



November 2, 2018

Kathryn Duff, Chair
Planning Board
133 William Street, #303
New Bedford, MA 02740

PLANNING
NOV 02 2018
DEPARTMENT

Dear Ms. Duff,

As noted on the attached Notice of Decision from the New Bedford Planning Board a request for the extension of our Site Plan Approval and a Special Permit for Parking Reduction was granted for the project known as Willis Street Apartments on January 23, 2018.

We understand that the rights authorized by the granted approval must be exercised and acted upon within one year or they will lapse. We are formally writing to request an extension of the Site Plan (case: 31-16) and Special Permit (case: 32-16) for Parking Reduction approvals for 6 months.

Due to the inherent complexities of a low income housing tax credit project, we have experienced some delays in financing and underwriting. 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 of 2019.

We understand and accept that any extension of the Site Plan and Special Permit approval will not alter the conditions with which they were originally approved and that all recommendations and conditions stipulated in the attached Notice of Decision will still apply.

We look forward to continuing our work with the Planning Department and appreciate the time you have invested to help make it possible. Please feel free to contact me at (401) 941-2900 ext. 118 or by email thomasdavison@wdchoc.org should you have any additional questions regarding this request.

Sincerely,

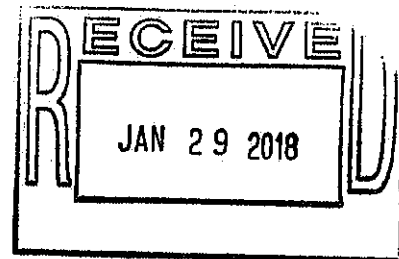
Charlotte Thomas-Davison
Senior Project Manager
Women's Development Corporation



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD
City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508) 979-1488
www.newbedford-ma.gov

Registry of Deeds Use Only:



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			
Lot Area:	0.51 acres			
Owners:	Southeastern Massachusetts Veterans Housing Program, Inc (Lots 33&167) and Purchase Street Corp. (Lot 168)			
Applicant:	Women's Development Corporation, 861A Broad Street, Providence, RI 02907			
Application Submittal Date	Public Hearing Date		Decision Date	
November 14, 2017	December 13, 2017		January 23, 2018	
Assessor's Map	Lots	Deed Book	Page	Land Court Cert No.
66	33	10962	246	
	167	2886	81	
	168	3392	23	

Cases #16-31 and #16-32: Request by applicant for extension of both Site Plan Approval and a Special Permit for parking reduction, originally granted on November 30, 2016 for new construction of veteran's housing and supportive services on a 0.51 acre site located at 20 Willis Street, NW Purchase St and WS Purchase St (Map 66 Lots 167, 168 & 33) in the Mixed Use Business (MUB) zoning district.

The Planning Board held a public hearing for the above applications on December 13, 2017. The Board opened and heard the cases simultaneously. Planning Board members present and acting on the cases were:

Colleen Dawicki, Chair
Arthur Glassman
Peter Cruz
Alex Kalife

The four members present satisfied the legal quorum for a Special Permit (four members) and Site Plan Review (three members).

James Reed, Executive Director of the Veterans' Transition House, presented the application to the Planning Board. He stated that there are no changes proposed to the project and that this is simply an extension request. He stated the timeframe provided by CDAC provides for funding sometime in January.

Chairperson Dawicki noted this is not unusual when complicated financing structures are involved, and that no changes to the original decision are being requested.

The Board relied on the following documents and other supporting materials in reaching their decision:

- Staff Report
- Copy of the previously approved Notice of Decision for Case #16-31 (Site Plan Approval)
- Copy of the previously approved Notice of Decision for Case #16-32 (Special Permit)

DECISION: By a vote of four in favor, none opposed and none abstaining, the Planning Board approved this application.

GENERAL FINDINGS:

1. This is an extension request only, no new changes to the approved project are being proposed.
2. There was no public comment in favor of the application; there was no public comment in opposition to the application; there were no letters in the file.

APPLICABLE LAW AND DECISION CRITERIA:

Massachusetts General Laws Chapter 40A, Section 9 (Special Permits):

Zoning ordinances or by-laws shall provide for specific types of uses which shall only be permitted in specified districts upon the issuance of a special permit. Special permits may be issued only for uses which are in harmony with the general purpose and intent of the ordinance or by-law, and shall be subject to general or specific provisions set forth therein; and such permits may also impose conditions, safeguards, and limitations on time or use.

Section 5300 of the New Bedford Zoning Ordinance (Special Permits)

5310. Special Permit Granting Authority. *The Zoning Board of Appeals, the Planning Board or the City Council shall act as the Special Permit Granting Authority under this Chapter as specifically designated...*

5320. Criteria. *Special permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the benefit to the City and the neighborhood outweigh the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:*

- 5321. Social, economic, or community needs which are served by the proposal;*
- 5322. Traffic flow and safety, including parking and loading;*
- 5323. Adequacy of utilities and other public services;*
- 5324. Neighborhood character and social structures;*
- 5325. Impacts on the natural environment; and*
- 5326. Potential fiscal impact, including impact on City services, tax base, and employment.*

Section 3100 (Parking and Loading)

3110. Applicability. *Every building erected, enlarged, converted, or relocated and each use or change of use of land shall be provided with off-street parking spaces and off-street loading spaces in accordance with Section 3130, Table of Parking Requirements.*

3120. Special Permit. Any parking or loading requirement set forth herein may be reduced upon the issuance of a special permit by the Planning Board if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit.

3140. Location and Layout of Parking and Loading Facilities. Off-street parking and loading, for facilities other than single- or two-family residences, may be provided in structures or in the open air, and shall be subject to the following regulations pertaining to their layout and location...

Section 5400 of the New Bedford Zoning Ordinance (Site Plan Review)

5410. Purpose. The purpose of this Section is to provide for individual detailed review of development proposals which have an impact on the natural or built environment of the City in order to promote the health, safety and general welfare of the community; to ensure adequate parking, safe and accessible pedestrian and vehicular circulation; and to minimize traffic impact on City streets.

Applicability. The following types of activities and uses require site plan review by the Planning Board:

5422. New multiple-family residential construction of three (3) or more units or expansion of existing multifamily residential structures resulting in the creation of one or more additional units.

SPECIFIC FINDINGS

1. The extension request, with no new changes to the approved project being proposed, continues to meet the requirements under the Zoning Ordinance and the prior approvals for the Site Plan and the Special Permit.
2. The extension is necessary because of the complex financing structures involved.

WAIVERS:

None

CONDITIONS:

1. All conditions of the original approvals are in full force and effect.

MOTIONS:

The New Bedford Planning Board approved an extension of the Site Plan approval for Application #16-31 and an extension of the Special Permit for Application #16-32 for parking reduction originally granted on 11/30/16 and for new construction of veteran's housing and supportive services located at 20 Willis Street, based on the findings and conditions set forth above.

Motion: Arthur Glassman

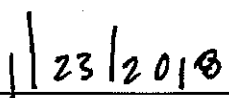
Seconded: Peter Cruz

Vote: 4-0-0

SIGNED BY:



Kathryn Duff, Chair
City of New Bedford Planning Board



Date

DATE OF FILING:

CITY CLERK'S OFFICE
NEW BEDFORD, MA
JAN 24 P 3:57
CITY CLERK

A copy of this decision was filed with the City Clerk of the City of New Bedford. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Chapter 40A Sections 8 and 17 of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Zoning Ordinance

The Special Permit issued hereunder shall not be valid until recorded at the Registry of Deeds in Bristol County as provided in MGL c.40A.