



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

CITY OF NEW BEDFORD
 JONATHAN F. MITCHELL, MAYOR

Registry of Deeds Use Only:
 CITY CLERK
 2015 OCT 20 A 10:45
 CITY CLERKS OFFICE
 NEW BEDFORD, MA

NOTICE OF EXTENSION

Case Number: #33-13				
Request Type: Extension for Special Permit Official Decision				
Address: 72 North Water Street				
Zoning: Mixed Use Business District; Downtown Business Overlay District; Bedford Landing Historical Overlay District				
Applicant: Candleworks Ventures, LLC & New Bedford Parcel A, LLC				
Applicant Address: 72 N. Water Street, 3rd Fl, New Bedford, MA 02740				
Request for Extension Submittal Date	Decision Date Recorded by City Clerk			
September 28, 2015	November 27, 2013			
Public Hearing Date				
November 13, 2013				
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
53	68, 291, 295 (F/K/A Parcel A) & 296 (F/K/A Parcel B)	10419 10419	212-214 215-217	

Application: Request by applicant for administrative approval by the Planning Board for an extension of a Special Permit Official Decision recorded with the City Clerk on November 27th, 2013 for a reduction of the minimum off-street parking requirements for a Mixed-Use project at the Candleworks Building located at 72 North Water Street.

Action: GRANTED

10.20.15
 Date


 Jennifer Clarke, AICP, Acting City Planner
 Agent for the Planning Board

1.) APPLICATION SUMMARY

Candleworks Ventures, LLC, and New Bedford Parcel A, LLC, 72 N. Water Street, New Bedford, MA 02740 requested an extension for a Special Permit for parking reduction recorded with the office of City Clerk on November 27, 2013 under provisions of Chapter 9, Comprehensive Zoning relative to property located at 72 North Water Street, Assessor's Map Plot 53, Lots 68, 291, 295 (F/K/A Parcel A) and 296 (F/K/A Parcel B) in a Mixed Use Business zoning district. The applicant proposes to build a mix-use 4745 SF hotel, conference center, restaurant, and condominium project on a 45,812 +/- SF site.

The applicant sought administrative approval by the Planning Board for extension for Special Permit Official Decision under Section 5370 for good cause, which includes without limitation that certain of the permits initially granted for the subject project remain under appeal.

2.) MATERIALS REVIEWED BY THE BOARD

- Letter to the Planning Board, from Candleworks Ventures LLC and New Bedford Parcel A, LLC. By: Partridge Snow & Hahn LLP, its attorneys, signed by Michael A. Kehoe, Esq., 128 Union Street, Suite 500, New Bedford, MA 02740 date stamped received by City Planning Department September 28, 2015.

3.) DISCUSSION

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

City of New Bedford Staff Jennifer Clarke (Deputy Director of Planning & Community Development, and Acting City Planner) and Constance Brawdors (Staff Planner) were present during proceedings for the subject case review.

Atty. Michael Kehoe of Partridge Snow & Hahn LLP addressed the Board, on behalf of Candleworks Ventures, LLC and New Bedford Parcel A, LLC, in regard to the request for extension for Special Permit Official Decision. Atty. Kehoe noted for the record that the case submittal was approved with conditions in November 2013 and previously granted a one year extension. Atty. Kehoe cited the project was still an active case at the Bristol County Superior Court system due to an abutter's appeal. Atty. Kehoe was now before the Planning Board for administrative approval for a request for a second extension for Special Permit Official Decision for Special Permit for Parking Reduction. He reminded the Board of the applicant's intent to enter into a parking agreement with the Elm Street garage and Whale's Tooth lot to serve the anticipated parking needs of the project design.

The Board members briefly discussed the request and agreed they understood the reason for the extension petition.

Motion was made to open the public hearing by K. Duff, seconded by A. Glassman. No one spoke or asked to be recorded in favor or opposition to the request. Motion was made by A. Glassman to close the public hearing, seconded by P. Cruz. No further discussion ensued.

4.) FINDINGS

The Board found that the applicant met all requirements listed under Chapter 9 Comprehensive Zoning Section 5370 (Lapse). The Board found the applicant demonstrated good cause.

5.) EXTENSION

With respect to the extension requested by the applicant, the Board was presented with sufficient information at the hearing to justify the extension.

6.) DECISION

Based on a review of the submitted request, the Planning Board **GRANTED** the requested extension, administratively.

On a motion by K. Duff, seconded by P. Cruz and unanimously approved by a vote of Five (5) to Zero (0), the Planning Board granted a second one-year extension on Case #33-13 for a Special Permit Official Decision recorded with the City Clerk on November 27th, 2013 for reduction of the minimum off-street parking requirements for a Mixed-Use project at the Candleworks Building located at 72 North Water Street.

Filed with the City Clerk on:

10.20.15

Date


Jennifer Clarke, Agent for the Planning Board