



# City of New Bedford

## Department of Planning, Housing & Community Development

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**PATRICK J. SULLIVAN**  
DIRECTOR

# STAFF REPORT

**REPORT DATE**

December 5, 2017

**PLANNING BOARD MEETING**

December 13, 2017

**Case #31-16 &**

**Case #32-16: EXTENSION**

20 Willis Street,  
NW and WS Purchase Street  
(Map 66, Lots 167, 168 & 33)

**Applicant:**

Women's Development Corporation  
861A Broad Street Providence, RI 02907

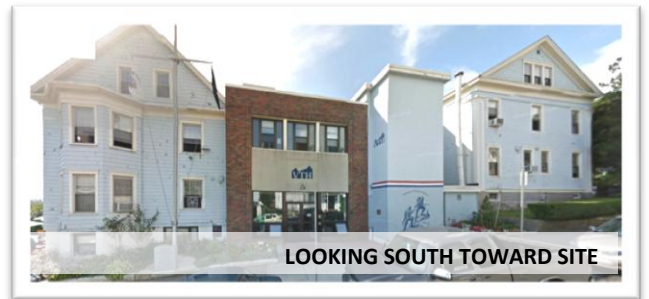
**Owners:**

**Map 66, Lots 33 and 167**

Southeastern Massachusetts Veterans Housing Program, Inc  
20 Willis Street (formerly 181 Hillman Street)  
New Bedford, MA 02740

**Map 66, Lot 168**

Purchase Street Corp  
1265 Purchase Street  
New Bedford, MA 02740



### Overview

Request to consider extensions to two previously-granted approvals: **Site Plan Review**, and a **Special Permit for Parking Reduction**, for new construction of veteran's housing with support services and a reduction of off-street parking from 35 to 18 spaces, on a combined .51+/- acre site, located at 20 Willis Street, WS Purchase Street and NW Purchase Street (Map 66, Lots 167, 168 & 33) in the Mixed-Use Business (MUB) zoning district.

### Existing Conditions

This project site is known as the Veteran's Transition House which provides housing and supportive services to veterans experiencing homelessness. The Planning Board approved both Site Plan Review and a Special Permit for Parking Reduction in November of 2016. The rights authorized by the approval the board granted must be exercised/acted upon within one year or they lapse. Because no building permit has yet been pulled on this project, it is considered to have not yet exercised such approvals therefore necessitating the requested extension.

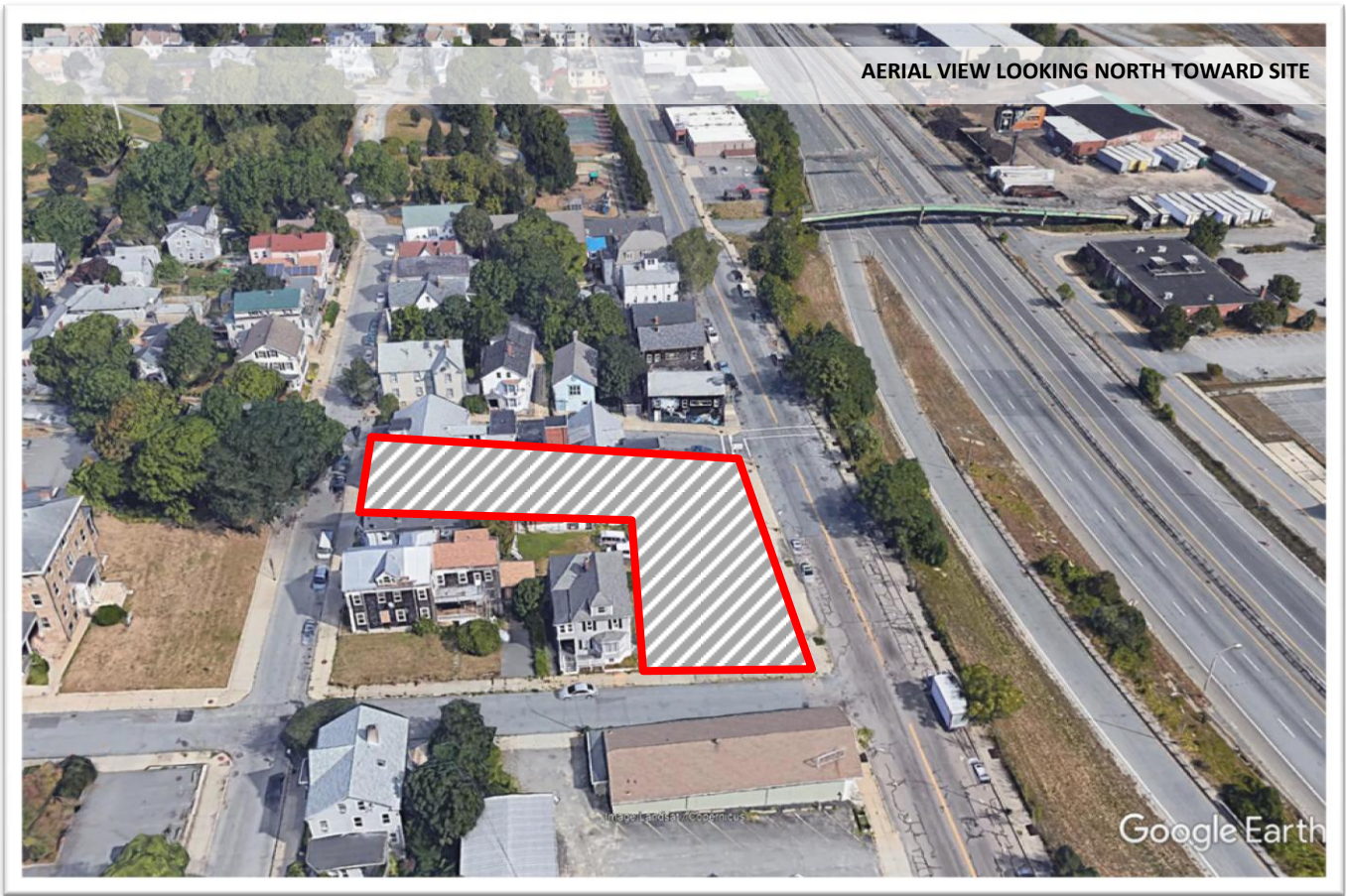
### Proposed Conditions

Prior to the expiration of the one year approval period, the applicants formally submitted a written request for an extension of both the site plan review and special permit. The applicants note that assembling their funding package has necessitated more time than originally anticipated and they have, as a result, faced significant project schedule delays which has taken the project past its original one year permitting period.

Now that funding from the MA Department of Housing & Community Development has been awarded and a financial closing is soon anticipated, the extension is requested and the applicants contend that they will be able to begin construction in the summer of 2018.

Section 5480 of the city’s zoning ordinance permits the Planning Board to extend (in writing) an approval of the previously granted one year site plan approval.

Special Permit extension—the City Solicitor’s Office has indicated that given that “it is not a substantial change that would generate a new appeal period or require the necessity of filing anything...[the board can] just vote to extend...”



**Staff Recommendation**



**Site Plan Review and Special Permit.** Planning staff recommends the Planning Board grant the requested extensions for both site plan review approval and special permit without any other alteration to the original Notices of Decision.