

PREFERRED REALTY SERVICES LLC
1234 MARKET ST. P.O. BOX 40714
PHILADELPHIA, PA 19107
617-719-6789

PLANNING
JUN 22 2015
DEPARTMENT

Monday, June 22, 2015

CITY OF NEW BEDFORD PLANNING BOARD
Colleen Dawicki, Chairperson
CITY PLANNER, Jill Maclean
133 WILLIAM ST
NEW BEDFORD, MA 02740

RE: EXTENSION REQUEST FOR CASE #38-14 (Site Plan Review)
475 Union St Lot 51-269
sent via regular mail
& email (Jill Maclean <Jill.Maclean@newbedford-ma.gov>)

Ms. Colleen Dawicki, Chairperson

The applicant Preferred Realty Services hereby request that the ongoing case referenced herein be extend from July 8th 2015 and rescheduled for August 12th 2015.

The applicant appeared before the planning board on October 8th 2014 regarding case #39-14 (petition for rehearing) & case # 38-14 (site plan review). A favorable vote was reached on case #39-14, and the hearing opened for case # 38-14 site plan review.

Prior to adding suggestions to the plans submitted and a more detail set of Lighting, Drainage, Utility Plans for the planning board to vote on, the applicant was required to return to the Zoning Board of Appeals (ZBA) for the decision(s) on case # 4150 & 4151.

The applicant received a favorable decision on the referenced cases from the ZBA. Prior to making the final changes and completing a more detailed set of lighting, drainage, utility plans. The ZBA decision(s) were challenged by legal action, which was filed in November 2014. As a result, the applicant was forced to suspend his efforts to redraft the previously submitted plans reviewed by the planning board.

On June 16th 2015 the legal brought against the ZBA & Applicant was dismissed by the courts and the case closed. On June the 18th 2015 the City Clerk of New Bedford released the favorable decisions the ZBA granted to the applicant.

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During the legal action, the applicant in an effort to be better prepared for the redraft and reproduction of plans previously submitted, contracted for hired at additional expense(s) a local licensed professional engineer Steven Giolosa of SITEC.

The applicant understands Mr. Giolosa has appeared before the planning board and has a good understanding of the planning boards requirements. The applicant thought that all would be better served having a local engineering firm produce the final set of lighting, drainage, utilities, etc... plans to be voted on

Due to the details, requirements and work involved to generate a complete set of engineering plans, along with the time restrains of the upcoming national holiday.

The applicant graciously request that the hearing be extended to the next regular scheduled hearing on August 12th 2015.


The architectural suggestions made at the October 8th 2014, have been completed as they were minor in nature. The applicant as well as the engineer need the additional time requested to insure that the planning board has good and sufficient enough information on the engineer plans to render a vote under the site plan review application submitted.

The applicant and engineer would like to thank the planning board in advance if a favorable motion to extend as herein requested is granted at the July 9th hearing and extends further appreciation to the planning board for it's patience and understanding, regarding the unforeseen circumstances the project has incurred, requiring the need for extensions requested and grant to date.

We look forward to appearing before the planning board on 12 August 2015, with a complete set of plans addressing the changes and concerns from the review at the October 8th 2014 hearing.

Until then we remain,

Respectfully & Gratefully yours


Edward Redmond for
Preferred Realty Services LLC

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