February 26, 2019

City of New Bedford
Planning Board
133 William Street, Room 303
New Bedford, Massachusetts 02740

Attn: Jennifer Carloni

Re: Dunkin’ Restaurant and Drive Through
970 Ashley Boulevard
New Bedford, MA

Dear Members of the Board:

On behalf of the Applicant, Yearly Grind II, LLC, I offer the following as well as the attached revised site plans in response to the comments and feedback that we have received from the Board as well as members of the public during the on February 13th Public Hearing. The Applicant has revised the site, landscape and lighting plans in response to comments and feedback received regarding site circulation and access, residential screening, loading and deliveries. Below is a list of plan revisions that have been incorporated.

Site plan (See Attach)
• Smaller Building Footprint – 1067 sf. To allow for better site circulation
• Removed indoor seating component, walk up counter and drive through service only. This reduces the demand for parking.
• Parking spaces reduces to 13. (included two employee spaces in front of the dumpster).
• Provided dedicated loading area to avoid site circulation conflict, see truck turn exhibit also.
• Drive through lane shifted away from Ashley Boulevard to ease customer existing onto Ashley Blvd. (See Truck turn Exhibit also).
• Modified Dumpster Location away from residential use, and to ease access, see truck turn exhibit also.
• Parking Spaces pushed further away from residential properties.
• Eastern curb line pushed approximately 4 feet closer to residential zone to facilitate site circulation.

Landscape Plan
• Additional shade trees added along the eastern property line and along street frontage.
• Additional shrubs added to block head light spillage along the drive through.

Revised Lighting Plan
• Modified to accommodate site plan revision,

Truck turn exhibit
• Revised to show WB-40 circulation and staging in dedicated loading zone.
• Revised to show larger SUV pedestrian vehicle existing from drive thru to Ashely Blvd.
• Revised to show garbage vehicle access to dumpster.
Audible Exhibit
- Provided to show sound levels of the speaker system of the drive through.
- 65 decibels at 4 from speaker (per manufacture), with a rate of sound dissipation of 6 decibels every time distance is doubled.
- At 24 feet from speaker, Decibel reading of 50 is expected which is consistent with the ambient sound of an average residence.
- It is noted that screens, vegetation, fences and the like, will further muffle sound intensities.

Please note, that a complete set of revised plan were not prepared. If the revised site, landscaping and lighting plans are acceptable to the Board, the Applicant would request that the Board make a condition of approval that a complete set of revised site plans be resubmitted for final review and approval by the Board and the DPI. It is expected that only minor revisions are necessary to the utility and drainage plans as a result of the modified site layout. We look forward to presenting and discussing the proposed modifications with the Board and members of the public at their upcoming hearing.

Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

Sincerely,

BOHLER ENGINEERING

James A. Bernardino PE