



## City of New Bedford

### Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN

DIRECTOR

## STAFF REPORT

### REPORT DATE

March 9, 2018

### PLANNING BOARD MEETING

March 14, 2018

Case #18-8: SPECIAL PERMIT

Case #18-9: SITE PLAN REVIEW

475 Purchase Street

Map 42, Lot 52

**Applicant/  
Owner:** Benvindo Dos Santos Faria  
Neves, Trustee of Benvindo  
Dos

Santos Faria Neves and Ana  
Gomes Pinto Inter Vivos  
Trust  
475 Purchase Street  
New Bedford, MA 02740

**Applicant's  
Agent:** Ricardo Romao-Santos  
1118 Acushnet Avenue  
New Bedford, MA 02746



**475 Purchase Street**

Looking west from Purchase Street

(North is located to the right of the front of the structure)

### Overview

The Request is for **Site Plan Approval** and a **Special Permit (Parking Reduction)** for a renovation and conversion of the subject property into a three-family dwelling with related site improvements including a new parking area in the rear.

The applicant proposes to convert the existing two-family dwelling into a three-family dwelling. The conversion includes extending the driveway and adding a parking area in the rear that can accommodate three parking spaces. The proposed use as a three family requires six (6) parking spaces (2 per residential unit). Therefore, the applicant seeks a **Special Permit** for a reduction in the parking requirements for the project. The expansion of an existing multifamily residential structures resulting in the creation of one or more additional units requires **Site Plan Review**.



### **Existing Conditions**

The project site contains a two and a half (2.5) story two-family dwelling on a 4,261 SF lot. The lot has 42' of frontage on Purchase Street and 102'± of depth.

The dwelling is 26'x56' with a front porch, two entrances on the south side, and one in the rear. A staircase leads from the street to the front porch of the dwelling. The house sits approximately 3'-4' above the grade of the street. A one car driveway currently exists at grade with the street on the southeast corner of the lot. A retaining wall is present on the south and west side of the driveway. There is a total of four bedroom and two bathrooms in the house. The rear, south side yard, and two areas in the front yard are grass.

The property is located in a dense residential neighborhood of predominantly two- and three-family dwellings, one block west from Monte Park. Directly abutting this property to the south is an almost identical two-family dwelling, to the north is a church, and to the rear is another church with parsonage. Directly east across Acushnet Avenue is a three-family dwelling.

### **Proposed Conditions**

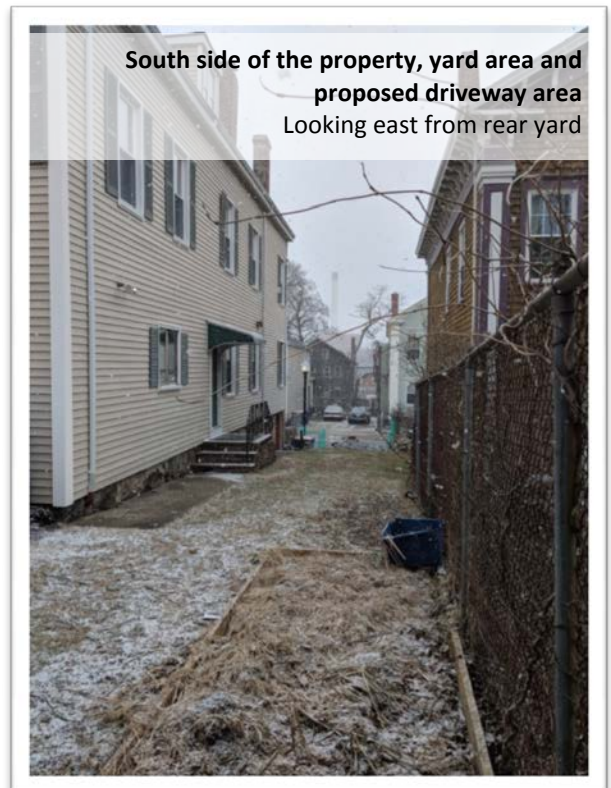
The petitioner proposes renovating the house and property in order to accommodate the addition of a third residential unit. The applicant proposes to convert the current attic space into a third dwelling unit by demolishing a portion of the roof and adding shed dormers. The applicant proposes replacing/adding windows, restoring the original friezes, architectural boards and moldings. On the south side of the property the applicant proposes adding a three story covered porch.

The project is required to provide six (6) parking spaces on-site. The applicant proposes to extend the existing driveway to access to an unpaved area in the rear. The petitioner proposes three (3) parking spaces in the rear parking area. The driveway will be graded to rise from the existing location of the retaining wall to the rear parking area. The driveway area will be permeable pavers per a condition of variance approval from the Zoning Board of Appeals per the hearing on February 15, 2018.

Three new wall sconce light fixtures are proposed. Two will be installed on the south elevation over the driveway and one in the rear over the parking area.

### **For Board Consideration**

The applicant received a recommendation from the Historical Commission to City Council for the partial demolition of roof at the Historical Commission on December 4, 2017. City



Council heard the Communication/Demolition at a Public Hearing on February 22, 2018 and voted to amend the petition to include “that the granting of the demolition be contingent on the ZBA and Planning Board granting the petitioner the relief being sought by each Board on the project.”

The applicant was granted relief from the Zoning Board of Appeals for green space, side yard setbacks, as well as the requirement that the rear parking area be concrete or asphalt. The Zoning Board of Appeals conditioned their approval that that the driveway area be permeable pavers on the February 15, 2018 public hearing.

While the Zoning Board of Appeals waived the requirement for the rear parking area to be paved concrete or asphalt, staff recommends that permeable pavers be utilized in the rear parking area to match those used for the driveway. Permeable pavers would retain some permeable area while providing a stable surface for vehicular use. Staffs express concern for the conditions of a grassed parking area in combination with the slope of the proposed driveway in inclement weather.

A fourth parking area is shown in the driveway yet this use would create an extremely tight area of approximately 7-7.5' for vehicles to pass by. It is also a contradictory use to the green space also shown in the same area.

### **Review Comments**

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

The Department of Public Infrastructure comments asked the following question of the application: “Owner proposes three parking spaces on unpaved area. How do you prevent the oil and grease from penetrating the soil?”

Conservation Commission comments note that this project is not in or within 100' of any State or Local Wetland Resource Areas. Therefore, no permit is required from the Conservation Commission.

No other comments were received as of the writing of this report. Any comments received will be forwarded to board members.



### **Master Plan Goal**

Insofar as this proposal would encourage and maintain a wide range of housing types throughout the City, staff finds that this proposal is consistent with the master plan's goals to support development that provides for housing of all income levels.

### **Materials For Consideration**

The submittal is shown for the Proposed 3 Family Building, 475 Purchase Street New Bedford, MA, owner Benvindo Neves, dated January 15, 2018. Plans were prepared by Romao Santos Architects, in New Bedford, MA. The plan set consists of the following sheets:

- Cover Sheet
- L.1 Site Plan (Existing)
- L.2 Site Plan (Proposed)
- A.1 First Floor Plan
- A.2 Second Floor Plan
- A.3 Third Floor Plan
- A.4 Basement FLR Plan
- A.5 Elevations
- A.6 Elevations
- A.7 Elevations

In addition to the foregoing submitted materials, the Planning Board may also wish to consider:

### **Waivers**

The applicant has submitted waiver petitions for consideration by the Planning Board. The following waivers have been requested for:

- Grading and Drainage Plan
- Utility and Grading Plan
- Landscape Plan
- Erosion Control Plan
- Sign Plan
- Lighting Plan

### **Development Impact Statement (DIS)**

The applicant has not provided a DIS for the proposed development.

### **Traffic Impact & Access Study**

The applicant has not provided a traffic analysis for the proposed development.

### **Staff Recommendation**



**Site Plan Review.** Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it move to approve the requested site plan approval for the project as proposed:

- ☐ Permeable pavers be installed in the rear parking area.
- ☐ That all general conditions be applied to this decision:
  - The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.

- The applicant shall ensure that a copy of the Notice of Decision, bearing the certification of the New Bedford City Clerk signifying no appeal has been made against the project's approval, be provided for the Planning Division Case file folder.
- The applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.
- 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 within one year from the date the decision was granted or they will lapse.

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**Materials Provided by the Applicant** (available at: <http://www.newbedford-ma.gov/planning/planning-board/planning-board-agenda-info-2018/>):

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|---------------------------------|--|
| 1. Site Plan Review Application | 4. Certified Abutters List                           |
| 2. Special Permit Application   | 5. Bristol County (S.D) Registry of Deeds Book 12010 |
| 3. Plan Set                     | Page 88  |

## 475 Purchase Street Map: 41, Lot: 52

*NOTE: Property line is approximate; for discussion purposes, only.*

