

Michael A. Kehoe
mak@psh.com

September 28, 2015

VIA HAND DELIVERY
City of New Bedford Planning Board
City Hall
133 William Street
New Bedford, MA 02740

Re: Special Permit Official Decision, Case Number 33-13,
72 North Water St.

Dear Members of the Planning Board:

By this letter, on behalf of the below-petitioner, my office hereby requests a one-year extension of the above referenced permit.

Per Section 5370 of the New Bedford Code, this extension is being requested for "good cause", which includes, without limitation that certain of the permits initially granted for the subject project remains under appeal.

We would anticipate that this request being approved administratively by the Planning Board.

Respectfully submitted,
Candleworks Ventures LLC and
New Bedford Parcel A, LLC.
By: Partridge Snow & Hahn LLP, its attorneys



Michael A. Kehoe, Esq.

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PLANNING
SEP 28 2015
DEPARTMENT

OK 33-13

Michael A. Kehoe
mak@psh.com

September 28, 2015

VIA HAND DELIVERY
City of New Bedford Planning Board
City Hall
133 William Street
New Bedford, MA 02740

Re: Site Plan Review Official Decision, Case Number 29-13,
72 North Water St.

Dear Members of the Planning Board:

By this letter, on behalf of the below-petitioner, my office hereby requests a one-year extension of the above referenced permit.

Per Section 5480 of the New Bedford Code, this extension is being requested for "good cause", which includes, without limitation that certain of the permits initially granted for the subject project remains under appeal.

We would anticipate that this request being approved administratively by the Planning Board.

Respectfully submitted,
Candleworks Ventures LLC and
New Bedford Parcel A, LLC.
By: Partridge Snow & Hahn LLP, its attorneys



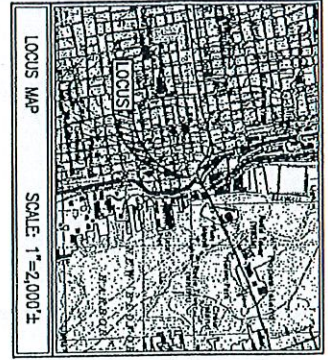
Michael A. Kehoe, Esq.

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PLANNING
SEP 28 2015
DEPARTMENT

Case 29-13

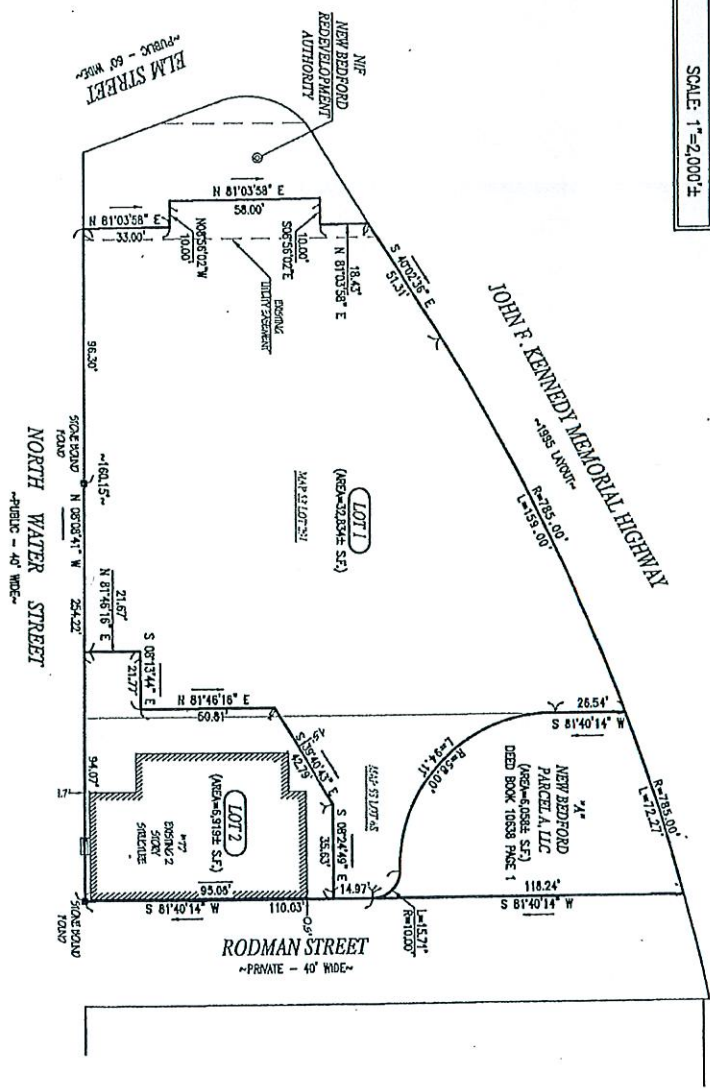


NOTES:
 1. PROPERTY LINE SURVEY PERFORMED BY THOMPSON FARLAND, INC. IN JANUARY 2012.
 2. THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1 AND LOT 2.
 3. LAND BELONGING TO NEW BEDFORD PARCEL A, LLC TO BE COVERED WITH LOT 1 FOR A TOTAL AREA OF 30,892± SF.

"I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS"

DATE _____

PROFESSIONAL LAND SURVEYOR



FOR REGISTRY USE ONLY

NEW BEDFORD PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW
 NOT REQUIRED

DATE: _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. Ch. 41, Sec. 81L AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE OR THAT IT MEETS ZONING, HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS.

RECORD OWNERS:
 MAP 53 LOT 291 & LOT 68
 CANDLEWORKS VENTURES, LLC
 DEED REFERENCE BOOK 10419 PAGE 212
 PLAN REFERENCE BOOK 170 PAGE 7
 ZONING: MIXED USE BUSINESS

SHEET 1 OF 1	PLAN OF LAND 72 NORTH WATER STREET ASSESSORS MAP 53 LOTS 291 & 68 NEW BEDFORD, MASSACHUSETTS	DRAWN BY: MOB DESIGNED BY: MOB CHECKED BY: BLM	THOMPSONFARLAND PROFESSIONAL ENGINEERS // LAND SURVEYORS www.ThompsonFarland.com (MAIN OFFICE) 300 COUNTY STREET, NEW BEDFORD, MA 02740 P.504.717.9415 NEW BEDFORD TAUNTON CAMBRIDGE MARLBOROUGH	REVISIONS

Petition for Special Permit

14. The proposed overall development, 72 North Water Street does not meet off street/on site parking space requirements contained in the City of New Bedford Zoning By-Laws.

The applicant intends to utilize 72 North Water Street (the Candleworks Building) in the same manner as it has been used in the past. That is, a 161 seat restaurant on the ground floor and offices spaces on the upper floors. The restaurant has a gross floor area of 4,166 square feet +/- and the offices occupy approximately 9,840 square feet of gross floor space. Under current City of New Bedford zoning by-laws, the restaurant and offices require 91 parking spaces. Upon development of the immediately adjacent parcels for a proposed hotel the developer will have one parking space for the Candleworks building. Therefore, the developer requests a special permit to allow the continued use of the Candleworks Building with one dedicated parking space. The developer intends to negotiate with the City of New Bedford to rent a number of parking spaces in the City owned facility styled the Elm Street Garage and to have patrons of the restaurant and tenants and their customers utilize said facility either by valet parking or self parking.

The applicant believes that the grant of a Special Permit is appropriate because the requested relief will enable continued use of the Candleworks Building and the development of the proposed hotel. There will be no detriment to public health and safety but conversely immense benefit to the Downtown Historic District and the City of New Bedford at large. Indeed, the utilization of the under-utilized Elm Street garage will be a significant benefit for the City.