



NEW BEDFORD HISTORICAL COMMISSION

Thirty Three William Street • New Bedford • Massachusetts • 02740
Telephone: 508.996.4095 ext 11 • Fax: 508.984.1250

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Application is hereby made for the issuance of a Certificate of Appropriateness under the provisions of Massachusetts General Law, Chapter 40C, as amended.

FOR OFFICE USE ONLY

Application #:
Date:
Plot #:
Lot #:
Rec:

1. Address of Property: 25 Elm Street
2. Name (business or historic): BayCoast Bank / The Standard Times
3. Applicant: BayCoast Bank
Phone #: 508-675-4377
Address: 330 Swansea Mall Dr., Swansea, MA 02777
Local Media Group, Inc., f/k/a Dow Jones Media Group, Inc.
4. Property Owner: f/k/a Ottaway Newspapers, Inc.
Phone #: 508-862-1132
Address: 25 Elm Street, New Bedford, MA 02740
5. Architect or Contractor: David DeQuattro, AIA
Phone #: 401-595-3745
Address: 50 Holden Street, Providence, RI 02908
6. Description of all proposed exterior work and start date:
Refer to Attached Summary

7. Documents attached
 - photographs
 - material and/or color samples
 - scaled architectural drawings
 - receipt of payment

Scaled drawings and photographs of existing conditions and proposed work must be provided. Incomplete applications will be returned.

8. Signatures (both are required)

BAYCOAST BANK
Robert J. Fennell, Esq. ITS
Applicant ATTORNEY

[Signature]
Owner Local Media Group, Inc.
Name: Keri Curtis
Title: Chief Accounting Officer

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
449 Faunce Corner Road
Dartmouth, MA 02747
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C
769 Plain Street
Marshfield, MA 02050
Tel. (781) 319-0100 FAX (781) 834-4783

TO: NEW BEDFORD HISTORICAL COMMISSION
PROJECT: THE STANDARD-TIMES BUILDING/BAYCOAST BANK
DATE: JANUARY 14, 2015

PROJECT SUMMARY

EXISTING CONDITIONS

The subject property is a 68,500 square foot parcel of land located on the north side of Elm Street at the northwest corner of Elm Street and John F. Kennedy Memorial Highway (Route 18). Current development of the site includes a two story building which houses the Standard-Times newspaper operation. This building is located on the western portion of the property and is served by a parking lot with vehicular and pedestrian access on Elm Street. The building exterior is a brick and Dryvit combination with window exposure on the south and east building elevations. A small loading zone is located on the west side of the building adjacent to the Elm Street garage.

PROPOSED EXTERIOR MODIFICATIONS

BayCoast Bank is working with the property owner in developing a branch office at this facility. The new bank branch office will occupy a portion of the building's first floor with access from the existing south entrance. The building footprint will not be expanded as part of this project.

The parking facility will be reconstructed to accommodate the Bank's need for an exterior drive-up teller and ATM. The attached site plan depicts the site modifications which will include the following:

1. Improved entrance drive curb cut onto Elm Street to create designated left and right turn exit lanes;
2. Construction of a free standing drive up teller station and ATM, with canopy, on the north side of the parking field;
3. Reconfigured parking area for customer and employee parking;

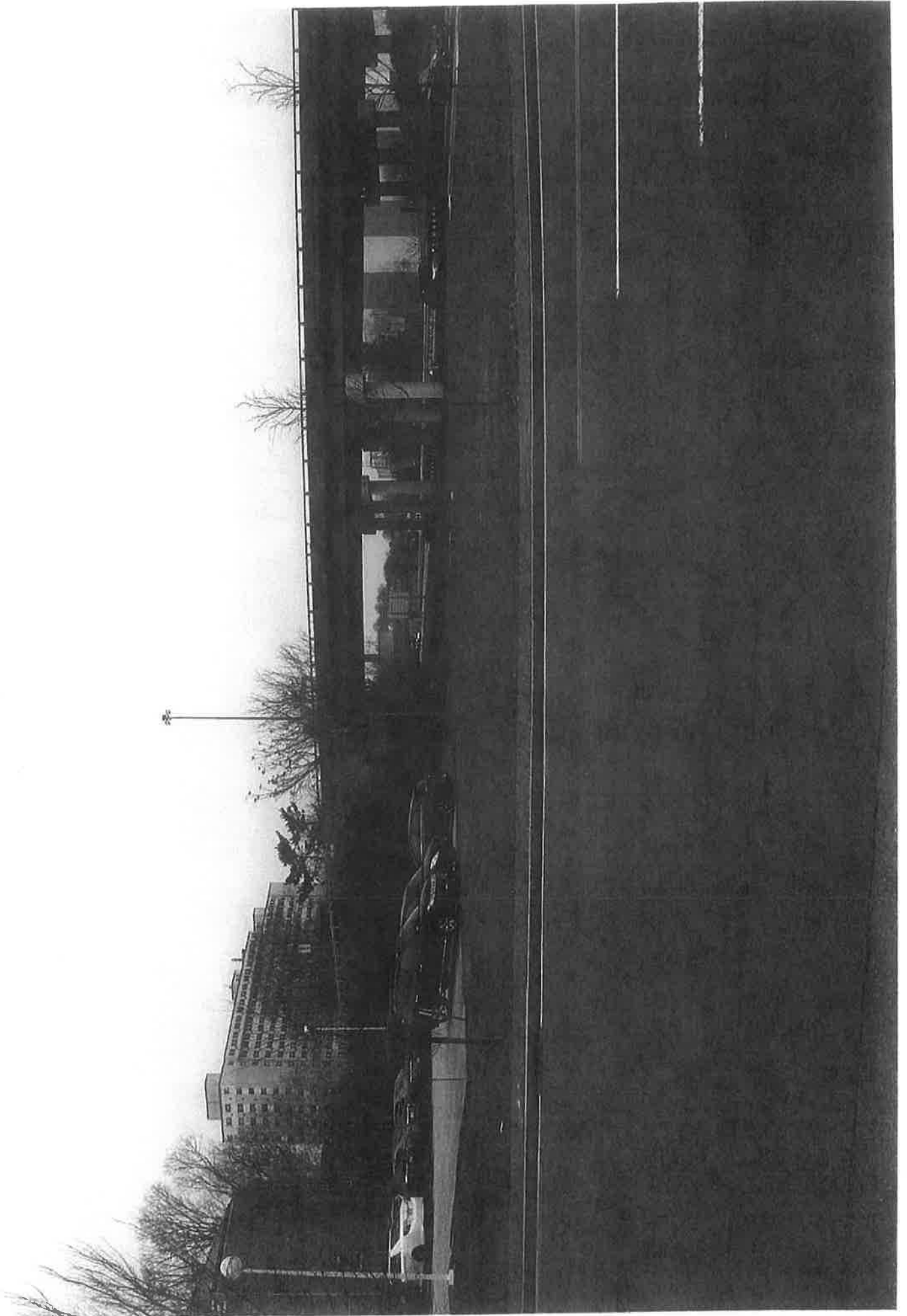
4. Onsite drainage improvements for water quality enhancement and volume mitigation;
5. New landscaping in the parking facility and along Elm Street and Route 18;
6. Addition of a short brick faced retaining wall on the east and south sides of the parking lot;
7. New building and site identification signage; and
8. New site lighting.

The attached photographs, plans, and supplemental exhibits provide additional details for this proposal.

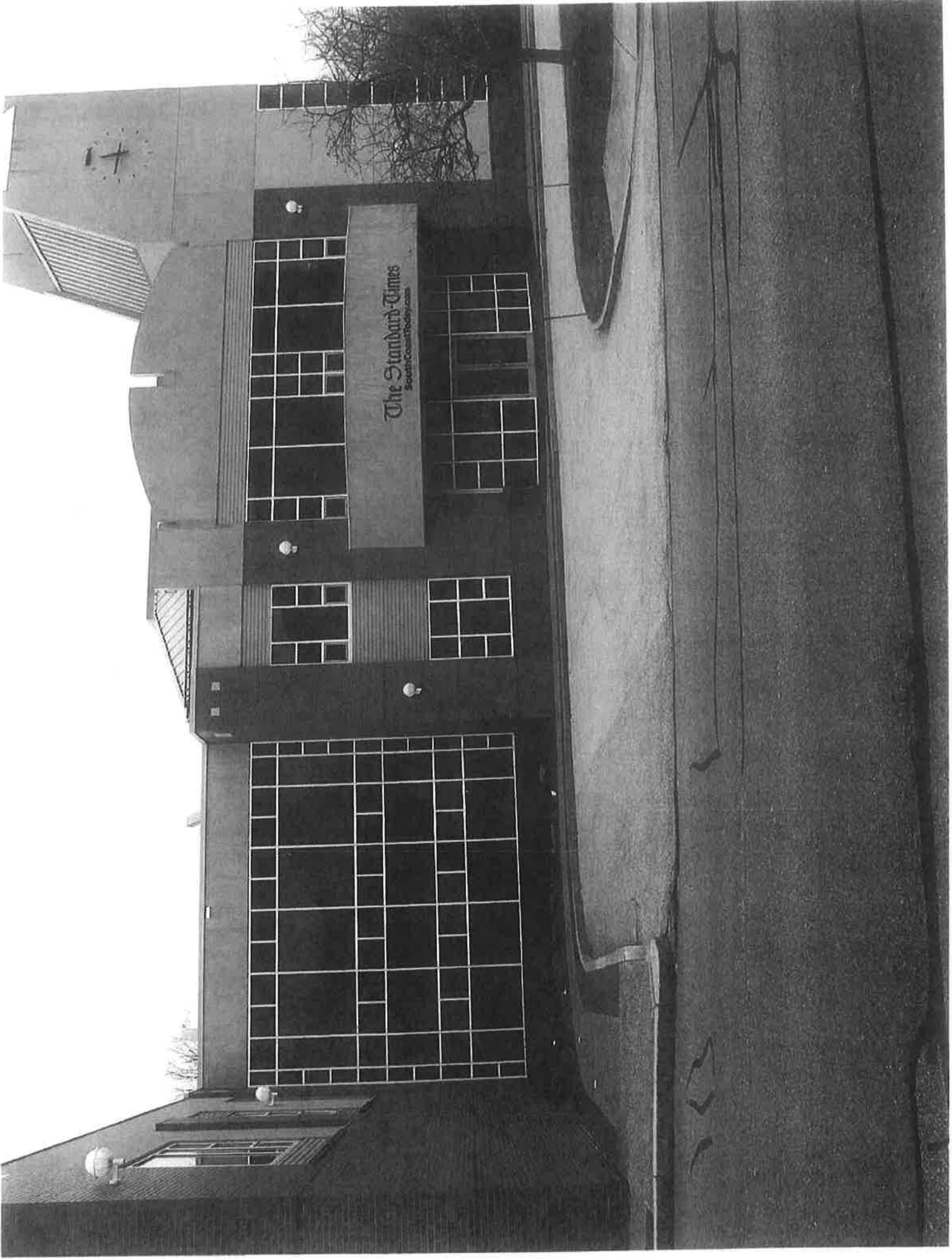
SITE PHOTOGRAPHS











The Standard Times
South County Today.com



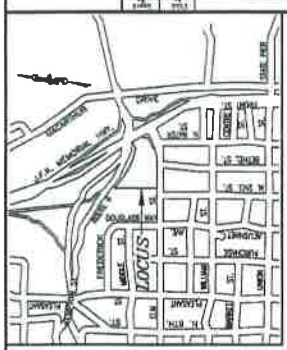
SITE PLAN



SITEC Site and Planning 445 River Street Providence, RI 02902 (401) 863-7500 www.sitetc.com		BayCoast Bank 25 ELM STREET NEW BEDFORD, MASSACHUSETTS		AERIAL AERIAL-1
Date: NOV. 3, 2014 Drawn: NAD Project: SDG	Scale: 1"=60'-0" Title:	Date:	Project:	Client:



Project No.	14-0011
Client	BayCoast Bank
Project Name	PRELIMINARY LAYOUT #2
Scale	1" = 20'
Date	NOV. 3, 2014
Author	MD
Checker	SDS
Appr. By	BL-2



- LEGEND**
- PROPERTY LINE
 - PROPOSED NUMBER OF PARKING SPACES
 - PROPOSED PARKING PAMP
 - PROPOSED MANHOOP PROPOSED SHAWL
 - PROPOSED DOUBLE YELLOW LINE
 - PROPOSED LIGHT POLE

- EXISTING WALL
- BLACK SPACE
- EXISTING LIGHT POLES TO MATCH EXISTING BUILDING

ELM STREET (PUBLIC - VARIABLE WIDTH) STREET

WATER STREET
 BETHEL STREET
 SECOND STREET



CANOPY DETAIL



BayCoast Bank - Proposed Drive-Through Canopy - South View

SIGN DETAILS

Project: 10359

Sales: Richard Poyant
Date: 10/27/11
Designer: P.M.

Note: This is an original unpublished drawing created by Poyant Signs, Inc. It is submitted for your personal use in connection with a project being planned for you by Poyant Signs, Inc. It is not to be shown to anyone outside your organization, nor is it to be reproduced, copied or exhibited in any fashion without written permission.

Revisions:

- 12/15/11 P.M. (New Option)
- 12/15/11 P.M. (New Option)
- 12/22/11 P.M. (New Option)
- 12/29/11 P.M. (ground layout)



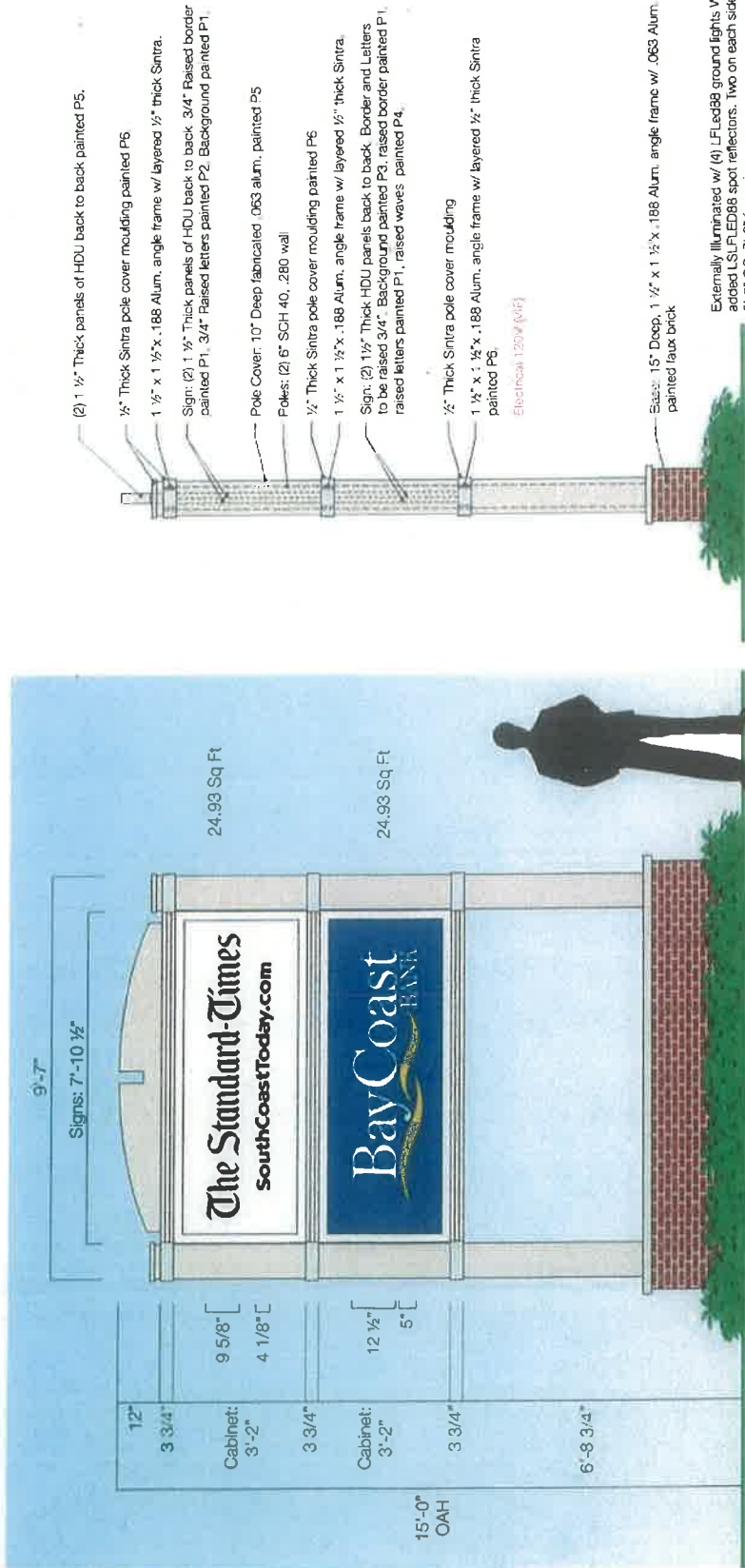
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Approved By:

Date:

Pylon Sign

Conceptual Design
Option D



(B) Sign Elevation - Side View
Scale: 3/8"=1'-0"

(A) Sign Elevation - Front View
Scale: 3/8"=1'-0"

Specifications

City = 1
Total: 49.86 Sq Ft
Double Face Externally Illuminated Pylon Sign

Colors & Materials

- Paint
- P1 White, Satin Finish
 - P2 Black, Satin Finish
 - P3 Blue To Match PMS 288 C, Satin Finish
 - P4 Yellow To Match PMS 1235 C, Satin Finish
 - P5 Color to complement or match Building (EQ), Satin Finish
 - P6 Akzo Nobel Brushed Aluminium

Facade: 33'-4"



6'-0" (MF)

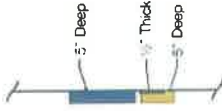
A South Elevation - Front View
Scale: 1/4" = 1'-0"

Specifications

Qty: 1 48.86 Sq Ft

Letter Set

- BayCoast: 5" Deep face-*lit* channel letters w/.040 alum returns painted blue w 1" blue trim cap. 3/16" Thick white acrylic faces w/ applied dual color vinyl. Illuminated w/ white LEDs. Letters will appear blue during the day and illuminate as white at night.
- Wavelet: 5" Deep face-*lit* channels w/.040 alum returns painted yellow w 1" yellow trim cap.
- Wavelet: 5" Deep face-*lit* channels w/.040 alum returns painted yellow w 1" yellow trim cap.
- Bank: Non-illuminated 1/2" Thick FCO acrylic letters painted blue. Stud mounted to wall, 1/4" long spacers.



B Sign Elevation - Side View
Scale: 1/2" = 1'-0"



125 Samuel Barrett Boulevard
New Bedford, MA 02745
500.544.0961 | coyant@poyant.com

BayCoast Bank

Em Street
New Bedford, MA

Project: 10359

Saker, Richard Poyant
Date: 10/27/2014
Designer: PJM

Note:
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C Photo Comp - Proposed South Elevation
Not to Scale



D Photo - Existing South Elevation
Not to Scale

ST3B - Relocate two non-illuminated letter sets to upper building fascia

Revisions

10/29/14 1:00 PM
11/03/14 1:00 PM (New Material)
11/25/14 1:00 PM (New Material)
11/26/14 5:57 AM (New Elevation)
The Signage Trim & Sign Lin
01/14/15 1:00 PM

Approved By: [Signature]

Date:

Date:

Relocation of Existing Letter Set and New Letter Set
Conceptual Design

South Elevation

04/28/15

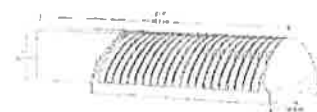
SITE LIGHTING

ALED3T150N/PC

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Replaces up to 400W metal halide. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze

Weight: 32.0 lbs



LED Info

Watts: 150W
 Color Temp: 4000K (Neutral)
 Color Accuracy: 82
 L70 Lifespan: 100000
 LM79 Lumens: 10106
 Efficacy: 68 LPW

Driver Info

Type: Constant Current
 120V: 1.31A
 208V: N/A
 240V: N/A
 277V: N/A
 Input Watts: 149W
 Efficiency: 101%

Technical Specifications

ALED3T150 with Photocell:

120V Button Photocell Included. Photocell is only compatible with 120V.

UL Listing:

Suitable for wet locations.

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

IES Classification:

The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

Effective Projected Area:

EPA = 0.75

LEDs:

Multi-chip, high-output, long-life LEDs

Drivers:

Two Drivers, Constant Current, Class 2, 2000mA, 100-277V, 50-60Hz, 1.1A, Power Factor 99%

THD:

7.7% at 120V

Ambient Temperature:

Suitable for use in 40°C (104°F) ambient temperatures.

Surge Protection:

4kV

Cold Weather Starting:

The minimum starting temperature is -40°F/-40°C.

Thermal Management:

Superior thermal management with external Air-Flow fins.

Housing:

Die-cast aluminum housing, lens frame and mounting arm.

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Color Consistency:

3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warrantied to shift no more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

RAB
LIGHTING

Tech Help Line: 888 RAB-1000

Email: sales@rabweb.com

On the web at: www.rabweb.com

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Note: Specifications are subject to change without notice

Page 1 of 2

ALED3T150N/PC - continued

Green Technology:

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have been received the Department of Energy "Lighting Facts" label.

Replacement:

The ALED150 replaces 400W Metal Halide Area Lights.

California Title 24:

ALED3T150/PC with the button photocell (120V) option complies with 2013 California Title 24 building and electrical codes as a commercial outdoor pole-mounted fixture > 75 Watts at mounting heights greater than 24 feet.

Dark Sky Approved:

The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin:

Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant:

This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods-- Buy American Act-- Construction Materials (October 2010).

Trade Agreements Act Compliant:

This product is a COTS item manufactured in the United States, and is compliant with the Trade Agreements Act.

GSA Schedule:

Suitable in accordance with FAR Subpart 25.4.

