



PLANNING BOARD

CITY OF NEW BEDFORD
 JONATHAN F. MITCHELL, MAYOR

CITY CLERKS OFFICE
 NEW BEDFORD, MA
 2016 JAN 22 A 11:56
 CITY CLERK

NOTICE OF DECISION

Case Number: 03-16				
Request Type: Site Plan Approval				
Address: 50 Duchaine Boulevard				
Zoning: Industrial C				
Recorded Owner: Multilayer Coating Technologies, LLC				
Applicant: Parallel Products of New England, Inc.				
Applicant Address: 401 Industry Road, Louisville, KY 40208				
Application Submittal Date		Public Hearing Date		Decision Date
December 14, 2015		January 13, 2016		January 22, 2016
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
134	456, 457, 458 & 459			23109
F/K/A 133	F/K/A 1, 5 & 15	132	30	
		8266	278	
F/K/A 133	F/K/A 15A			22029
	F/K/A 3, 4, 5	125	100	23109 Land Plan 36318 – C Sheet 1 of 2
		99	43	21272 Land Plan 36318 - B

Application: **Case 03-16** Request for Site Plan approval for a liquid waste disposal and recycling facility, located at the New Bedford Business Park in the Industrial C zoning district.

Action: GRANTED, WITH THE FOLLOWING WAIVERS AND CONDITIONS:

At the applicant's request, the Planning Board voted Four (4) to Zero (0), with recusal by Board Member Duff, to grant the following waivers from **Site Plan Review**:

1. Waive the requirement that all plans are oriented so that North arrow points to the top of sheet.
2. Waive the requirement for Demolition Plan because there is no proposed demolition.

Site Plan approval was granted with the following conditions:

1. Applicant shall work with planning staff to correct inconsistencies for final plan set revisions.
2. Applicant shall work with planning staff in the revision of landscaping, sign, and lighting plans with recommendations set forth under conditions of approval.
3. Recommendations made in Staff Comments dated January 13, 2016 shall be honored by the applicant.
4. All inconsistencies and typographical errors are to be corrected on plan sheets and applications.
5. Conditions set by the Department of Public Infrastructure shall be honored by the applicant.
6. Conditions set by the Conservation Commission shall be honored by the applicant.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on January 21, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

1/22/16
Date



Colleen Dawicki, Chair
New Bedford Planning Board

1) APPLICATION SUMMARY

The petitioner submitted an application for SITE PLAN APPROVAL under Chapter 9 Comprehensive Zoning, Section 5400, relative to property listed above located in an Industrial C zoning district. Site improvements include forty-one (41) tractor trailer spots, seventy-one (71) employee parking spaces, twenty-eight (28) loading docks, improved lighting, overhead power service, and the refurbishment of 20,000 SF of office space.

Manufacturing and Light Manufacturing defining this proposal are uses permitted by right in the Industrial C zoning district. The 58+/- acre site is comprised of several tax assessors' parcels which have been remapped due to deed of ownership and Land Court transfers. The entire project proposal area is within the City's Industrial C zoning district, but as lot lines have been abandoned and redrawn several times, the three parcels associated for assessment purposes include Lot 5, Lot 4 and Lot 3 as shown on Land Plan 36318-B. Lot 3 is zoned Mixed Use Business and Residential A.

It is not the intent of the applicant to utilize storage trailers for on-site storage.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal was shown as the Site Plan for 50 Duchaine Blvd (Assessors Map 134, Lots 456, 457, 458 and 459) New Bedford, MA dated December 11, 2015 prepared for Parallel Products of New England, 401 Industry Road, Louisville, KY 40208 by Thompson Farland 398 County Street, New Bedford, MA 02740 consisting of seven sheets:

1. Cover Sheet-Sheet 1
2. Notes & Legend-Sheet 2
3. Existing Conditions-Sheet 3

4. Layout-Sheet 4
5. Grading & Utility-Sheet 5
6. Detail -Sheet 6
7. Detail-Sheet 7

Other Documents and Supporting Materials

8. Staff Review Comments with Attachments:

- Land Plans 36318 – C and 36318 – B
- Review Comments
- Plan Set
- Site Plan Approval Application
- Trustees Deed – Bristol county (S.D) Registry of Deeds Document No. 113024
- Narrative
- Stormwater Management Report

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion.

Constance Brawders (Staff Planner) was present during proceedings for the subject case review.

Board member K. Duff recused herself from the case consideration, citing her office has a current project with Thomson Farland.

Christian A. Farland, P.E. and President of Thompson Farland Company presented the case submittal for Parallel Products. Project Manager John Marchand of Thompson Farland and Tim Cusson, Vice President of Business Development for Parallel Products, were present to answer questions from the Planning Board.

Parallel Products of New England reprocesses empty plastic and aluminum beverage containers that come from redemption centers in bottle bill states throughout the New England area. The company grinds, washes and color sorts empty plastic bottles in preparation for the re-manufacture of this plastic into other useful products such as carpeting, strapping and moldable plastic sheeting. The company also specializes in liquid recycling by reclaiming outdated or distressed non-alcohol and alcohol beverages for conversion of these liquids to fuel grade ethanol. Acquisition of 50 Duchaine Boulevard, a property that has been vacant for approximately ten (10) years, in the Business Park, allows the company to expand existing operations from their current division at 969 Shawmut Avenue and remain in New Bedford.

Discussion ensued regarding storm water mitigation. The applicant filed a Notice of Intent with the City of New Bedford Conservation Commission as the proposal for redevelopment falls within the 100 foot buffer zone to bordering vegetated wetlands. The applicant awaits peer review by the City's consulting engineering firm for compliance with the Massachusetts Department of Environmental Protection Stormwater Management Standards.

Further discussion elaborated on upgrades to electrical service, revitalization of the original declining landscaping design vegetation, installation of solar pole lighting, improvements of the derelict office space,

and snow storage. Business signage will be located at the entrance of the looped road at the southern terminus off Duchaine Boulevard in the New Bedford Business Park; the applicant does not intend to install additional signs on the building.

Chairperson Dawicki asked for a motion to open the Public Hearing. Board Member P. Cruz moved to open the hearing, seconded by Board Member Glassman. Motion carried unanimously Four (4) to Zero (0).

No member of the public body spoke or asked to be recorded in favor or opposition of the proposal.

Hearing no further questions or comments, the motion was moved to close the public hearing by Board Member P. Cruz, seconded by Board Member Glassman. Motion carried unanimously Four (4) to Zero (0).

4) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

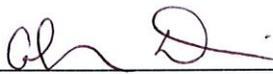
1. Applicant shall work with planning staff to correct inconsistencies for final plan set revisions.
2. Applicant shall work with planning staff in the revision of landscaping, sign, and lighting plans with recommendations set forth under conditions of approval.
3. Recommendations made in Staff Comments dated January 13, 2016 shall be honored by the applicant.
4. All inconsistencies and typographical errors are to be corrected on plan sheets and applications.
5. Conditions set by the Department of Public Infrastructure shall be honored by the applicant.
6. Conditions set by the Conservation Commission shall be honored by the applicant.

5) DECISION

With recusal by Board Member K. Duff, Board Member A. Glassman made the motion to approve Site Plan 03-16, with conditions and waivers as stated above, for approval of a liquid waste disposal and recycling facility, located at the New Bedford Business Park in the Industrial C zoning district; seconded by Board Member P. Cruz. Motion carried Four (4) to Zero (0)

Filed with the City Clerk on:

1/22/16
Date



Colleen Dawicki, Chair
New Bedford Planning Board