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

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CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 NOV 30 A 8:41
CITY CLERK

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

Case Number:	32-16
Request Type:	Special Permit
Address:	20 Willis St, NW Purchase St, WS Purchase St
Zoning:	Mixed-Use Business (MUB) zoning district
Recorded Owners:	Southeastern Massachusetts Veterans Housing Program, Inc. (Map 66, Lots 33 & 167) Purchase Street Corp. (Map 66, Lot 168)
Applicant:	Women's Development Corporation
Applicant Address:	861A Broad Street Providence, RI 02907

Application Submittal Date	Public Hearing Dates	Decision Date
October 21, 2016	November 16, 2016	November 30, 2016

Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
66	167 33 168	2886 10962 3392	81 246 23	

Application: Request for Special Permit for reduction of off-street parking from thirty-five (35) to eighteen (18) spaces on a 0.51 acre site, located at 20 Willis Street, WS Purchase Street and NW Purchase Street (Map 66, Lots 167, 168 & 33) in the Mixed-Use Business (MUB) zoning district.

Action:

GRANTED, WITH THE FOLLOWING 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 30, 2016. Any person aggrieved by this decision for Special Permit has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 17 of Chapter 40A of the General Laws of Massachusetts.

11/29/16
Date

Colleen Dawicki, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Southeastern Massachusetts Veterans Housing Program submitted concurrent applications for Case 31-16: Site Plan Review and Case 32-16: Special Permit for Parking Reduction under Chapter 9 Comprehensive Zoning, §5400-5490B Site Plan Review, associated Special Permit under §5300-5390-Special Permit, and §3000-General Regulations, 3100-Parking & Loading, 3110-Applicability, 3120-Special Permit for Parking Reduction, and 3130-Table of Parking and Loading Requirements - Appendix C. The request was submitted for new construction of veteran's housing with support services and reduction of off-street parking from thirty-five (35) to eighteen (18) spaces, on a combined .51+/- acre site, located at 20 Willis Street, WS Purchase Street and NW Purchase Street(Map 66, Lots 167, 168 & 33) in the Mixed-Use Business (MUB) zoning district.

Nonprofit educational corporation uses are permitted by right in the MUB zoning district. The Veteran's Transition House (VTH) is a 501 (c) (3) non-profit, founded in 1990 by a group of Vietnam veterans and community leaders who acknowledged the need for housing and supportive services on the South Coast for veterans and those experiencing homelessness. The program's objectives are to offer rehabilitation services, a path to self-sufficiency and reintegration of veterans into the community by offering a "hand-up, not a hand-out". The Veteran's Transition House is an active member of the City of New Bedford's Homeless Service Provider's Network (HSPN) which serves as a Continuum of Care (CoC) under programming with the U.S. Department of Housing and Urban Development (HUD).

Due to significant site constraints including the size, shape, and grade of lot coupled with the demands of the logistical considerations of the supportive housing program, the applicant is not able to fully comply with certain dimensional requirements of the municipal ordinance. It is understood that the mixed-use facility proposed by VTH provides significant educational programming. Therefore, the project proposal is exempt from certain dimensional requirements (under the Dover Amendment MGL) dictated by the long, narrow shape of the land, so services offered by the facility may meet the needs of veterans within the perimeter area of the proposed new construction.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

<u>Plans Considered to be Part of the Application</u>

The plan submittal was shown as Site Redevelopment for Willis Street Apartments (A.P. 66, Lots 33, 167 & 168) at 20 Willis Street in New Bedford, MA, for Women's Development Corporation, 861A Broad Street, Providence, RI 02907 and Southeastern Massachusetts Veterans Housing Program, Inc, 20 Willis Street, New Bedford, MA 02740, dated October 21, 2016, prepared by Commonwealth Engineers & Consultants, Inc., 400 Smith Street, Providence, RI 02908 [consisting of thirteen (13) pages];

and

Existing Conditions for A.P. 66, Lots 33, 167 & 168, 20 Willis Street, in New Bedford, MA, dated 08/10/16, prepared by Commonwealth Land Surveyors [consisting of one (1) page];

and

Willis Street Apartments, 20 Willis Street, New Bedford, MA, for Women's Development Corporation and Southeastern Massachusetts Veterans Housing Program, Inc., dated 10/21/2016, prepared by ICON Architecture, 101 Summer St, Boston, MA 02110 [consisting of seven (7) pages].

Title Sheet – Sheet 1
Existing Conditions Plan - Sheet 2/13
Demolition Plan – Sheet 3/13

Construction Layout Plan – Sheet 4/13
Grading & Drainage Plan – Sheet 5/13
Utility & Grading Plan – Sheet 6/13
Landscape Plan – Sheet 7/13
Erosion Control Plan – Sheet 8/13
Lighting Plan – Sheet 9/13
Construction Details – Sheet 10/13
Construction Detail – 11/13
Construction Details – Sheet 12/13
Construction Details Sheet 13/13

Existing Conditions (Survey) – Sheet 1/1
Site Diagram for Willis Street Apartments – Sheet 1/1

Cover Sheet
Building A-Ground Floor and First Floor Plan – A-101
Building A-Third Floor Fourth Floor & Roof Plan – A-102
Building B-Floor Plans & Roof Plan – A-103
Building A-Elevations – A-201
Building B- Elevations- A-202
Enlarged Unit Plans - A-501

Other Documents and Supporting Materials

Staff Review Comments were provided for the November 16, 2016 Planning Board meeting with the following attachments:

- Site Plan Review Application
- Special Permit Application
- Building Demolition Review Dated October 25, 2015
- Deeds of Ownership - Bristol County Registry of Deeds
- Book 10962, Page 246; Bk 2886, Pg 81; Bk 3392, Pg 23
- Letter of Authorization for Map 66, Lot 168
- Project Narrative
- Development Impact Statement
- Memorandum from DPI Dated November 3, 2016
- SRTA Citing Bus Stop Distance
- Lighting Tear Sheets and Photo metrics
- Cost Estimate
- Stormwater Calculations
- Letter of Support from Department of Veterans Services
- Site Photos
- Site Plan Set
- Architectural Plan Set

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion.

Acting City Planner Jennifer Clarke, AICP and Staff Planner Constance Brawders were present during the proceedings.

Presenting the project proposal were Dean Harrison, Executive Director of Real Estate for the Women's Development Corporation, Charlotte Thomas-Davison, Senior Project Manager, Timothy Behan, P.E. (Commonwealth Engineers & Consultants, Inc., 400 Smith Street, Providence, RI 02908), James A. Reid, Executive Director of Veteran's Transition House (VTH), and Jason Stripinis, Business Manager for Veteran's Transition House.

Discussion related to the Special Permit for parking reduction focused on site constraints and understanding that an agreement would be recorded between VTH and Purchase Street Corp, the current land owner of Map 66, Lot 168 to memorialize the parking use by residents and employees.

Chairperson Dawicki asked for a motion to open the Public Hearing which was moved by Board Member K. Duff then seconded by Board Member A. Glassman. Motion carried unanimously five (5) to zero (0).

After having had the opportunity to direct questions for project clarification, speaking in favor of the project was property abutter James Pappas. Councilor-at-Large Linda Morad submitted a letter of project support which was read into the record.

With no further questions and with no member of the public body speaking or asking to be recorded in support or opposition of the applications by the Women's Development Corporation and VTH before the Board, motion was moved to close the public hearing by Board Member K. Duff, seconded by Board Member A. Glassman. Motion carried unanimously five (5) to zero (0).

In considering this application for Special Permit, the Board took into account the characteristics of the site and the proposal in relation to that site, specific factors set forth under **Section 5320. Criteria** of the zoning ordinance and the project's consistency in meeting the strategic goals set forth by the city's Master Plan. The proposed plan for new construction of veteran's housing and support services and reduction of off-street parking from thirty-five (35) to eighteen (18) spaces met the thresholds for the provision of a special permit from a practical standpoint (economic, pedestrian, environmental and potential fiscal benefits) as well as meeting site plan approval for a project that offers much needed services to our veterans.

4) DECISION

Board Member K. Duff made the motion to approve, with conditions, the Special Permit Application for **Case 32-16:** for Special Permit for reduction of off-street shared parking from 35 (thirty-five) to (18) eighteen (18) spaces located at 20 Willis Street, WS Purchase Street and NW Purchase Street (Map 66, Lots 167, 168 & 33) in the Mixed Use Business (MUB) zoning district.; second by Board Member A. Glassman.

1. That the project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date.

2. That the applicant will honor all of the Department of Public Infrastructure's recommendations in memo dated November 3, 2016.

3. That the applicant shall submit final plan revisions to the Planning Division in the following formats:
   One (1) -11" x 17" Plan Set
   One (1) CD or USB with Plan Set in PDF format

and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.

4. That the applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward signed by the office of the City Clerk for the Planning division case file folder.

5. That 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.

6. That 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 they were granted or they will lapse.

A roll call vote was taken and unanimously approved five (5) to zero (0).

Board Member Duff -Yes
Board Member Glassman – Yes
Board Member Cruz – Yes
Board Member A. Kalife – Yes
Chair Person Dawicki – Yes

Filed with the City Clerk on:

11/29/16
Date

Colleen Dawicki, Chair
City of New Bedford Planning Board

Department of Public Infrastructure

Euzebio Arruda
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

MEMORANDUM

To: City of New Bedford Planning Board

From: Euzebio Arruda, Commissioner, DPI

Date: November 3, 2016

RE: Willis Street Apartments – Site Plan
Willis Street
Plot 66 Lots 33,168 and 167

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. Driveway permits are subject to Traffic Commission approval.
2. Permits for sidewalk, driveways, drainage, sewer and water must be obtained from the Department of Public Infrastructure Engineering Division.
3. Driveways and Sidewalks to be built in accordance with City of New Bedford regulations and the driveways with 4 foot transitions curb on both sides.
4. All utilities to be installed in accordance with City of New Bedford standards.
5. This site plan includes 3 lots, which may need to be combined to meet zoning requirements.
6. Owner must contact the Department of Public Infrastructure to assign a new address for the proposed buildings.
7. Cement concrete wheelchair ramps to be build in accordance with ADA and City of New Bedford Standards.
8. Owner to install wheelchair ramp on the east side of Purchase Street across from the southwest corner of Willis St./ Purchase St.
9. Owner must contact the Department of Public Infrastructure about the location of Wheelchair ramps at the Willis St. / Pleasant St. intersection.
10. Thermoplastic crosswalks must be installed at all wheelchair ramps.

PLANNING
NOV 08 2016
DEPARTMENT
CASE 31-16 + 32-16

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1550 Fax 1-508-979-1054
ZEB.ARRUDA@NEWBEDFORD-MA.GOV

ATTACHMENT 1

11. Drainage must tie in directly to the manhole over the 48" storm drain at the Northwest corner of Campbell St. / Purchase St.
12. Trees to be a minimum of 2 ½" caliper.
13. Cut and cap all unused water services at the main.
14. Cut and cap all unused sewer services at the property line.
15. Install tapping sleeve and gate for the 4 inch and 6 inch water services.
16. Install a #8 curb stop box 1.5 feet from the face of the curb for the 2 inch domestic water service.
17. Install backflow preventers on all fire supplies.
18. Water meters to be installed at point of entry 1 foot from basement wall.
19. The Department of Public Infrastructure requires a final set of approval plans to be submitted that reflect all revisions made prior to the start of construction.
20. Developer and site contractor must schedule a pre- construction meeting with DPI prior to the start of construction.
21. Upon Completion, Engineer must submit "As Built Drawings" in CADD format prior to the Certificate of Occupancy being issued.

CC: Department of Inspectional Services
Environmental Stewardship
Women's Development Corporation
Southeastern Mass. Veterans Housing Program, Inc.
Commonwealth Engineers & Consultants, Inc.

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