



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

SUBMIT TO
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

2016 OCT 21 12:28
CITY CLERKS OFFICE
NEW BEDFORD, MA

SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: "Construction/Layout Plan" by: Commonwealth Engineers & Consultants, Inc dated: 10/21/16

1. Application Information

Street Address: 20 Willis Street, New Bedford, MA (1074 Pleasant St. on Deed)

Assessor's Map(s): 066 Lot(s) 167, 168, 33

Registry of Deeds Book: 2886, 3392, 10962 Page: 87, 23, 246

Zoning District: MUB

Applicant's Name (printed): Women's Development Corporation

Mailing Address: 861A Broad Street Providence RI 02907
(Street) (City) (State) (Zip)

Contact Information: 401-941-2900 thomasdavison@wdchoc.org
Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other Developer

List all submitted materials (include document titles & volume numbers where applicable) below:

See Site Plan Review Application for plans, certified abutter's list, proof of ownership and electronic files. Refer to "Appendix C. Special Permit Application" for 5. Photos Depicting Existing Conditions and 6. Impact Statement.

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

10/20/16

Date

[Signature]
Signature of Applicant

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PLANNING
OCT 21 2016
DEPARTMENT
CASE 32-14

2. Zoning Classifications

Present Use of Premises: MUB

Proposed Use of Premises: MUB

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

N/A

3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

Applicant seeks to construct 30 units of permanent affordable housing. Including 23 enhanced SRO apartments with supportive services and 7 affordable apartments. Apartments include (2) studios, (3) one-bedrooms and (2) two-bedrooms units. Seeking a SPECIAL PERMIT FOR PARKING REDUCTION as part of our site plan review.

The project is comprised of 3 parcels, 2 of which will become an 18-space parking lot for the new project. The existing facility is beyond its useful life and

will be demolished as part of the project. The new facility will be approximately 20,000 sqft and will replace the existing 22,000 sqft building. The existing facility has 13 parking

spaces and 36 residential units with as many as 45 residential occupants. Currently VTH has 21 FTE on a given day. The new project will reduce unit count to 30 and will

operate with a reduced staff count of 7 FTE. New Bedford parking requirements are 35 spaces plus 1 loading space. We request relief from these requirements. Proposed

parking is 18 spaces with no loading space. This includes 1 ADA van accessible space and 1 ADA regular handicapped space.

4. Please complete the following:

SEE ATTACHED ZONING TABLE

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	14,462	15,000	22,307
Lot Width (ft)	varies		varies
Number of Dwelling Units	36	36	30
Total Gross Floor Area (sq ft)	22,222		20,370
Residential Gross Floor Area (sq ft)	19,392		18,412
Non-Residential Gross Floor Area (sq ft)	2,830		1,958
Building Height (ft)	approx 35'	100'	42'
Front Setback (ft)	50.7'	0'	20.6'
Side Setback (ft)	0.9'	10'	7.4'
Side Setback (ft)	0'	10'	N/A
Rear Setback (ft)	N/A	20'	N/A
Lot Coverage by Buildings (% of Lot Area)	48.9%	0%	41.1%/26%
Permeable Open Space (% of Lot Area)	13%		15.9%
Green Space (% of Lot Area)	13%		15.9%
Off-Street Parking Spaces	13	36	18
Long-Term Bicycle Parking Spaces	0		0
Short-Term Bicycle Parking Spaces	0		6
Loading Bays	0		0

**LOT 167 ONLY/
COMBINED 3 LOTS**

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>50</u>	<u>40</u>
b) Number of employees:	<u>21</u>	<u>7</u>
c) Hours of operation:	<u>24 hrs</u>	<u>8-5</u>
d) Days of operation:	<u>7 days</u>	<u>7 days</u>
e) Hours of deliveries:	<u>8-5</u>	<u>8-5</u>
f) Frequency of deliveries:	<input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input checked="" type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other:	<u>bi-monthly</u>

6. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Women's Development Corporation

at the following address: 861A Broad Street, Providence, RI 02907

to apply for: Site Plan Review and Special Permit for Parking Reduction

on premises located at: 20 Willis Street, New Bedford, MA, 02740

in current ownership since: 1993

whose address is: 20 Willis Street, New Bedford, MA, 02740

for which the record title stands in the name of: Southeastern Massachusetts Veterans Housing Program, Inc.

whose address is: 20 Willis Street, New Bedford, MA 02740

by a deed duly recorded in the:

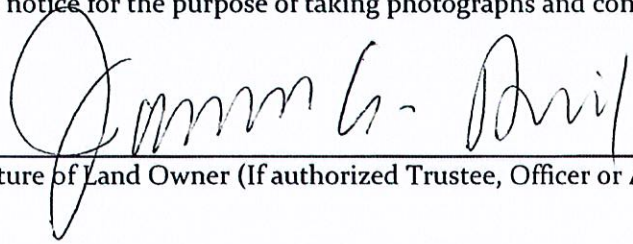
Registry of Deeds of County: Bristol County Book: 2886 Page: 87

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

10/20/16

Date


Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

ZONING TABLE:

REQUIREMENTS

MIXED USE BUSINESS	8,000 S.F. ALLOWED IN RA
LOT SIZE:	10,000 S.F. FOR TWO FAMILY UNITS 15,000 S.F. FOR 3 OR MORE FAMILY UNITS
DENSITY:	1 PER 10,000 S.F. FOR SINGLE FAMILY 1 PER 5,000 S.F. FOR TWO FAMILY 1 PER 1,000 S.F. FOR THREE OR MORE FAMILY
FRONTAGE:	75 FT. FOR USES ALLOWED IN RA 100 FT. FOR TWO FAMILY 150 FT. FOR THREE OR MORE FAMILY 0 FT. FOR OTHER ALLOWED USES
HEIGHT:	45 FT. FOR SINGLE OR TWO FAMILY 60 FT. FOR THREE FAMILY 100 FT. FOR OTHER ALLOWED USES (1) 2.5 STORIES FOR THREE OR MORE FAMILY 4 STORIES FOR OTHER ALLOWED USES 7 STORIES FOR OTHER ALLOWED USES
FRONT YARD:	20 FT. FOR USES ALLOWED IN RESIDENTIAL DISTRICT (1) 0 FT. FOR OTHER ALLOWED USES
SIDE YARD:	10 FT. ON ONE SIDE, 12 FT. ON OTHER IN RESIDENTIAL FOR OTHER USES, 10 FT. ON ANY SIDE ADJACENT LOT IN A RESIDENTIAL DISTRICT OR USED FOR RESIDENTIAL PURPOSES.
REAR YARD:	30 FT. FOR USES ALLOWED IN RESIDENTIAL DISTRICT 10 FT. FOR 1 TO 2 STORY BUILDINGS 20 FT. FOR 3 OR MORE STORY BUILDINGS
BLDG. LOT COVERAGE:	30%; 40% ON CORNER LOTS FOR USES ALLOWED IN RESIDENTIAL DISTRICT; 0% FOR OTHER USES
GREEN SPACE:	35% FOR USES ALLOWED IN RESIDENTIAL DISTRICT; 0% FOR OTHER USES

(1) DENOTES HEIGHT SHALL NOT EXCEED 1.75 TIMES THE HORIZONTAL DISTANCE FROM ITS FACE TO THE OPPOSITE STREET LINE.

PARKING DIMENSIONAL REQUIREMENTS:

REQUIREMENTS

MULTI-FAMILY (3) OR MORE PER STRUCTURE:

TWO (2) SPACES PER DWELLING UNIT
ONE (1) LOADING SPACE FOR EACH MULTI-FAMILY DWELLING CONTAINING MORE THAN TEN (10) DWELLING UNITS.

30 DWELLING UNITS PROPOSED REQUIRED = 30 SPACES PLUS 1

LOADING SPACE

OFFICES: ONE SPACE PER 200 SQ. FT. OF GROSS OF GROSS FLOOR AREA

OFFICE AREA = 878 SQ. FT. GROSS FLOOR AREA = 5 SPACES

TOTAL REQUIRED = 35 SPACES PLUS 1 LOADING SPACE

PARKING SUMMARY:

EXISTING = 15 SPACES (NO LOADING)

PROPOSED = 18 SPACES (NO LOADING) INCLUDES
1 ADA VAN ACCESSIBLE AND 1 ADA REGULAR HANDICAPPED SPACE

NOTES:
1. THE EXISTING SITE CONTAINS 36 DWELLING UNITS AND THE

2. THE EXISTING DEVELOPMENT IS CONSIDERED

NON-CONFORMING BY DIMENSION (LOT AREA AND SETBACKS).

A.P. 66 LOT 167	EXISTING	PROPOSED
LOT SIZE:	14,462 S.F.	14,462 S.F.
DENSITY:	36 UNITS	30 UNITS
FRONTAGE:	64.77 FT.	64.77 FT.
HEIGHT:	3 STORY	4 STORY
FRONT YARD:	50.7 FT.	20.6 FT.
SIDE YARD:	0.9 FT.	7.4 FT.
REAR YARD:	NOT APPLICABLE	NOT APPLICABLE
BLDG. LOT COVERAGE:	48.9%	41.1%
GREEN SPACE:	13%	15.9%

A.P. 66 LOT 33	EXISTING	PROPOSED
LOT SIZE:	3,707 S.F.	3,707 S.F.
DENSITY:	0 UNITS	0 UNITS
FRONTAGE:	50.99 FT.	50.99 FT.
HEIGHT:	NOT APPLICABLE	NOT APPLICABLE
FRONT YARD:	NOT APPLICABLE	NOT APPLICABLE
SIDE YARD:	NOT APPLICABLE	NOT APPLICABLE
REAR YARD:	NOT APPLICABLE	NOT APPLICABLE
BLDG. LOT COVERAGE:	NOT APPLICABLE	NOT APPLICABLE
GREEN SPACE:	100%	22.9%

A.P. 66 LOT 168	EXISTING	PROPOSED
LOT SIZE:	4,138 S.F.	4,138 S.F.
DENSITY:	0 UNITS	0 UNITS
FRONTAGE:	50.99 FT.	50.99 FT.
HEIGHT:	NOT APPLICABLE	NOT APPLICABLE
FRONT YARD:	NOT APPLICABLE	NOT APPLICABLE
SIDE YARD:	NOT APPLICABLE	NOT APPLICABLE
REAR YARD:	NOT APPLICABLE	NOT APPLICABLE
BLDG. LOT COVERAGE:	NOT APPLICABLE	NOT APPLICABLE
GREEN SPACE:	13%	15.9%