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STAFF REPORT

REPORT DATE

November 9, 2018

PLANNING BOARD MEETING

November 14, 2018

Case #31-16 Request for Extension of
Case #32-16 Site Plan Approval &
Special Permit Approval

Property: 20 Willis St/ NW Purchase St/
WS Purchase St
Map: 66 Lots: 167, 168, & 33

Zoning: Mixed Use Business

Owner(s): Southeastern Massachusetts
Veterans Housing Program, Inc
20 Willis Street
New Bedford, MA 02740

Purchase Street Corp
1265 Purchase Street
New Bedford, MA 02740

Applicant: Women's Development
Corporation
861A Broad Street
Providence, RI 02907



Looking west from the intersection of Purchase Street & Willis Street

Request

The applicant request an additional 6 month extension of Case #31-16 (Site Plan Approval) and Case #32-16 (Special Permit). The cases were originally granted approval on November 30, 2016 and subsequently were granted a one year extension on January 23, 2018.

According to the request letter submitted by Charlotte Thomas-Davidson, Senior Project Manager, Women's Development Corporation, the request is made:

"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."

Project Summary

The previous Site Plan approval was for the 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. The board also granted a Special Permit for a reduction in the required number of parking space from the thirty-five required to eighteen (18) as proposed.

New construction will consist of two (2) buildings. **Building A**, built along Willis and Purchase Streets, will house 23 Single Residency Occupancy (SRO) apartments, social office suite, a community kitchen, large dining/community room, several outdoor patios, and site improvements covering 4,000+/- SF. **Building B**, located at the corner of Willis and Pleasant streets will provide seven (7) apartments, to feature two (2) studio style, three (3) one-bedroom, and two (2) two bedroom units within 2,000+/- SF of interior space. Seven (7) staff members will assist the residents.

The project was originally estimated for completion and occupancy by October 2018 with an estimated budget of \$4,400,000.00.

Staff Recommendation

Extension Request. Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it act favorably on the requested extensions for the project:

- ▣ That the following specific conditions be applied to this decision:
 - All conditions of the original approvals (Case #31-16 & Case #32-16) are in full force and effect.
 - The extension is granted for an additional six months to June 23, 2019.
- ▣ That the following general conditions also be applied to this decision:
 - That the applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds.
 - The applicant shall ensure that a copy recorded decision be provided for the Planning Division Case file folder.
 - The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon by June 23, 2019 or they will lapse.

20 Willis Street Map:66 Lots: 167, 168, & 33

NOTE: Property line is approximate; for discussion purposes, only. Aerial map is oriented north.

