



PLANNING BOARD

City Hall, Room 303
133 William Street,
New Bedford, MA 02740
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www.newbedford-ma.gov

Registry of Deeds Use Only:

CITY CLERK

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	16-31 and 16-32			
Request Type:	Extension of previously approved Site Plan and Special Permit			
Address:	20 Willis Street			
Zoning:	Mixed Use Business (MUB) zoning district			
Recorded Owners:	Southeastern Massachusetts Veterans Housing Program, Inc (Lots 33&167) and Purchase Street Corp. (Lot 168)			
Owners Address:	20 Willis Street New Bedford, MA 02740 And 1265 Purchase Street New Bedford, MA 02740			
Applicant:	Women's Development Corporation, 861A Broad Street, Providence, RI 02907			
Applicant's Address:	861A Broad Street Providence, RI 02907			
Application Submittal Date		Public Hearing Date		Decision Date
November 2, 2018		November 14, 2018		November 14, 2018
Assessor's Map	Lots	Deed Book	Page	Land Court Cert No.
66	33	10962	246	
	167	2886	81	
	168	3392	23	

Application: Women's Development Corporation (861A Broad Street Providence, RI 02907) request for an additional **6 month extension** of Site Plan Approval and a Special Permit for parking reduction, originally granted on November 30, 2016 and subsequently granted a one year extension on January 23, 2018, for new construction of veteran's housing and support services on a 0.51 acre site located at 20 Willis Street, NW Purchase Street and WS Purchase Street (Map: 66 Lots: 167,168, & 33) in a Mixed Use Business [MUB] zoned district.

Action: GRANTED, WITH CONDITIONS, as described in section four (4).

A copy of this decision was filed with the City Clerk of the City of New Bedford on November 28, 2018.

11/28/18
Date

Arthur Glassman, Vice-Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Women's Development Corporation (861A Broad Street Providence, RI 02907) request for an additional 6 month extension of Site Plan Approval and a Special Permit for parking reduction, originally granted on November 30, 2016 and subsequently granted a one year extension on January 23, 2018, for new construction of veteran's housing and support services on a 0.51 acre site located at 20 Willis Street, NW Purchase Street and WS Purchase Street (Map: 66 Lots: 167,168, & 33) in a Mixed Use Business [MUB] zoned district.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

- Communication from Charlotte Thomas-Davison, Senior Project Manager, Women's Development Corporation, dated November 2, 2018; date stamped received by City Planning Department November 2, 2018.

3) DISCUSSION

Board Members Kathryn Duff recused herself from the subject discussion and left the meeting room.

Board Members Arthur Glassman, Peter Cruz, Kamile Khazan, and Alexander Kalife were in attendance at the November 14, 2018 meeting. City Planner Tabitha Harkin and Staff Planner Jennifer Carloni were present during the discussion.

Acting Chair Glassman read the Communication from Charlotte Thomas-Davison, Senior Project Manager, Women's Development Corporation, dated November 2, 2018 into the record. The letter requested an additional 6 month extension of Case #31-16 (Site Plan Approval) and Case #32-16 (Special Permit). According to the letter, the reason for the request is "due to the inherent complexities of a low income housing tax credit project, we have experienced some delays in financing and under writing. We estimate that we will be able to reach a financial closing with DHCD and other lenders by January of 2019, complete all demolition activities, and begin vertical construction by February 2019."

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Kalife to approve Case #16-31 & #16-32: 20 Willis Street – Request by applicant for an additional 6 month extension of Site Plan Approval and a Special Permit for parking reduction, originally granted on November 30, 2016 and subsequently granted a one year extension on January 23, 2018, for new construction of veteran's housing and support services on a 0.51 acre site located at 20 Willis Street, NW Purchase Street and WS Purchase Street (Map: 66 Lots: 167,168, & 33) in a Mixed Use Business [MUB] zoned district. Applicant: Women's Development Corporation (861A Broad Street Providence, RI 02907).

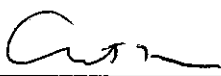
The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved four (4) to zero (0).

Board Member Khazan – Yes
Board Member Glassman – Yes

Board Member Kalife – Yes
Board Member Cruz – Yes

Filed with the City Clerk on:

11/28/18
Date



Arthur Glassman, Vice-Chair
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