

CITY CLERKS OFFICE  
NEW BEDFORD  
2016 JAN 15 10 24 AM  
CITY CLERK

# **LEVI STANDISH HOUSE EXPANSION-ALTERATION**

20 South Sixth Street  
New Bedford, Massachusetts

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## **SITE PLAN REVIEW APPLICATION**

**New Bedford City Ordinance §9-5400**

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### **PREPARED FOR:**

**YWCA of Southeastern  
Massachusetts, Inc.**  
20 South Sixth Street  
New Bedford, MA 02740  
Applicant and Owner

### **PREPARED BY:**

Marc R. Deshaies, Esq.  
Law Office of Marc R. Deshaies, P.C.  
115 Orchard Street  
New Bedford, MA 02740  
Tel: 508-993-2300  
Fax: 508-993-8696

Christopher Garcia, P.E.  
Nathan Ketchel, EIT  
Garcia, Galuska, DeSousa  
North Dartmouth, MA  
Tel: 508-998-5700  
Fax: 508-998-0883

Eric D. Chamberlain, RA  
Maria Baudler  
David Square Architects  
240A Elm Street  
Somerville, MA 02144  
Tel: 617-273-2511  
Fax: 617-273-2511

Maura Camosse Tsongas  
Women's Institute for Housing &  
Economic Development  
15 Court Square – Suite 210  
Boston, MA 02108  
Tel: 617-273-251

**PLANNING**  
**JAN 15 2016**  
**DEPARTMENT**  
R23 04-16

**SITE PLAN APPLICATION**

2016 JAN 15 P 2:40



# PLANNING BOARD

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

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: C 1.01 "Site Construction and Layout Plan" by: Garcia, Galuska, DeSousa dated: January 15, 2016

### 1. Application Information

Street Address: 20 South Sixth Street

Assessor's Map(s): 46 Lot(s) 69

Registry of Deeds Book: 1797 Page: 835

Zoning District: Mixed Use Business (MUB) with Downtown Business Overlay District (DBOD)

Applicant's Name (printed): YWCA of Southeastern Massachusetts, Inc.

Mailing Address: 20 South Sixth Street New Bedford MA 02740  
(Street) (City) (State) (Zip)

Contact Information: Marc R. Deshaies, Esq. (508) 993-2300 marc@marcdeshaieslaw.com

Applicant's Relationship to Property: Telephone Number \_\_\_\_\_ Email Address \_\_\_\_\_  
 Owner  Contract Vendee  Other Attorney

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

Site Plan Application; Existing Conditions Plan; Site Plans; Architectural Plans; Project Description and Appendices.

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.

1-14-16  
Date

[Signature]  
Signature of Applicant Lena Pires, Board President

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Clerk 01-16

**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

\*\*Single Resident Occupancy Units (See Exhibit "A")

**3. Zoning Classifications**

Present Use of Premises: Administrative and Program Offices of YWCA of Southeastern Massachusetts, Inc.

Proposed Use of Premises: Administrative and Program Offices, meeting rooms, after school day care and single resident occupancy units.

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):  
Pending Petition to the Zoning Board of Appeals of Special Permit and Variances.

**4. Briefly Describe the Proposed Project:**

Applicant seeks to expand its prior non-conforming structure with 6,550 SF of new construction as an alteration to existing 1830 structure to provide a single site for administrative and program services including an after school day care center, additional office space for administrative and program service personnel, meeting rooms, employee lunch area on the lower floor with eight single resident occupancy units on the upper level to be serviced by a common bathroom facility, community dining area and resident lounge/community room.

**5. Please complete the following:**

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	11,925	n/a	11,925
Lot Width (ft)	113.75	75.00	11,925
Number of Dwelling Units	n/a	see	Exhibit "A"
Total Gross Floor Area (sq ft)	3,872	n/a	10,422
Residential Gross Floor Area (sq ft)	0	n/a	2,925 (8 SRO)
Non-Residential Gross Floor Area (sq ft)	3,872	n/a	7,497
Building Height (ft)	49.00	100.00	49.00
Front Setback (ft)	14.58	20	14.58
Side Setback (ft)	6.72	10	6.72
Side Setback (ft)	61.92	12	8.69

MHC +  
 see 4540 FRONT YARD  
 4542

Rear Setback (ft)	40.95	10.00	6.42
Lot Coverage by Buildings (% of Lot Area)	16.55	40%	43.55
Permeable Open Space (% of Lot Area)	76.3%	n/a	23.7%
Green Space (% of Lot Area)	70.4%	35.0%	23.7%
Off-Street Parking Spaces	0	51	0
Long-Term Bicycle Parking Spaces	n/a	n/a	n/a
Short-Term Bicycle Parking Spaces	n/a	n/a	n/a
Loading Bays	0	1	0

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>10</u>	<u>30</u>
b) Number of employees:	<u>10</u>	<u>20</u>
c) Hours of operation:	<u>9-4</u>	<u>9-6</u>
d) Days of operation:	<u>M-F</u>	<u>M-F</u>
e) Hours of deliveries:	<u>0</u>	<u>0</u>
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input checked="" type="checkbox"/> Other: <u>n/a</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. The applicant is seeking a Special Permit from the Planning Board to waive compliance with the off street parking requirements contained in Appendix "B" of Chapter 9 of the City Ordinance governing Comprehensive Zoning.

THRU ZBA  
UNDER 4553

**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

2430 2340 Non-Conforming Structures  
4500 DBOD

4550 / 4553

REDUCTION IN PARKING REQUIREMENTS FOR

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

2430 2340 Non-Conforming Structures Variances  
4550 DBOD (Reductions)

COMMERCIAL USE OF PRE-EXISTING OR NEW STRUCTURE.

**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: YWCA of Southeastern Massachusetts, Inc.

at the following address: 20 South Sixth Street, New Bedford, Massachusetts

to apply for: Site Plan Review and a Special Permit

on premises located at: 20 South Sixth Street, New Bedford, Massachusetts

in current ownership since: 1979

whose address is: 20 South Sixth Street, New Bedford, Massachusetts

for which the record title stands in the name of: YWCA of Southeastern, Massachusetts, Inc.

whose address is: 20 South Sixth Street, New Bedford, Massachusetts

by a deed duly recorded in the:

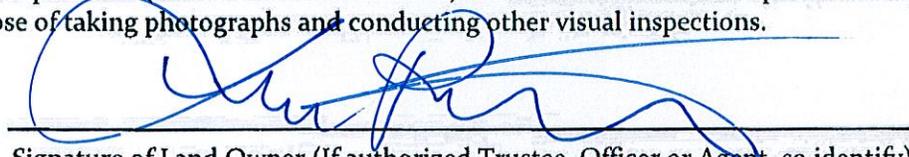
Registry of Deeds of County: Bristol Book: 1797 Page: 835

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.

1-14-16

Date



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Lena Pires, Board President

APPLICANT'S AGENT :

ATTY MARC DESHAIES  
THE CAPT. HENRY C. TABER HOUSE  
115 ORCHARD ST

NEW BEDFORD MA 02740

508 993-2300

MARC@MARCDESHAIESLAW.COM

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**Locus Deed "A"**

**Certified Abutter's List "B"**

**Map of Historic Buildings "C"**

**Exhibit "A"**

**Plans filed herewith:**

**I. EXISTING CONDITIONS PLAN:**

EXISTING CONDITIONS PLAN" 20 SOUTH SIXTH STREET, NEW BEDFORD, MASSACHUSETTS, PREPARED FOR YWCA OF SOUTHEASTERN, MA., INC. SCALE:1"=10', DATED NOVEMBER 12, 2015 AND REVISED THROUGH JANUARY 12, 2015, PREPARED BY PLAN PREPARED BY BOUCHER & HEUREUX.

**II. SITE PLANS:**

RENOVATIONS TO YWCA OF SOUTHEASTERN MA, INC., SITE PLANS FOR 20 SOUTH SIXTH STREET, NEW BEDFORD, MASSACHUSETTS, PREPARED BY GARCIA, GALUSKA, DESOUSA, NORTH DARTMOUTH, MASSACHUSETTS DATED JANUARY 15, 2016 CONSISTING OF (10) SHEETS

**III. Architectural Plans:**

RENOVATIONS TO YWCA OF SOUTHEASTERN MA, INC. ARCHITECTURAL PLANS PREPARED BY DAVIS SQUARE ARCHITECTS, INC., FOR 20 SOUTH SIXTH STREET, NEW BEDFORD, MASSACHUSETTS, DATED JANUARY 15, 2016 CONSISTING OF (8) SHEETS

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**SITE PLAN INDEX:**

<b><u>SHEET</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PREPARED BY</u></b>
T1.01	Cover Sheet Existing Conditions Site Plan	
C1.00	Site Demolition & Preparation Plan	
C1.01	Site Construction/Layout Plan	
C2.01	Grading & Drainage Plan	Christopher Garcia, P.E.
C3.01	Site Utility & Grading Plan	Nathan Ketchel, EIT
C4.01	Site Erosion Control Plan	Garcia, Galuska, DeSousa
C5.01	Site Legend Notes & Details	North Dartmouth, MA 02747
C5.02	Site Details	Tel: 508-998-5700
C5.03	Site Details	Fax: 508-998-0883
C5.04	Site Details	

**ARCHITECTURAL PLAN INDEX:**

<b><u>SHEET</u></b>	<b><u>DESCRIPTION</u></b>	<b><u>PREPARED BY</u></b>
PB-X100	Existing/Demo Floor Plans	
PB-A100	Ground Floor Plan	Eric D. Chamberlain, RA
PB-A101	First Floor Plan	David Square Architects
PB-A102	Second and Third Floor Plan	240A Elm Street
PB-A103	Roof Plan	Somerville, MA 02144
PB-A200	Elevations	Tel: 617-273-2511
PB-L100	Landscaping Plan	Fax: 617-273-2511
PB.L101	Sign Plan	

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**PROJECT DESCRIPTION**

**And**

**NARRATIVE**

## PROJECT DESCRIPTION

### A. Site Description

1. **Applicant:** YWCA of Southeastern Massachusetts, Inc.  
20 South Sixth Street  
New Bedford, Massachusetts 02740
2. **Owner:** YWCA of Southeastern Massachusetts, Inc.  
20 South Sixth Street  
New Bedford, Massachusetts 02740
3. **Location:** ES South Sixth Street and School Street  
New Bedford, Massachusetts,  
Assessor's Map 46 Lot 69
4. **Zoning:** Mixed Use Business  
Downtown Business Overlay District
5. **Existing Site Conditions:**

The Levi Standish House is located on the easterly side of South Sixth Street and the northerly side of School Street, Assessor's Map 46 Lot 69 (the "Project Site"). The Levi Standish House was constructed in approximately 1830 according to the City of New Bedford, and as such is a prior nonconforming structure for zoning purposes. The Project Site is approximately 11,925 square feet in land area improved with a 2 story federal style structure commonly known as the "Levi Standish House" thereon. The Levi Standish House consists of approximately 3,872 gross square feet on two floors. The Project Site slopes from west to east from South Sixth Street. The Levi Standish House is a brick edifice and is currently utilized for the administrative offices of the YWCA of Southeastern Massachusetts, Inc. (the "YWCA"). The YWCA also provides a portion of its program services at the Levi Standish House. Currently, the YWCA has a staff of 10 -12 employees working at the Levi Standish House. There is no off-street parking. The grounds of the property, are while in the urban area of the City of New Bedford, somewhat residential in nature with a lawn and several maple trees.

### B. Summary of Project

The purpose of the Project is to consolidate and unify the YWCA's many administrative and program services at a single site, in a state of the art facility. This will enhance

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managerial oversight over both administrative and program service functions for both employee and clients.

The proposed project calls for the alteration and expansion of the Levi Standish House with the construction of a 2 story addition containing approximately 6,550 gross square feet. The expansion of the Levi Standish House will be utilized for additional administrative and program offices, meeting\classrooms for enhanced program services including the creation and an after school daycare center on the first floor with 8 single resident occupancy units (SRO) for women on the second floor. The SROs will be serviced by single unisex bathroom facility with a common cooking area and a community room for residents (the "Project"). The Project will consist of the following:

1. The first floor of approximately 3,275 gross square feet will have the lobby, reception area, lounge, and café kitchen for employees, bathroom facilities and three (3) program service areas including the meeting\classrooms and after school day care enter.
2. The second floor of again approximately 3,275 square feet will house the SRO component of the Project. The second floor will have eight (8) bedrooms for women only, serviced by a common unisex bathroom facility and a single community dining area and a community room\lounge for occupants at the site.
3. There will also be a stair well for egress between the floors and for emergency access. The Project will be handicapped compliant.
4. The structure will be constructed with wood frame with a westerly façade of lap siding and brick facing South Sixth Street. The entire Project will consist of new materials. The expansion and alteration of the Levi Standish House with the new construction will, to the extent possible, be designed to preserve the historical character of the Levi Standish House.
5. The exterior grounds of the Project Site will be modestly landscaped for a structure in an urban environment in accordance with the plans submitted herewith.
6. ~~Parking:~~ There will be no off-street parking at the Project Site. The applicant will petition the New Bedford Traffic Commission for on street handicapped parking. The YWCA already has one off street handicapped site on 6<sup>th</sup> Street.

**C. Estimated Cost and Duration of Project**

The YWCA estimates that the expansion and alteration of the Levi Standish House will take 12 months from ground breaking to the completion of on-site construction at a projected cost of 2.5 million dollars.

**D. Development Impact Statement**

**1. Physical Environment**

The expansion and alteration of the Levi Standish will be new construction consisting of the build out described above. The new structure was designed to preserve the historic character of the Levi Standish House to the extent possible, The Site will be improved by, among other things, a new storm drainage system where none existed before and will be handicapped accessible.

The Project will introduce a modest landscaping design of a lawn and of plantings and/or shrubbery selected for their urban tolerance and character.

Lighting will be of a down draft design to minimize impact on abutting properties while being sufficient for the security of residents and YWCA staff alike.

**2. Surface Water and Subsurface Conditions**

**a. The location, extent, and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the site.**

There are no wetlands at the Project Site.

There are existing roadways adjacent to the Project Site with curbing, curb inlets, manholes and storm drains in South Sixth and School Streets. Streets. The storm water drainage analysis and calculations and modeling for the site are included in the report of Garcia, Galuska, DeSousa attached hereto and incorporated herein by reference.

**3. Proposed alterations of shore lines, marshes, or seasonal wet area.**

There are no shore areas, marshes or resource areas at the Project Site.

**4. Limitations imposed on the project by the site's soil and water conditions.**

There are no known limitations imposed by soil conditions.

5. **Impact upon ground and surface water quality and recharge, including estimated phosphate and nitrate loading on groundwater and surface water from septic tanks, lawn fertilizer, and other activities within the site.**

There will be a no impact on ground and surface water quality. There will be no on-site parking and as such no oil, grease or suspended solids need be addressed. The drain catch basins to be installed will contain storm water on site to the maximum extent possible. There is no need for catch basins designed for oil and water separation.

**E. Traffic Impact and On-Site Traffic**

The applicant believes that while the alterations and expansion to the Levi Standish House are significant in square gross footage there will be no significant impact on traffic flow either on South Sixth or School Streets. The applicant will retain existing off-site parking for staff. There is no on-site off street parking and thus there is no traffic circulation plans are required. The Applicant currently rents 15 parking spaces in a nearby parking facility in close proximity to the Levi-Standish House

**F. Support Systems**

1. **Water Distribution**

The Project Site will be serviced by municipal water service.

2. **Sewer Disposal**

The Project Site will be connected to and obtain sewer disposal from the existing municipal sewer service system of the City of New Bedford.

3. **Public Utilities**

Proposed utilities to service the Project Site will be installed underground.

4. **Refuse Disposal**

The refuse generated from the Project Site when operational will be disposed of through a dumpster with private trash removal.

**5. Fire Protection**

The Project Site and the Levi Standish House will be serviced by a fire suppression system compliant with the State Building and Fire Code as applicable to the expansion and alterations contemplated.

**6. Recreation**

The Project Site is within walking distance of the National Park Service's designated Historic District in New Bedford, the New Bedford Whaling Museum and the New Bedford public library. In the vicinity of the Site, there are nearby parks. Beaches at, East Rodney French Beach, West Rodney French Beach Boulevards within close proximity of the Project Site and will be available to residents via public transportation if desired.

**7. Schools**

The eight (8) SROs on the second floor of the Project Site will each be occupied by a solely by single female residents. There will be no demand placed on the New Bedford School System for educational services.

**G. Phasing**

This expansion and alteration of the Levi Standish House will be a single phased project to be completed in 12 months.

**APPENDIX "A"**

Right of  
Just Refusal  
11-15-96  
3770-208

NEW BEDFORD WOMAN'S CLUB,  
of 20 South Sixth Street, New Bedford, Bristol  
County, Massachusetts,  
~~being unmarried~~, for consideration paid, and in full consideration of Forty thousand (40,000.00) Dollars  
grants to NEW BEDFORD YOUNG WOMEN'S CHRISTIAN ASSOCIATION,  
of 66 Spring Street, New Bedford, Bristol County, Mass. with quitclaim covenants  
the land in said New Bedford, with any buildings thereon and more particularly described  
as follows:

[Description and encumbrances, if any]

Beginning at the southwest corner thereof at a point formed by the intersection  
of the north line of School Street and the east line of Sixth Street;  
thence NORTHERLY in said east line of Sixth Street one hundred thirteen and  
75/100 (113.75) feet to land now or formerly of Abbie H. Weeden;  
thence EASTERLY in line of last named land one hundred six and 57/100 (106.57)  
feet to land now or formerly of Isaac L. Ashley;  
thence SOUTHERLY in line of last named land and in line of land formerly of  
Francis and Horatio Hathaway one hundred eleven and 88/100 (111.88) feet to the  
said north line of School Street and  
thence WESTERLY in said north line of School Street one hundred five and  
41/100 (105.41) feet to the place of beginning. Containing Forty-three and 92/100  
(43.92) square rods, more or less.

Subject to the right of Seller to hold certain meetings and to maintain certain  
furnishings at the subject premises, all as more particularly described in an  
Agreement between the parties dated December 17, 1979.

For Seller's title, see deed of Katherine L. Standish and Emma L. Eaton to  
New Bedford Woman's Club dated March 4, 1916 and recorded in Bristol County Registry  
of Deeds, (S.D.) in Book 433, Page 497.

IN WITNESS WHEREOF the NEW BEDFORD WOMAN'S CLUB has caused this instrument to  
be signed and its common seal to be hereunto affixed, (it having no corporate seal)  
by Ellen L. Matthews, its President and by Helen C. Bauer, its Treasurer, hereunto  
duly authorized, this 18th day of December 1979.

Witness my hand and seal this ..... day of ..... 19.....  
NEW BEDFORD WOMAN'S CLUB  
By Ellen L. Matthews, Pres.  
By Helen C. Bauer, Treas.

The Commonwealth of Massachusetts  
Bristol, ss.  
Then personally appeared the above named Ellen L. Matthews, President and Helen C. Bauer,  
Treasurer, and acknowledged the foregoing instrument to be the free act and deed, before me  
of the New Bedford Woman's Club.

December 18, 1979  
Notary Public - Justice of the Peace  
My commission expires Dec. 21, 1984  
Common - Tenants by the Entirety.)

RECORDS SECTION  
607062  
COMMONWEALTH OF MASSACHUSETTS  
DEEDS & EXCISE  
DEC 18 1979 9120

BOOK 1797 PAGE 835

BY CHAPTER 497 OF 1969  
the full name, residence and post office address of the grantee  
the nature of the other consideration therefor, if not delivered  
price for the conveyance without deduction for liens and  
encumbrances and recitals shall be recorded as part of the deed.  
No register of deeds shall accept a deed for recording unless

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Release  
4/8/02  
5466-146



William Francis Galvin  
Secretary of the  
Commonwealth

*The Commonwealth of Massachusetts*

*Secretary of the Commonwealth*

*State House, Boston, Massachusetts 02133*

July 9, 1996

TO WHOM IT MAY CONCERN:

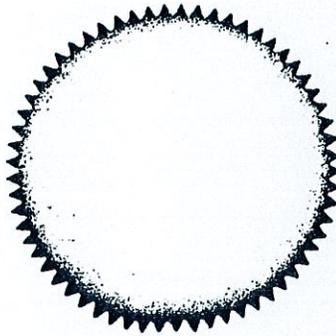
I hereby certify that the records of this office show that

New Bedford Young Women's Christian Association  
was incorporated under the General Laws of this Commonwealth on

May 8, 1911 (Chapter 180)

I further certify that by articles of amendment filed on January 5, 1996  
the name of said corporation was changed to

YWCA of Southeastern Massachusetts, Inc.  
and said corporation still has legal existence.



jbm

In testimony of which,  
I have hereunto affixed the  
Great Seal of the Commonwealth  
on the date first above written.

*William Francis Galvin*

Secretary of the Commonwealth

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**EXHIBIT "A"**

Exhibit "A"

The proposal by the petitioner is for alterations and the extension proposed to prior nonconforming structure known as the Levi Standish House located at 20 South Sixth Street implicate §§ 2340 and 4550 of Chapter 9 of the City Ordinance. The petitioner is seeking relief from the Chapter 9, Comprehensive Zoning of the City Ordinance (hereafter the "Ordinance").

Single Resident Occupancy Rooms (SRO)

And

§ 4500 of Chapter 9 of the City Ordinance –

The property owned by the petitioner is located within the Downtown Business Overlay District (DBOD) on the City of New Bedford Zoning Map. § 4500 provides that residential dwelling units can be permitted under a Special Permit by the Zoning Board of Appeals on upper floors of a structure within the DBOD. The petitioner has advanced in this application a right to have eight single resident occupancy rooms (SRO's) on the upper floor of the expanded nonconforming structure at 20 South Sixth Street under the provisions and standards set forth in §4500 of the Ordinance as set forth herein.

The proposed SRO units will each contain one bed and bureau but **will not** be serviced by any plumbing or utilities and appliances for cooking meals within the actual the SROs. The SRO's will be serviced by a single common unisex handicapped accessible bathroom shared among all 8 of the SROs. The residents of the SROs will also share a community room where a community kitchen will also be located.

The SROs are neither "dwelling units" or a "group home" or "boarding house" as those terms are defined in § 1200 of Chapter 9 of the City Ordinance. The Ordinance does not define residential units that only have bed and no other room as are required in residential dwelling units. The SRO's are "congregate" housing units as set forth in the Use and Occupancy Classification of Section 310.1 – R-3 of the State Building Code.

§ 1200 of Chapter 9 of the Ordinance provides in pertinent part: "Terms and words not defined herein [congregate housing or SROs] but defined in the Commonwealth of Massachusetts State Building Code shall have the meaning given therein unless a contrary intention is clearly evidenced in this Ordinance (emphasis supplied). Chapter 9 of Ordinance governing Comprehensive zoning is silent on rooms without a bath or cooking facilities such as the SROs proposed by the petitioner. Thus, the State Building Code must be applied to such units for purpose of Chapter 9 of the City Ordinance.

The property at 20 South Sixth Street owned by the petitioner is situated in the DBOD. The DBOD at § 4531 provides: (1) that residential dwelling units on upper levels are permissible with a Special Permit from the Zoning Board of Appeals. However, absence the definition of an SRO

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in the Ordinance and whether the same is permitted or prohibited implies that, an SRO as set forth in the State Building Code can be sanctioned by the Special Permit granting authority the ZBA. The petitioner is seeking this in its proposal to the ZBA. Thus, the SRO may be permitted by the ZBA by way of the award of a Special Permit. Additionally, § 4550 of Chapter 9 of the Ordinance governing the DBOD allows reduction in setbacks, density, green space, onsite parking requirements for the residences on upper floor of structures within the DBOD by Special Permit.

**APPENDIX "B"**

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*City of New Bedford*  
**REQUEST for a CERTIFIED ABUTTERS LIST**

2016 JAN 15 P 2:40

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	46
LOT(S)#	69
ADDRESS: 20 SOUTH SIXTH STREET	
OWNER INFORMATION	
NAME: YWCA OF SE MASSACHUSETTS	
MAILING ADDRESS: 20 SOUTH SIXTH ST NB 02740	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): ATTY MARC DESHAIES	
MAILING ADDRESS (IF DIFFERENT): THE CAPT. HENRY C TABER HOUSE 115 OLYMPIA ST NB 02740	
TELEPHONE #	508 993-2300
EMAIL ADDRESS:	MARC @ MARCDESHAIES LAW. COM
REASON FOR THIS REQUEST: Check appropriate	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

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Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

**Official Use Only:**

As Administrative Assistant to the City of New Bedford's Board of Assessors, I 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.

Carlos Amado

Printed Name

*Carlos Amado*

Signature

1/11/2016

Date

PLANNING  
JAN 15 2016  
DEPARTMENT  
Case 04-16

January 11, 2016  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 20 So. Second Street (46-69). 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.

2016 JAN 15 P 2:40  
CITY CLERK

Parcel	Location	Owner and Mailing Address
46-256	14 S SIXTH ST	DUBE DENNIS R, DUBE BEVERLY D 28 MARION ROAD MATTAPOISETT, MA 02739
46-92	106 SCHOOL ST	BREVARD LEROY F JR, 74 COLORADO STREET MATTAPAN, MA 02126
46-86	23 S SIXTH ST	<del>NB LODGE 73 B P O E, C/O WAREHAM-NEW BEDFORD LODGE 73</del> <del>P O BOX 566</del> James B. Grinneu Jr. 23 S. Sixth St. <del>E WAREHAM, MA 02538</del> New Bedford, MA 02740
46-91	22 S SIXTH ST	HILLCORP LLC, 11 CLEVELAND ST SOUTH DARTMOUTH, MA 02748
46-213	108 SCHOOL ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-69	20 S SIXTH ST	YWCA OF SOUTHEASTERN MASSACHUSETTS, INC., 20 SOUTH SIXTH STREET NEW BEDFORD, MA 02740
46-64	66 SPRING ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-62	21 S SIXTH ST	SOUTH COASTAL COUNTIES LEGAL, SERVICES, INC P O BOX 2507 FALL RIVER, MA 02722
46-70	103 SCHOOL ST	NATIVITY PREPARATORY SCHOOL NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-185	101 SCHOOL ST	NATIVITY PREPARATORY SCHOOL / NEW BEDFORD INC, 66 SPRING STREET NEW BEDFORD, MA 02740
46-59	17 S SIXTH ST	ZEMAN MICHAEL "TRUSTEE", DONALD ZEMAN LIVING TRUST <del>58 TOBEY LANE</del> 26413 Doverstone St <del>DARTMOUTH, MA 02747</del> Bonita springs, FL 34135
46-63	72 SPRING ST 74	AGUIAR LOUIS F "TRUSTEE", N B REALTY TRUST 12 SO SIXTH ST NEW BEDFORD, MA 02740

PLANNING

JAN 15 2016

DEPARTMENT  
CASE 04-16



**Legend**

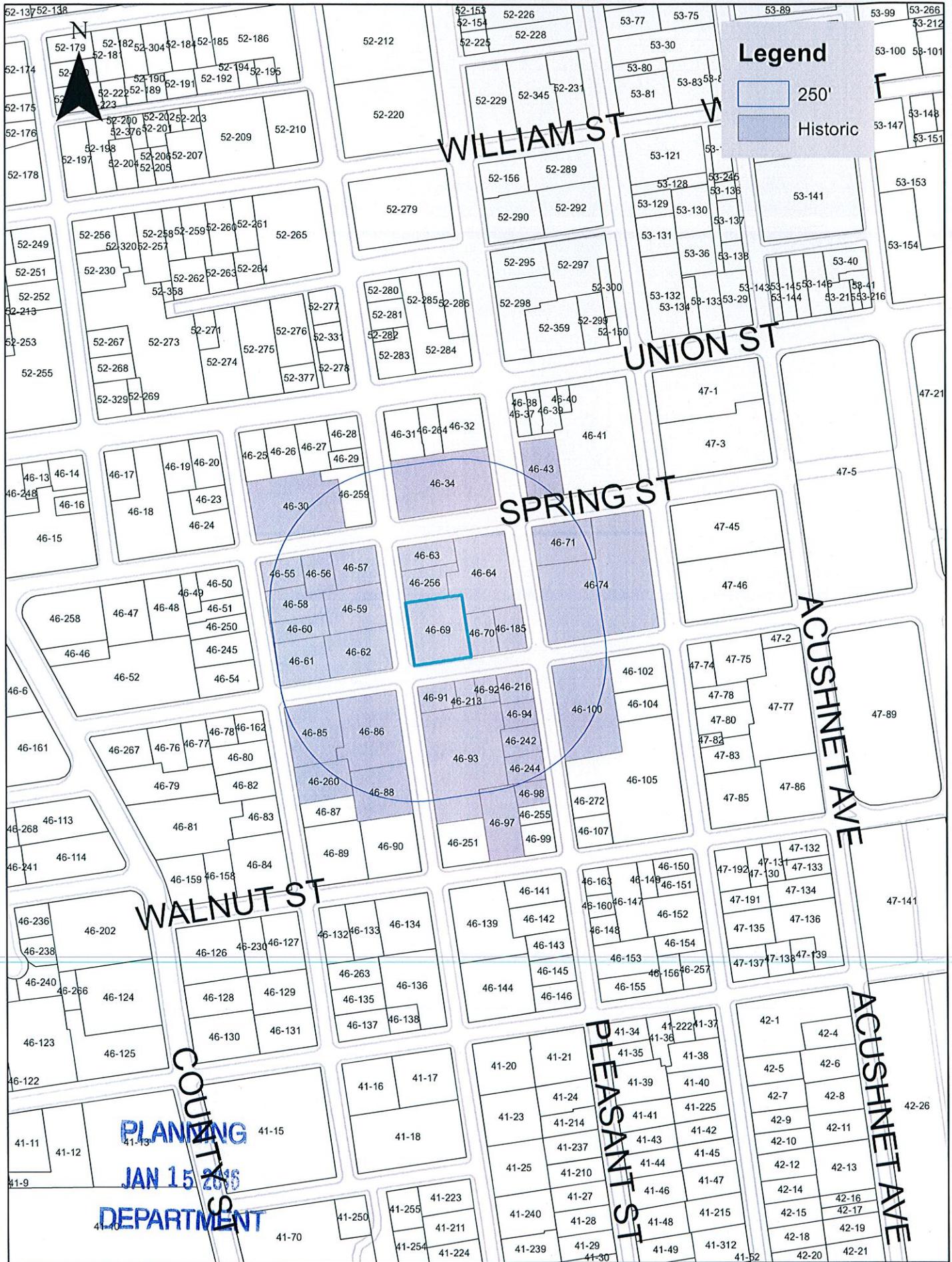
46-69



PLANNING  
DEPARTMENT  
JAN 11 2013

**APPENDIX "C"**

CASE 04-16



**Legend**

- 250'
- Historic

PLANNING  
DEPARTMENT  
JAN 15 2015

CASE 04-16