



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

2016 OCT 21 P 12:25  
CITY CLERK  
NEW BEDFORD, MA  
CITY CLERK'S OFFICE

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

### SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan 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 Street 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 thomasdavis@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 Table of Contents in Site Plan Review Application submission

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 of Applicant

OCT 21 2016

DEPARTMENT

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • [www.newbedford-ma.gov](http://www.newbedford-ma.gov)  
PH: (508)979-1488 • FX: (508)979-1576

CASE 31-16

## 2. Review Applicability (Check All That Apply to Your Proposal)

### Category

- ☒ Residential
- ☒ Commercial
- ☐ Industrial
- ☒ Mixed (Check all categories that apply)

### Construction

- ☒ New Construction
- ☐ Expansion of Existing
- ☐ Conversion
- ☐ Rehabilitation

### Scale

- ☐ < 2,000 gross sq feet
- ☒ > 2,000 gross sq feet
- ☒ 3 or more new residential units
- ☐ 1 or more new units in existing res. multi-unit
- ☐ Drive Thru Proposed
- ☐ Ground Sign Proposed
- ☒ Residential Driveway With > 1 curbcut

## 3. Zoning Classifications

Present Use of Premises: MUB

Proposed Use of Premises: MUB

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

N/A

## 4. Briefly Describe the Proposed Project:

Applicant seeks to construct 30 units of permanent housing. Including 23 enhanced SRO apartments with supportive services and 7 affordable family apartments. Apartments include (2) studios, (3) one-bedrooms and (2) two-bedroom units. 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 up to 45 occupants. Currently VTH has 21 FTE on a given day. The new project will reduce the staff count to 7, the unit count to 30 units and increase the parking to 18 spaces. The project is seeking a special permit for parking reduction.

## 5. Please complete the following:

**SEE ATTACHED ZONING TABLE**

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
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'		42'
Front Setback (ft)	50.7'	0'	20.6'
Side Setback (ft)	0.9'	10'	7.4'
Side Setback (ft)	0'	10'	



LOT 167 ONLY/  
COMBINED 3 LOTS

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		9
Loading Bays	0		0

**6. 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>		

**7. Planning Board Special Permits:**



The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

Special permit for parking reduction

**8. ZBA Variances and Special Permits:**

**NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.**



The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_



The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_

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:

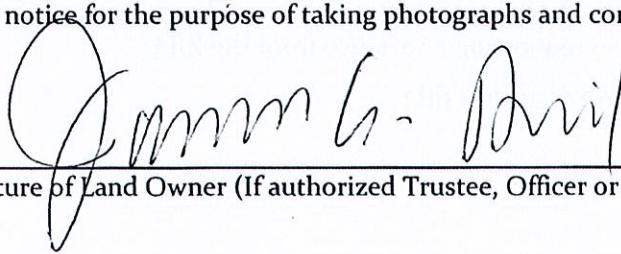
Registry of Deeds of County: Bristol County Book: 2886 Page: 87

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

LOT SIZE:	8,000 S.F. ALLOWED IN RA 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)
HEIGHT:	2.5 STORIES FOR USES ALLOWED IN RA OR RB 4 STORIES FOR THREE OR MORE FAMILY 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 DISTRICTS; 0 FOR OTHER USES

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

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%

### 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.

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%

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 ACCESSABLE AND 1 ADA REGULAR  
HANDICAPPED SPACE

#### NOTES:

1. THE EXISTING SITE CONTAINS 36 DWELLING UNITS AND THE PROPOSED SITE WILL CONTAIN 30 DWELLING UNITS.
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%