



ZONING BOARD OF APPEALS

2015 JUN -1 A 8:05

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

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERK

Appeal Nr. 4190

Petition for a **Special Permit**

Date: 5-29-15

The undersigned petitions the Board of Appeals to grant a Special Permit in the manner and for the reasons hereinafter set forth under the provisions of the Zoning Ordinance to the following described premises:

1. Application Information

Street Address: 284,290-292,296 Hillman St.; 257-261,265 North St.; 123-131, 137-145 Liberty St.; and 304-328 Tremont St.

Assessor's Map(s): 57 Lot(s) 38

Registry of Deeds Book: 1153 Page: 316

Zoning District: Residence C. District

Applicant's Name (printed): New Bedford Housing Authority

Mailing Address: 134 South Second Street New Bedford MA 02740
(Street) (City) (State) (Zip)

Contact Information: 508-999-0600 / csaunders@saunderslawllp.com
Telephone Number Email Address

Applicant's Relationship to Property: Owner Contract Vendee Other _____

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

1) Petition for a Special Permit for a Comprehensive Permit & Exhibit A; 2) Letter of Steven A. Beauregard, Executive Director; 3) Appendix & Deeds; 4) Plot Plan; 5) Certified Abutter's List; 6) Rejected Building Permit Application; 7) Asbestos Containing Materials Report; 8) Westwood Review of EPA Soil Data

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 Division staff and Zoning 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.

5-29-15
Date

Steven A. Beauregard
Signature of Applicant

CITY CLERKS OFFICE
NEW BEDFORD, MA

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CITY CLERK

16. Verification of Ownership. By signing this application the petitioner is stating that they have read and understand this application and the accompanying instructions and information. If petition is granted, the approvals are specific to the plans submitted, unless the Board states otherwise. Also, if granted, that the Special Permit must be recorded and acted upon within one year.

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

I hereby authorize the following Applicant: _____

at the following address: _____

to apply for: _____

on premises located at: _____

in current ownership since: _____

whose address is: _____

for which the record title stands in the name of: _____

whose address is: _____

by a deed duly recorded in the:

Registry of Deeds of County: _____ Book: _____ Page: _____

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.

5-29-15
Date

Steven B. Seaward
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

EXHIBIT A

The New Bedford Housing Authority (herein after referred to as "Applicant") seeks a Special Permit for a Comprehensive Permit from the City of New Bedford Zoning Board of Appeals to redevelop the Westwood Housing Development located on Tremont, North, Liberty, and Hillman Streets in the City of New Bedford and more particularly identified by the City of New Bedford Assessors' on Map 57, Lot 38. The Applicant seeks the Comprehensive Permit pursuant to Massachusetts General Law Chapter 40B, Sections 20-23. The Lot is situated in a Residence C Zoning District.

The Westwood Housing Development was constructed in 1955 by the New Bedford Housing Authority with state-funding under Chapter 667 for the construction of housing for elderly and disabled persons. The Development contains four (4) buildings housing a total of thirty (30) units. The thirty (30) units are small efficiency apartments. Through time, the efficiency apartments became outdated and the demand for this type of apartment declined. Despite every effort, marketing these units became more difficult and the number of vacancies increased. As a result of the vacancies, Westwood experienced a significant increase in break-ins and vandalism that saw many apartments stripped of copper piping and metal materials. The damage caused by the vandalism rendered the vacant apartments unfit for habitation. In 2011, to ensure the safety of the remaining tenants, steps were taken to relocate them to other properties managed by the New Bedford Housing Authority. Since November 2011, the property has remained vacant.

The Applicant seeks a Special Permit for a Comprehensive Permit for relief under Sections 2210 (general), 2700 (dimensional regulations), 2710 (general), 2720 (table of dimensional requirements appendix B, minimum lot size, density of dwelling units, lot frontage,

front yard, side yard, rear yard, and lot coverage by buildings), 2750 (yards in residential district), 2751 (front yards), 2753 (rear yards), 2755 (side yards), 3100 (parking and loading), 3110 (applicability), 3130 (table of parking and loading requirements appendix C), 3149 (special permit for vehicular access to a building lot accessed from a public way that does not constitute frontage of the lot), 5300-5330 and 5360-5390 (special permit) to redevelop the Westwood Housing Development to be utilized as twelve (12) units of family accessible housing for persons with physical disabilities. The redeveloped Westwood Housing Project would remain a low-income housing development as required by Massachusetts General Law Chapter 40B, Section 21.

The Applicant intends to remove the existing four (4) buildings containing 30 units and redevelop the site to construct six (6) duplex style residences containing a total of twelve (12) family accessible housing units. The 12 family accessible housing units will contain the following bedroom distribution: two one-bedroom apartments, seven two-bedroom apartments, and three three-bedroom apartments for a total of 25 bedrooms. Reducing the number of units and redeveloping Westwood Housing Development will better serve the needs of the residents of the New Bedford Housing Authority as well as improve the surrounding neighborhood. The redeveloped project will reduce the density from 4 buildings containing 30 efficiency units, to 6 buildings with twelve (12) units that will offer improved living spaces and off-street parking. The Comprehensive Permit will allow the Applicant to completely redevelop the site without the limitations of having to work within the confines of existing buildings and allow it to address the inadequacies of the original Site Plan design. The Applicant believes the granting of the waivers requested by the Comprehensive Permit will result in a housing development project that reflects the best of new design practices within affordable housing, offer good and safe housing to

persons with physical disabilities, and improve the quality of life for residents in the development and surrounding neighborhood.

The Applicant seeks relief under the City of New Bedford Zoning By-Law Section 2210 that prohibits more than one principal structure on a lot to allow it to construct the six new duplexes for the Westwood Housing Development on one lot. Also, the Applicant seeks zoning relief from the Zoning Board of Appeals from Sections 2700, 2710, 2720, 2750, 2751, 2753, and 2755 to provide relief under the table of dimensional requirements for minimal lot size, density of dwelling units, lot frontage, front yard, side yard, rear yard, and lot coverage by buildings as contained in the Zoning By-Law. Specifically, the proposed re-development will construct three of the units on Liberty Street. They will be set-back 9.6 feet from Liberty Street. The three remaining duplexes will be situated on Tremont Street. They will be set-back 10 feet from Tremont Street. The City of New Bedford Zoning By-Laws require a 20 foot front yard set-back in a Residence C Zoning District and a 30 foot rear yard set-back in a Residence C Zoning District. The Applicant seeks relief from the Zoning Board of Appeals to construct the three duplexes fronting on Liberty Street set-back 9.6 feet, and three duplexes on Tremont Street setback 10 feet. The Zoning By-Law does not permit structures to be constructed with two frontages on a single lot, and the Applicant seeks permission from the Zoning Board of Appeals to construct the development with frontage on both Tremont Street and Liberty Street. Additionally, the three duplexes on Tremont Street and three duplexes on Liberty Street will share a common rear yard as the project contains one parcel of land with no lot line in between the rear of the structures. The Applicant further requests the Zoning Board of Appeals allow it to construct the six duplex units shown on the plan as they do not comply with the present side set-back requirements of 8 feet on one side and 12 feet on the other side. The side set-backs as

contained on the Site Plan submitted contain an 11.1 foot side set-back and 10.7 foot side set-back for the three units fronting on Tremont Street, and an 11.9 foot side setback and 9.8 foot side setback for the three units fronting on Liberty Street.

The Site Plan submitted in support of this Special Permit for a Comprehensive Permit details a common driveway that will serve all twelve units by entering North Street and traveling north through the property and exiting by way of Hillman Street. The twelve off-street handicap parking spaces provided will be accessed by traversing through the common driveway. Each of the twelve units will be provided one off-street handicap parking space. The Applicant seeks relief from the City of New Bedford Zoning requirement that requires two off-street parking space per dwelling unit. The Applicant in furtherance of its request to reduce the parking requirements from 24 to 12 parking spaces, cites the normal criteria used by the City of New Bedford Planning Board that is used to reduce parking and loading requirements by special permit. The Applicant cites Section 3120, 3122, 3123, and 3124 in furtherance of its request. The proposed Site Plan and the reduction in available parking is not inconsistent with Public Health and Safety and promotes a public benefit as contained in Section 3120. As the units will be used by persons with physical disabilities, the characteristics of the occupants of the facility reduces the required parking demand as called for in Section 3122 and 3123 of the New Bedford Zoning By-Law. Lastly, the lot contains available on-street parking that can be utilized by residents and/or visitors to the Westwood Housing Development, as called for under Section 3124 of the By-Law.

The Applicant also seeks permission to access the lot by a public way that does not constitute its legal frontage as required by section 3149 of the Zoning By-Law. The three duplexes front on Tremont Street and three duplexes front on Liberty Street. The driveway for the development will be accessed from North Street and exit onto Hillman Street. Neither North Street

nor Hillman Street constitute legal frontage. The parking plan laid out offers a safe and detailed parking plan for the residents and would promote public benefit. The Applicant will work in conjunction with the Zoning Board of Appeals and any and all City Departments as requested by the Zoning Board of Appeals to ensure safe traffic circulation as shown on the plan. This will include working with the New Bedford Traffic Commission to establish the curb cuts on North Street and Hillman Street, as well as installing proper one-way signage at the entrance and exit of the driveway on North Street and Hillman Street.

The New Bedford Housing Authority seeks to work cooperatively with the Zoning Board of Appeals and all City Departments to ensure compliance with all environmental safety rules and regulation regarding demolition of the existing structures and construction of the six new duplexes. This compliance will include asbestos abatement by properly licensed professionals. The Applicant has a Soil Management Plan in place and a Health and Safety Plan to ensure compliance with Environmental Safety standards to protect neighborhood residents and the area population. The New Bedford Housing Authority has a proven track record for compliance with safety and environmental regulations as called for by the Environmental Protection Agency and the Department of Environmental Protection as evidenced with its recent redevelopment projects at Hillside Court and West Lawn Housing Developments. As it relates to the proper disposal and removal of environmentally sensitive materials, the New Bedford Housing Authority will continue this proven track record on its redevelopment of its Westwood Housing Development.

The Site Plan submitted details an extensive exterior lighting plan, landscaping plan, and utility plan. The lighting plan contains lighting fixtures situated on the structures that will safely illuminate the development, while at the same time not interfering with area residences. The landscaping plan creates aesthetically pleasing back yards for area residents and greatly improves

the conditions as presently exist at the site. The front and side yards also have an aesthetically pleasing landscaping plan that will improve the surrounding neighborhood. The utility and drainage plan submitted provides adequate facilities and drainage for the development and the applicant seeks to work in conjunction with the Department of Public Infrastructure on any issues relating to utilities and drainage if requested by the Zoning Board of Appeals.

For Zoning Board of Appeals to grant the Special Permit for Comprehensive Permit, the project must be in harmony with Sections 5300-5330 and 5360-5390 of the City of New Bedford Zoning By-Laws. The application as submitted meets the criteria contained in Section 5320 for the issuance of a special permit. The special permit shall be granted by the Zoning Board of Appeals "only upon its written determination that the benefit to the city and the neighborhood outweigh the adverse effects of the proposed use taking into account the characteristics of the site and of the proposal in relation to that site." ID at Section 5320. Section 5320 states that the Zoning Board of Appeals shall consider the social, economic or community needs which are served by the proposal pursuant to Section 5321; the traffic flow and safety including parking and loading as called for under Section 5322; the adequacy of utilities and other public services as called for under Section 5323; the neighborhood character and social structures as called for under 5324; the impacts on the natural environment as called for under Section 5325; and the potential fiscal impact including impact on city services, tax base and employment as called for under Section 5326. The proposal submitted meets all six criteria as outlined in Sections 5321 through Sections 5326. The redevelopment of Westwood, an outdated and deteriorated housing development into a new complex with less density, and off-street parking into a visually attractive modern housing development that will serve low income residents of the City of New Bedford with physical disabilities will benefit the social, economic and community needs of the community consistent

with the City of New Bedford Zoning By-Law. The safe and efficient traffic and parking plan contained in the Site Plan complies with the requirements of Section 5322. The rehabilitation of the housing development will not have an adverse impact on the adequacy of utilities or other public services and will improve the overall impervious surface area and drainage capability for the site and the surrounding neighborhood in harmony with the Zoning By-Law. The Westwood Housing Development has been in existence since 1955 and the rehabilitation of the blighted development to a modern facility will have a positive impact on the neighborhood character and social structures in harmony with Section 5324 of the Zoning By-Law. As the Applicant will utilize a safe environmental remediation plan overseen by a Licensed Site Professional, the project will not create adverse impacts on the natural environment required by Section 5325. Finally, the proposed redevelopment will provide needed construction in related employment opportunities for area residents and will be a positive impact on the employment of the residents of the City of New Bedford in harmony with Section 5326 of the special permit Zoning criteria. As all the required criteria for the issuance of a special permit under the City of New Bedford By-Laws are met, the New Bedford Housing Authority respectfully requests the Zoning Board of Appeals grant the Special Permit for a Comprehensive Permit to allow it to redevelop the Westwood Housing Development into a modern 12-unit low income facility to provide family accessible units for persons with physical disabilities.

APPENDIX

- (1) Owner's/Landlord's Name New Bedford Housing Authority
- (2) Title Reference to Property See following attachments

(Attach copy of Deed, Certificate of Title & most recent Recorded Plans showing affected lot or lots)

- (3) If the Applicant is Not the Owner, Provide:
1. Notarized authorization letter from owner to tenant or buyer for application for this permit, on letterhead.
 2. Copy of Purchase & Sale Agreement or lease, where applicable.
 3. Copy of the deed or deeds of abutting parcels if said parcels have been held in common ownership with the subject property at any time since January 1, 1976.

BOOK	PAGE	GRANTOR	GRANTEE	DATE
160	543	Matthew Harkins	Saint Mary's Home of New Bedford	Jan. 17, 1894
1153	316	Saint Mary's Home of New Bedford	New Bedford Housing Authority	July 8, 1955
1156	190	Saint Mary's Home of New Bedford	New Bedford Housing Authority	August 1955

Source:

Bristol County (S.D.) Registry of Deeds, Southern District
Dee Information
Westwood – New Bedford Housing Authority
123-131 and 137-145 Liberty Street
304-328 Tremont Street
284,290-292, 296 Hillman Street
257-261, 265 North Street
New Bedford, MA. 02740

Worcester ss. July 5 1955

ORDER OF TAKING

WHEREAS the New Bedford Housing Authority, a public body, politic and corporate, duly organized and existing pursuant to the provisions of the Housing Authority Law of the Commonwealth of Massachusetts and having its principal place of business in New Bedford County of Bristol

WHEREAS the said New Bedford Housing Authority, in pursuance of its powers as set out in said Housing Authority Law, and every other power hereunto enabling, has determined that the area or areas hereinafter described within its jurisdiction constitutes an area to be used to provide a low-rent housing project for veterans (State-Aided Housing Project 367-2) as defined in Section 26NN of the Housing Authority Law, and

WHEREAS the New Bedford Housing Authority, in accordance with Section 26AA of the Housing Authority Law has submitted the plans and layout of the said project, the estimated costs thereof, the proposed method of financing it, and a detailed estimate of the expenses and revenue thereon, to the Chairman of the State Housing Board, and

WHEREAS the Chairman of the State Housing Board has approved the said project by giving written notice of his approval to the said Authority in accordance with the provisions of Sections 26AA and 26BE of the said Housing Authority Law, and

WHEREAS the New Bedford Housing Authority has determined that the taking in fee simple by eminent domain of the hereinafter described area or areas is necessary and reasonable required to carry out the purposes of the Housing Authority Law, or any of its sections, and

WHEREAS the New Bedford Housing Authority, in accordance with the provisions of Section 26I, subsection (b), of the Housing Authority Law, has deposited with the mayor, clerk, or treasurer of the city/town of New Bedford security to his/her satisfaction for the payment of such damages as may be awarded in accordance with law to the supposed owner/owners of the hereinafter described areas as required by G. L. (Ter. Ed.) Chapter 79, Section 49; and

NOW, THEREFORE, ORDERED, That the New Bedford Housing Authority, acting under the provisions of Section 26I of the Housing Authority Law, and all other enabling therewith enabling, and pursuant to the applicable provisions of G. L. (Ter. Ed.) Chapter 79, and of any and every other power and authority to it, granted or implied, hereby takes for itself in fee simple by eminent domain for the purposes hereinafter set forth, the area or areas hereinafter described, including all parcels of land therein, the trees, buildings, and other structures standing upon or adjacent thereto and including the fee to the center of any and all streets, highways, and public ways, contiguous and adjacent to the said area or areas but excluding any and all easements of public highways and public easements of travel in and to any and all streets, highways and public ways, contiguous and adjacent to the said area or areas, which said area or areas are situated in the city/town of New Bedford, as bounded and described in the attached Annex "A".

AND, that the New Bedford Housing Authority hereby makes the following awards, for damages sustained by the owner/owners and all other persons including all mortgagees of record having any and all interests in the area or areas hereinafter described in the taking of or injury to his/her property or entitled to any damages by reason of the taking:

Parcel Number	Supposed Owner	Area or A.	Award
85	James's Home	2,200	22,000
	of New Bedford		

The property and property rights taken, as aforesaid are shown on a plan (on sheets drawn by George J. Adams, C. E., dated July 2, 1955, and on file in the office of the New Bedford Housing Authority, State Aided Housing Project 367-2, 214 1/2, Commercial Street, New Bedford, Massachusetts, dated July 2, 1955) deposited in my office in the office of the New Bedford Housing Authority in the city/town of New Bedford, entitled "Eminent Domain Map, Project 367-2, 214 1/2, New Bedford, in the Authority". A copy of which to be recorded with this Order of Taking in the Registry of Deeds for Bristol County, New Bedford.

(Note: All parcels or registered and not to be identified.)

All names of owners, as shown upon, although supposed to be correct, are such only as matters of opinion, and shall not be taken as aforesaid are hereby required to remove all property except buildings, fences, and structures and trees from same to be taken before the date of the taking.

And it is hereby further ordered, that the Secretary of New Bedford Housing Authority cause to be recorded this instrument of Taking in the office of the Registry of Deeds in Bristol County, New Bedford.

IN WITNESS WHEREOF, we, the following members of the New Bedford Housing Authority hereby have caused the corporate seal of the Authority to be hereunto affixed and these presents to be signed in the name and behalf of the New Bedford Housing Authority this 5th day of July, 1955.

By *Charles J. ...* HOUSING AUTHORITY
Chairman

Approved as to form
Thomas C. Dolan

Thomas C. Dolan
Recorder

land in New Bedford, Bristol County, bounded and described as follows:

NORTHERLY by the northerly line of Willow Street there measuring 169.95 feet;

EASTERLY by the westerly line of Liberty Street there measuring 274.39 feet;

SOUTHERLY by the northerly line of North Street there measuring 169.61 feet; and

WESTERLY by the easterly line of Tremont Street there measuring 258.00 feet.

Containing 43,000 square feet.

Witness my hand and seal of office this 21st day of July, 1938.

Notary Public

Bristol County, Massachusetts

My commission expires on the 21st day of July, 1940.

Notary Public

My commission expires on the 21st day of July, 1940.

Witness my hand and seal of office this 21st day of July, 1938.

My commission expires on the 21st day of July, 1940.

Witness my hand and seal of office this 21st day of July, 1938.

My commission expires on the 21st day of July, 1940.

Witness my hand and seal of office this 21st day of July, 1938.

My commission expires on the 21st day of July, 1940.

Witness my hand and seal of office this 21st day of July, 1938.

My commission expires on the 21st day of July, 1940.

Said Myrtle Avenue is now Lloyd Street.

St Mary's
House of
New Bedford
Cooperative

Worthwood
Deed

MC 248

1955
Solely owned and held in fee by the law
of the Commonwealth of Massachusetts
for consideration paid by the grantor
and corporate, organized and existing under the Housing Authority, Law of said Commonwealth, the
receipt whereof is hereby acknowledged, hereby grant to said Housing Authority, its successors and assigns with quiet claim covering the land and buildings and structures
thereon located in the city/town of
New Bedford in said Commonwealth and the fee to the center of any and all streets,
highways and public ways, contiguous and adjacent thereto, but excluding any and all easements of
public highways and easements of travel in and along and all of said streets, highways and public
ways, bounded and described as follows:

Northerly by Hillman Street, there measuring 179 feet;
Easterly by Liberty Street, there measuring 251.65 feet;
Southerly by North Street, there measuring 179 feet;
Westerly by Tremont Street, there measuring 251.87 feet.
Containing 167.50 square rods, more or less, and being a part
of the premises conveyed to the grantor by Matthew Perkins by deed dat
January 17, 1906, recorded with Bristol County, (S.D.), Registry of Deeds
book 160, page 503.

Housing Authority, all rights of tenancy by the statute, lease,
contract and other interests therein

The above described premises were taken in fee by eminent domain by said Housing Authority as described in an Order of Taking dated July 2, 1955 and filed
and recorded with the said Registry of Deeds in Book 163 Page 100
and are shown as parcel on a plan entitled "Project Massachusetts, No. 2, New
Bedford Housing Authority, New Bedford, Mass., July 2, 1955, as amended" and
on file at the office of New Bedford Housing Authority, a copy whereof was recorded in
said Registry of Deeds with said order on said date.

For said consideration paid, the undersigned hereby remits, release and forever discharge
said Housing Authority, and its successors and assigns, and its officers,
agents, servants and employees, of and from any and all claims, demands, awards, liabilities, con-
tracts, agreements, actions and causes of action for damages, costs, expenses, compensation and
satisfaction, past, present and future, of every manner and description, both in law and in equity,
had or suffered by the undersigned and by all other person or persons having any and all interest
in said premises or entitled to any damages, costs, expenses, compensation and awards by reason
or arising out of said taking by eminent domain.

In witness whereof the grantor has caused this instrument to be signed
and these premises to be signed in its name and the seal of the
President of the Corporation to be placed hereon this 16th day of August, 1955.
Signed, sealed and delivered in
the presence of:

James H. Board

St. Mary's House of New Bedford
By *Thomas C. Dolan*
President

The Commonwealth of Massachusetts
August 16 1955

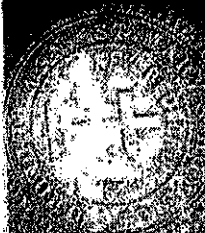
Then personally appeared the above named James H. Board, and
acknowledged the foregoing instrument to be the free act and deed of the
Home of New Bedford, New Bedford, Mass. My commission expires 6/11/1960
APPROVED: THOMAS C. DOLAN
Notary Public for the County of Bristol



I, James A. McHugh, Clerk of St. Mary's Home of New Bedford, Incorporated, hereby certify that a special meeting of the Board of Directors of said Corporation was duly called and held on February 25, 1955, at which a quorum was present and voted the following vote, which has not been altered or repealed - It was unanimously adopted, namely, "that the Most Reverend Bishop James L. Connolly, D. D., Bishop of Fall River, and President of St. Mary's Home Corporation, be authorized to sell and convey, execute and deliver to the New Bedford Housing Authority, Lot #38, Plot #37, according to plans on file by the City of New Bedford, comprising 45,602 square feet, more or less, bounded on the North by Hillman Street, on the East by Liberty Street, on the South by North Street, and on the West by Tremont Street, for the amount of \$11,400.00."

Witness my hand and the seal of the Corporation this fifth day of August, Nineteen hundred and fifty-five.

James A. McHugh
Clerk



HILLMAN

STREET

STREET

STREET

43,090 Sq. Ft.

AREA TAKEN BY CITY OF NEW BEDFORD 2,349 Sq. Ft.

TREMONT

LIBERTY

NORTH

STREET

BLOCK A
SCALE 1 IN = 20 FEET

PROPERTY LINE MAP, SITES A & B

PLANNED WITH THE STREET LINES
AS SHOWN IN THIS PLAN ARE CORRECT

Thomas A. Sullivan
REGISTERED PROFESSIONAL LAND SURVEYOR

Thomas A. Sullivan
REGISTERED PROFESSIONAL LAND SURVEYOR

927 STATE ST.
NEW BEDFORD, MASS.

PROJECT MASS 657-1
NEW BEDFORD HOUSING AUTHORITY
IN COOPERATION WITH
STATE HOUSING BOARD

DATE 6-1-54	BY W. J. THOMAS, CIVIL ENGINEER
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NEW BEDFORD HOUSING AUTHORITY

Post Office Box 2081
New Bedford, Massachusetts 02741

STEVEN A. BEAUREGARD
Executive Director

Steven.Beauregard@NewBedfordHousing
Authority.org

CENTRAL OFFICE:
134 SO. SECOND STREET

TEL: 508-997-4806
FAX: 508-997-4807
TDD: 508-997-4874

www.newbedfordha.org

May 29, 2015

New Bedford Zoning Board of Appeals
City Hall
133 Williams Street
New Bedford, MA 02740

Dear Members of the Board

The New Bedford Housing Authority, a local public agency established under the laws of the Commonwealth of Massachusetts, hereby submits its application for a Comprehensive Permit for the redevelopment of Westwood low-income housing development located on Tremont, North, Liberty and Hillman Streets.

Comprehensive permit applications for affordable housing are accorded the right to an expedited single local review for all local permits. This proposal is submitted to obtain local zoning waivers, and subdivision approval. The Comprehensive Permit application also includes permission to demolish the existing Westwood development. A summary of waivers is included with the application.

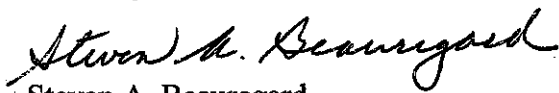
The existing Westwood development has been a state-assisted public housing development since 1955. The four existing buildings contain thirty (30) efficiency units which the Department of Housing and Community Development (DHCD) has recognized are outdated and in need of modernization. To this end, DHCD has funded several feasibility studies for the site, and finally approved the new construction of six duplex units containing one, two and three bedrooms. All twelve apartments will be accessible ground-level units with one off-street parking space per unit and available to persons with incomes equal to or less than 30% of the area median income.

The site has undergone an asbestos containing material evaluation, a copy of which is attached with the Comprehensive Permit application. In addition, please find attached a review by the Authority's Licensed Site Profession (LSP) of the Environmental Protection Agency's Soil Data.

The New Bedford Housing Authority holds title to the entire site as evidenced by the deed contained in Appendix 1 of the application.

The New Bedford Housing Authority is excited about the redevelopment of Westwood and is prepared to discuss all aspects of the project at a meeting of the Zoning Board of Appeals.

Sincerely,



Steven A. Beauregard
Executive Director

cc: Attorney Chris Saunders
David Eisen, Abacus Architects

CITY CLERKS OFFICE
NEW BEDFORD, MA

REQUEST FOR CERTIFIED LIST OF ABUTTERS

2015 JUN -1 A 8:05

Attach the Certified List of Abutters to this Certification Letter and Submit all.

The applicant shall complete the request form below, and submit to Planning Department, City Hall, 133 William Street, Room 303, so that a list may be created for use by the applicant.

I, Carol Ann D'Amico, Administrative Assistant to the Board of Assessors of the City of New Bedford, do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Date: 5/21/2015

SUBJECT PROPERTY:

MAP 57 LOT 98 38

LOCATION TREMONT + LIBERTY STREETS BETWEEN NORTH + HILLMAN STREETS

OWNER'S NAME NEW BEDFORD HOUSING AUTHORITY - MOD OFFICE

MAILING ADDRESS 725 PLEASANT STREET

CONTACT PERSON ANNE SHORILLAKOR OR CYNTHIA SPENCE

TELEPHONE NUMBER 508-997-4852

EMAIL ADDRESS anne.spence@newbedfordhousingauthority.org

REASON FOR REQUEST: WE WILL BE APPLYING FOR A COMPREHENSIVE PERMIT, AND WILL BE NOTIFYING ABUTTERS OF OUR PLANS FOR THIS SITE.

May 20, 2015
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 123-131 Liberty St (57-38). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
57-279	255 NORTH ST	CUSTODIO NORBERTO C, CUSTODIO MARIA G 255 NORTH ST NEW BEDFORD, MA 02740 - <i>4135</i>
57-37	<i>27</i> 275 NORTH ST	JUSTICE RESOURCE INSTITUTE, 70 MAIN STREET TAUNTON, MA 02780 - <i>2778</i>
57-308	140 LIBERTY ST	MELO MARIO J, MELO MARIA I 26 BLUEBERRY LANE ACUSHNET, MA 02743 - <i>1739</i>
57-98	MILL ST <i>NS Mill St.</i>	COMMONWEALTH OF MASSACHUSETTS, ONE ASHBURTON PLACE BOSTON, MA 02108 - <i>1518</i>
57-350	260 NORTH ST	FURTADO JOSE C, 260 NORTH ST NEW BEDFORD, MA 02740
57-322	116 LIBERTY ST	LOPES DAWN M, 116 LIBERTY ST NEW BEDFORD, MA 02740 - <i>4111</i>
<i>57-1</i>	165 LIBERTY ST	N B HOUSING AUTHORITY TR, WESTLAWN 134 SO SECOND ST NEW BEDFORD, MA 02740 - <i>5852</i>
57-304	280 HILLMAN ST	VASSALO LINO "TRUSTEE", VASSALO MARIA C "TRUSTEE" 278 HILLMAN STREET <i>280</i> NEW BEDFORD, MA 02740 - <i>4108</i>
57-284	130 LIBERTY ST	MELO JOAO F, MELO LUCIA F 130 LIBERTY STREET NEW BEDFORD, MA 02740 - <i>4114</i>
57-39	138 LIBERTY ST	LHEUREUX RAYMOND E, LHEUREUX MARIE ANN 136 LIBERTY ST NEW BEDFORD, MA 02740 - <i>4114</i>
57-242	279 HILLMAN ST	ELLIS MARIA R, 279 HILLMAN STREET NEW BEDFORD, MA 02740 - <i>4106</i>
57-359	312 HILLMAN ST	RAEDYL LLC, 312 HILLMAN STREET NEW BEDFORD, MA 02740 - <i>4014</i>
57-38	123 LIBERTY ST	N B HOUSING AUTHORITY, WESTWOOD 134 SO SECOND ST NEW BEDFORD, MA 02740 - <i>5852</i>

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57-358 57-15 57-3
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57-340 57-341
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57-347 57-19
57-278 57-21 57-22 57
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57-59 57-348 5
57-254
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57-60 57-358 5
57-61 57-191

57-136 57-137 57-13
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57-147

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64-103 64-215 64-217 64-218 64-194
64-320 64-321 64-322 64-214 64-216
64-317 64-319

MAXFIELD ST
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57-216 57-217 57-218 57-219
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57-265 57-222 57-223 57-224
57-267 57-225
57-12 57-13 57-283 57-284
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KEENE ST
57-232 57-233 57-234 57-235 57-236
57-237 57-238 57-239
57-229 57-230 57-281 57-249 57-250 57-251
57-248 57-249 57-250 57-251
57-247 57-248 57-249 57-250 57-251
57-242 57-243 57-244

HILLMAN ST
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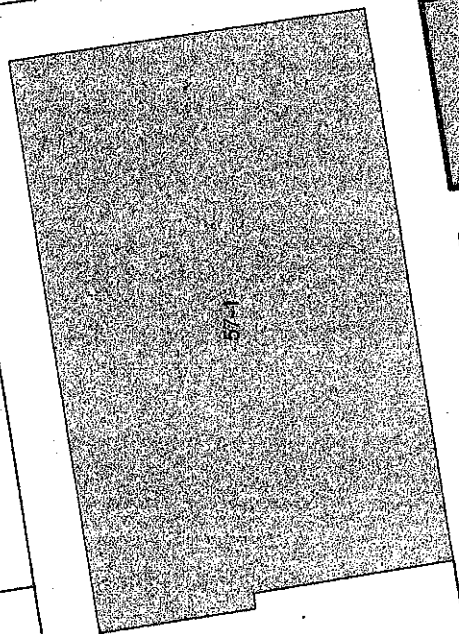
PARK ST
57-110
57-104 57-106 57-108 57-109
57-105 57-107 57-111
57-118
57-119
57-272 57-115 57-116 57-117
57-112 57-113 57-114

MILL ST
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NEWTON ST
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57-302 57-205
57-212 57-98 57-204

57-194 57-214
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LIBERTY ST
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LINDSEY ST



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LIBERTY ST
NORTH ST
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57-208 57-206
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57-302 57-205
57-212 57-98 57-204
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MILL ST
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HILLMAN ST
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JAMES ST
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LINDSEY ST
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Comprehensive Permit #4190

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