



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

March 6, 2019

MEMORANDUM

TO: Mr. Danny Romanowicz
Director of Inspectional Services

FROM: Sarah Porter
Conservation Agent

Re: Medical Marijuana Facilities

I have the following comments to offer on the locations for the proposed medical marijuana facilities. These comments address whether the properties may be located in or within 100' of State or Locally protected wetlands such that a Determination of Applicability or Order of Conditions would need to be obtained from the Conservation Commission for any proposed improvements. The findings are based on available office mapping, aerial photos and other office data and do not represent on site field inspections of each parcel.

- 558, 600, 650, 720 and 732 Mount Pleasant Street: The developed portions of these 5 sites are upland. However, wetlands do exist along the Route 140 corridor and may extend into the undeveloped (vegetated) portions of these lots. If State and Locally protected wetlands exist, then they may have a 100' Buffer Zone which extends into the upland from the wetland boundary (not all wetlands have a 100' Buffer Zone).
- 2343 Purchase Street. The property lines are approximately 80' from a wetland located on the other side of Purchase street and the railroad. Therefore, it may fall in the outer 20' of the Buffer Zone.
- 119 Rockdale Ave. and 706 Acushnet Ave. are not in or within 100' of any State or Local wetland resources.
- A portion of 301 Herman Melville Blvd is within the 100-year coastal floodplain. It is also approximately 75' from tidal wetland resources located on the east side of Herman Melville Blvd, such that it does fall in the outer 25' of the Buffer Zone.

- 115 Coggeshall Street. It appears a small sliver of this property (where it abuts Coggeshall Street) may fall within the 100-year coastal floodplain. However, further investigation is required.
- NS Edgewood Street (Map 125A, Lot 168). Where the current building and parking facilities are is upland. However, wetlands do exist in the wooded areas and the 100' Buffer Zone extends onto the upland portion of the property.
- 630-686 Belleville Avenue (Map 111, Lot 146). The property abuts the Acushnet River and a 100' Buffer Zone extends from the wetlands adjacent to the River into the upland portion of the lot. The 25' Riverfront Area also extends from the Mean Annual High Water Line inland. A portion of the property falls within the 100-year coastal floodplain.

If improvements such as building additions or parking lot expansions were to take place in the Buffer Zones or 100-year floodplains of any of these properties, approval would be required from the Conservation Commission. Approval consists of obtaining either a Negative Determination of Applicability or an approved Order of Conditions.

cc: Conservation Commission