March 19, 2019

City of New Bedford
Planning Board
1105 Shawmut Avenue
New Bedford, MA 02746

Attn: Planning Board

Re: Dunkin’s Site Plan
Ashley Boulevard
Plot 127D Lots 89 & 98

Dear: Board Members:

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 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, a Decibel reading of 50 is expected which is consistent with the ambient sound of an average residence. It is noted that screens, vegetation, and fences will further muffle sound intensities.
Bohler Engineering is also in receipt of comments from the Town’s Department of Public Infrastructure dated January 2, 2019, Dunkin’s Site Plan, Ashley Boulevard. On behalf of Applicant, Yearly Grind II, LLC, Bohler Engineering offers the following responses. For clarity, the original comments are in italics, while our responses are directly below in bold type.

**Comment #1.** Driveway permits are subject to Traffic Commissions approval.

**Response:** Acknowledged.

**Comment #2.** Permits for driveways, sidewalks, sewer & drainage and water must be obtained from the DPI Engineering Division.

**Response:** Acknowledged.

**Comment #3.** Driveway to be built in accordance with City of New Bedford regulations and with 4-feet transition curb on both sides

**Response:** All driveways have been revised to reflect City of New Bedford regulations with 4’ transition curbs on both sides, per the “City of New Bedford sidewalk through driveways with curb returns” detail. This detail has been added to the revised plans on Construction Detail Sheet 14.

**Comment #4.** The proposed project contains two separate parcels which may have to be combined for zoning purposes.

**Response:** Acknowledged.

**Comment #5.** Owner/ Developer must contact the DPI Engineering Division to assign a new address for the proposed building.

**Response:** Acknowledged.

**Comment #6.** Developer to install a cement ribbon sidewalk on York Street, within the limits of the project (6-inch granite curb, 4-feet of grass and 5.5 feet of cement concrete).

**Response:** A cement ribbon sidewalk along York Street has been added to the revised plans as requested.

**Comment #7.** Developer to replace existing sidewalks on Ashley Boulevard, within the limits of the project where needed.

**Response:** The existing sidewalks on Ashley Boulevard have been replaced where necessary on the revised plans as requested.

**Comment #8.** Developer to replace existing wheelchair ramp at the South east corner of Ashley Boulevard/York Street.

**Response:** The existing wheelchair ramp at the southeast corner of Ashley Boulevard has been replaced on the revised plans per detail E 107.6.4 in DPI’s Construction Standards and Specifications.

**Comment #9.** Install13 trees in accordance with City of New Bedford regulations, on York Street within the grass ribbon area.
Response: 3 trees have been added on York Street within the grass ribbon area on the revised plans as requested.

Comment #10. All utilities to be installed in accordance with City of New Bedford standards.
Response: Acknowledged.

Comment #11. Label all existing utilities with the correct size.
Response: All existing utilities located in the field or labelled on obtained record plans have been shown on the revised plans.

Comment #12. Any existing water or sewer service to be abandoned are to be capped in accordance with City of New Bedford regulations: water services at the main and sewer services at the property line.
Response: The existing water services are shown to be abandoned and capped at the main per City of New Bedford regulations. A note has been added to the Demolition Plan (Sheet 3) and the Utility Plan (Sheet 6) related to the abandonment of sewer and water services encountered per New Bedford regulations.

Comment #13. Drainage overflow pipe from infiltration area cannot tie in to the existing catch basin lateral (from catch basin to manhole).
Response: The drainage overflow pipe from the infiltration basin (UGS-1) has been revised to tie into the existing drainage manhole on Ashley Boulevard (see Grading & Drainage Plan, Sheet 5).

Comment #14. Developer to check condition of existing sewer service. Owner must install sewer clean out on the existing sewer service within the City layout in accordance with City of New Bedford standards.
Response: Acknowledged. A sewer clean out has been added to the proposed sewer service within the City layout on the Utility Plan (Sheet 6) in accordance with City of New Bedford standards.

Comment #15. Owner must provide calculations for storm water pipe sizing within the project area.
Response: Calculations for storm water pipe sizing have been completed in the revised Drainage Report in Appendix F.

Comment #16. All patching within the City layout must be done in accordance with City of New Bedford regulations. Revise typical patching detail on Sheet 13.
Response: The typical patching detail on Sheet 13 has been replaced with the “City of New Bedford Bituminous Concrete Pavement Restoration” typical detail in the revised plans.

Comment #17. Proposed curb stop on the new 1-inch water service must be installed 3-feet east of water main.
Response: The curb stop has been moved as requested and noted to be installed 3 feet east of the water main on the revised plans.

Comment #18. Water meters to be installed at point of entrance to proposed building in accordance with City of New Bedford regulations.
Response: A note has been added at the point of entrance to the proposed building to install the water meter per City of New Bedford regulations on the revised plans.

Comment #19. Due to existing high traffic volume on Ashley Boulevard and the truck turning movements shown within the site needed to collect trash, DPI feels that this may be a problem.

Response: The revised site layout addresses the truck turning movement concerns. Turning movements for a pedestrian vehicle, a delivery truck, and a garbage truck are included on the Truck Turn Plan (Sheet 12).

Comment #20. All details must meet the City of New Bedford standards.

Response: The appropriate details from the City of New Bedford Department of Public Infrastructure Construction Standards and Specifications handbook were added to the revised plans.

Comment #21. DPI has questions regarding the delineation of existing and proposed water sheds. This will be discussed at a future meeting.

Response: Acknowledged. Water shed maps are included within the drainage report for additional review.

Comment #22. DPI requires a final set of plans to be submitted that reflects all revisions made prior to the start of construction.

Response: Acknowledged.

Comment #23. Developer and site contractor must schedule a pre-construction meeting with DPI prior to the start of construction.

Response: Acknowledged.

Comment #24. Upon completion, Engineer must submit "As built Drawings" prior to the Certificate of Occupancy being issued.

Response: Acknowledged.

We trust the above as well as the attached information is sufficient for your continued review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

BOHLER ENGINEERING

Sincerely,

James A. Bernardino, P.E.

CC: Department of Inspectional Services
Environmental Stewardship
Torn Dale