



PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 FEB 19 P 12:11
CITY CLERK

NOTICE OF DECISION

Case Number: 04-16				
Request Type: Site Plan Approval				
Address: 20 South Sixth Street				
Zoning: Mixed Use Business (MUB) and Downtown Business Overlay District (DBOD)				
Recorded Owner: YWCA of Southeastern Massachusetts, Inc.				
Applicant: YWCA of Southeastern Massachusetts, Inc.				
Applicant Address: 20 South Sixth Street, New Bedford, MA 02740				
Application Submittal Date	Public Hearing Date			
January 15, 2016	February 10, 2016			
Decision Date				
February 12, 2016				
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
46	69	1797	835	

Application: **Case 04-16** - Request for Site Plan approval for new construction for expansion of an existing structure, located at 20 South Sixth Street on an 11, 925+/- SF site in the Mixed Use Business (MUB) and Downtown Business Overlay (DBOD) zoning districts.

Action: GRANTED, WITH THE FOLLOWING CONDITIONS:

Site Plan approval was granted with the following conditions:

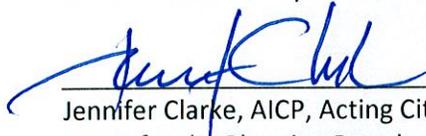
1. The plan set Cover Sheet shall list the assessor's map & lot number.
2. The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Public Infrastructure.
3. Conditions placed upon the application for the proposed work by the Massachusetts Historic Commission shall be included as part of this decision only insofar as those conditions do not significantly alter the site plan proposed and hereby conditioned; significant alteration to the site plan being approved will necessitate the applicant's return before the Planning Board for a modification of site plan approval.
4. The applicant/owners shall ensure proposed lighting is illustrated on the Site Construction Layout Plan sheet C1.01 and Landscape Plan sheet PB – L100 and that location of lighting, lighting style, specification tear sheets and specifications are to be reviewed for final acceptance by the city planner.
5. Applicant is to work with planning staff for location of waste dumpster at site. Plans are to be revised to illustrate site location for dumpster on the Site Construction Layout Plan sheet C1.01.

6. Mechanical equipment size is to be reviewed by staff for approval before final preparation of plan revisions for Roof Plan sheet PB A103 and Elevation plan sheet PB A200.
7. The applicant shall repair and maintain the stone wall at School Street in keeping with Section 3360 of the city's zoning ordinance; if conditions preclude the reconstruction of this section of stone wall, the applicant shall work together with planning staff for resolution.
8. Landscape plan design PB- L100 shall be approved by the city planner prior to the issuance of a project permit; all plantings shall be in good condition, in place and approved by the city planner prior to the issuance of a certificate of occupancy.
9. Straw bales are to be used for erosion control measures. Please revise and note change at Site Erosion Control Plan C4.01 and Site Legend, Notes & Details & Details C5.01.
10. For safety reasons and absorption of storm water, materials used to construct the children's outdoor play ground surface shall be of porous material. Additionally, tree shade shall be provided in the playground area to shield children from heat and sun exposure.
11. Minor typos to the Drainage Analysis are to be corrected by the applicant.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on February 12, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

2.12.16

Date



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

1) APPLICATION SUMMARY

The petitioner submitted an application for SITE PLAN approval Under Chapter 9 Comprehensive Zoning, Section 5400 and 4500, relative to the property listed above for new construction for an 6,550 +/- SF expansion of an existing structure serving the YWCA of Southeastern Massachusetts, Inc., located at the northeast corner of South Sixth and School Streets in the Mixed Use Business and Downtown Business Overlay District (DBOD) zoning districts on a parcel consisting of 11, 925 +/- SF. The edifice is recognized as the Levi Standish House.

Multiple approvals from the city's Comprehensive Zoning ordinance are necessary from both the Planning Board and Zoning Board of Appeals:

- A. **Section 2430 Non-Conforming Structures, Other than single/two-family structures.** Given that the structure is a legal non-conforming building, additional relief in the form of a Special Permit from the ZBA is needed under:
 - o **Section 2431. Reconstructed, extended or structurally changed;** and
 - o **Section 2432. Altered to provide for a substantially different purpose or for the same purpose in a substantially different manner or to a substantially greater extent.**
- B. **Section 4500. Downtown Business Overlay District;** Special Permit from the ZBA is needed for, specifically:

- **Section 4553** Reductions in parking requirements for commercial use of pre-existing or new structures where the applicant is requesting a Special Permit for reduction in parking to include zero (0) spaces before the ZBA.
- **Section 4552** Reductions in setbacks, density, green space and parking requirements to allow for the development of residential dwelling units on the upper level floors of new and pre-existing structures where the applicant is requesting a Special Permit from the ZBA.

C. **Section 5400: Site Plan Review** from the Planning Board.

This case was originally placed before the ZBA in January and granted a continuance at the applicant's request to allow the Planning Board the opportunity to review and offer its Site Plan Review findings to the ZBA prior to the Zoning Board's meeting of February 18, 2016.

The objective of the proposal is to consolidate and unify the YWCA of Southeastern Massachusetts' administrative and program services at a single site in a state-of-the-art facility. The new addition, designed to preserve the historic character of the Levi Standish House, is estimated to take twelve (12) months to construct at a cost estimate of \$2.5 million dollars.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal is shown as Renovations to YWCA Southeastern MA, 20 South Sixth Street, New Bedford, MA dated 01/15/2016, prepared by Davis Square Architects, 240A Elm Street, Somerville, MA 02144 and Garcia Galuska Desousa Consulting Engineers, 370 Faunce Corner Road, Dartmouth, MA 02747, with existing conditions site plan prepared by Boucher & Heures, Inc., 648 American Legion Highway, Suite One, Westport, MA 02790, consisting of nineteen (19) sheets.

1. Cover Sheet - T1.01
2. Existing Conditions Site Plan
3. Site Demolition & Preparation Plan - C1.00
4. Site Construction Layout Plan – C1.01
5. Site Grading & Drainage Plan - C2.01
6. Utility and Grading Plan – C3.01
7. Site Erosion Control Plan – C4.01
8. Site Legend, Notes & Details - C5.01
9. Site Details – C5.02
10. Site Details – C5.03
11. Site Details – C5.04
12. Landscaping Plan - PB – L100
13. Sign Plan – PB – L101
14. Existing/Demo Floor Plans – PB – X100
15. Ground Floor Plans – PB – A100
16. First Floor Plan – PB – A101
17. Second & Third Floor Plan – PB – A102
18. Roof Plan – PB – A103
19. Elevations PB - A200

Other Documents and Supporting Materials

20. Staff Review comments with Attachments:

- Preservation Restriction Agreement between the Commonwealth of MA and YWCA
- Department Review Comments
- Site Plan Application
- Project Description & Narrative
- Development Impact Statement
- Quitclaim Deed-Bristol County Registry (S.D.) Book 1797, Page 835
- Articles of Incorporation-Bristol County Registry (S.D.) Book 3770, Page 182
- Exhibit A – Single Residency Occupancy Units
- Certified Abutters List
- Map of Historic Structures within 250 feet of site
- Site Photos
- Drainage Analysis

3) DISCUSSION

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

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

Board member A. Kalife recused himself from the case consideration.

Applicant's Agent Marc R. Deshaies, Esq., introduced the case submittal for the YWCA. The mission, goals and objectives of the YWCA's educational, housing, and service programs were presented by Gail Fortes, Executive Director of the YWCA. Maura Comosse Tsongas of the women's Institute for Housing and Economic Development provided information regarding the project's funding mechanisms. Engineering and Design specifics were further described by Nathan Ketchel, EIC, of Garcia Galuska DeSousa Consulting Engineers, and Clifford Boehmer, AIA, of Davis Square Architects.

Discussion ensued between the design team and Planning Board regarding the site characteristics and development proposal, specifically the high water table and storm water mitigation and drainage; proposed preservation of large caliper trees and the project team's anticipated consultation with an arborist; landscaping specifications that may better honor the historical parcel; the lighting plan and design specifications; signage; utility service to the site; screening of utility service connections and refuse receptacles at the street level; repair of stone wall at School Street; screening of mechanical equipment at the roof line, and playground surface construction materials. Off-site and handicap parking availability were also addressed.

Chairperson Dawicki asked for a motion to open the Public Hearing. Board Member K. Duff moved to open the hearing, seconded by Board Member A. Glassman. Motion carried unanimously Four (4) to Zero (0).

Speaking in favor of the proposal were New Bedford Ward 4 Councilor Dana Rebeiro and Councilor at Large Linda Morad. Additional individuals speaking in favor of the proposal were YWCA Board President Lena Pires and YWCA Board Member Jane Gonsalves. No member of the public asked to be recorded in favor.

No member of the public body spoke or asked to be recorded in opposition of the proposal.

Hearing no further questions or comments, the motion was moved to close the public hearing by Board Member K. Duff, seconded by Board Member A. Glassman. Motion carried unanimously Four (4) to Zero (0).

4) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

1. The plan set Cover Sheet shall list the assessor's map & lot number.
2. The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Public Infrastructure.
3. Conditions placed upon the application for the proposed work by the Massachusetts Historic Commission shall be included as part of this decision only insofar as those conditions do not significantly alter the site plan proposed and hereby conditioned; significant alteration to the site plan being approved will necessitate the applicant's return before the Planning Board for a modification of site plan approval.
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11. Minor typos to the Drainage Analysis are to be corrected by the applicant.

5) DECISION

With recusal by Board Member A. Kalife, Board Member K. Duff made the motion to approve Site Plan 04-16, with conditions as stated above, for approval of new construction for expansion of an existing structure serving the YWCA of Southeastern Massachusetts, Inc located in the Mixed Use Business (MUB) and Downtown Business Overlay (DBOD) zoning districts; seconded by Board Member A. Glassman. Motion carried Four (4) to Zero (0)

Filed with the City Clerk on:

2.12.16
Date



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