge for older customers navigating cobblestones.

Brito said they complained about access before the remaining one-way traffic arrangement was changed to accommodate two-way travel.

The tavern's outdoor parklet, typically available in May, also did not open until July, according to Brito, limiting a major source of business during the warmer months.

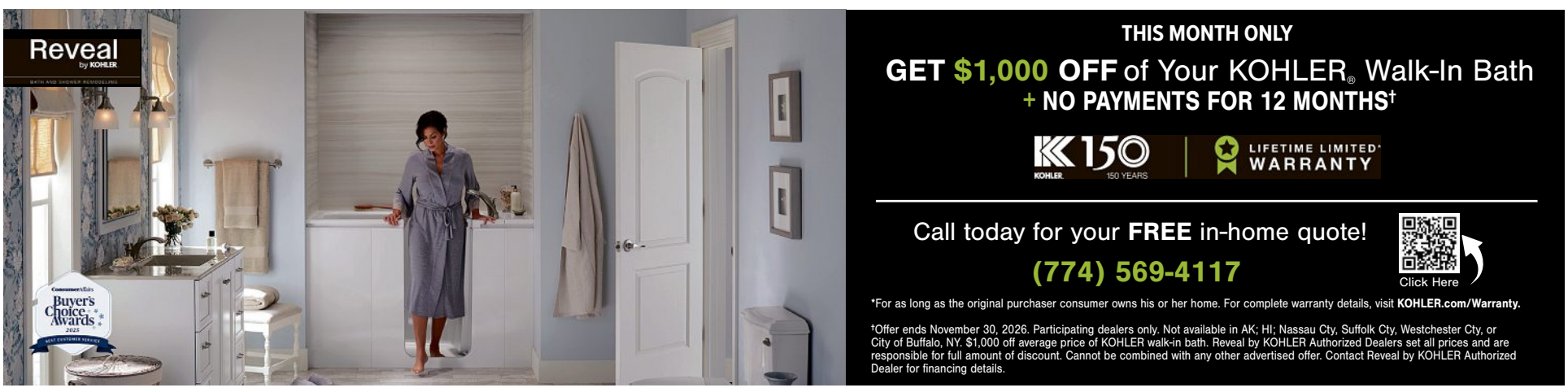
However, Brito described construction as one part of a broader set of pressures. Rising food and utility costs, customers squeezed by housing expenses, restaurant competition and what she viewed as insufficient investment by ownership all contributed to the difficulties, she said.

"Honestly, we never bounced back after COVID, so, I think it was a combination of those things," she added.

**See CONSTRUCTION, Page 4A**



**On Sept. 3, an ironworker walks across the frame of the future New Bedford Whaling Museum Welcome & Exhibition Center being constructed across from the historic museum seen in the distance.**
PETER PEREIRA/THE STANDARD-TIMES




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