



## City of New Bedford

### Department of Planning, Housing & Community Development

608 Pleasant St, New Bedford, Massachusetts 02740  
Telephone: (508) 979.1500 Facsimile: (508) 979.1575

**PATRICK J. SULLIVAN**  
DIRECTOR

# STAFF COMMENTS

**PLANNING BOARD MEETING**  
**JANUARY 13, 2016**

**Case #03-06: SITE PLAN REVIEW**

50 Duchaine Boulevard (A/K/A as 50 Phillips Road)  
Map: 134, Lots: 456, 457, 458 & 459 (F/K/A Map 133, Lots 1, 5 & 15; Map 133, Lot 15A)  
and  
Lots 3, 4 and 5 (as referred to Land Court Certificate Number 23109, Land Plan 36318-C  
at Book 132, Page 130 and  
Land Court Certificate Number 21272, Land Plan 36318-B at Book 99, Page 43)

**Applicant:** Parallel Products of New England, Inc.  
401 Industry Road  
Louisville, KY 40208

*Local Office:*  
Tim Cusson,  
VP of Business Development  
969 Shawmut Avenue  
New Bedford, MA 02746

**Owner:** Multilayer Coating Technologies, LLC  
One Cranberry Hill  
750 Marrett Road  
Lexington, MA 02421



**Overview of Request**

Request to consider Site Plan approval for a liquid waste disposal and recycling facility, located at 50 Duchaine Boulevard in New Bedford Business Park in the Industrial C zoning district.

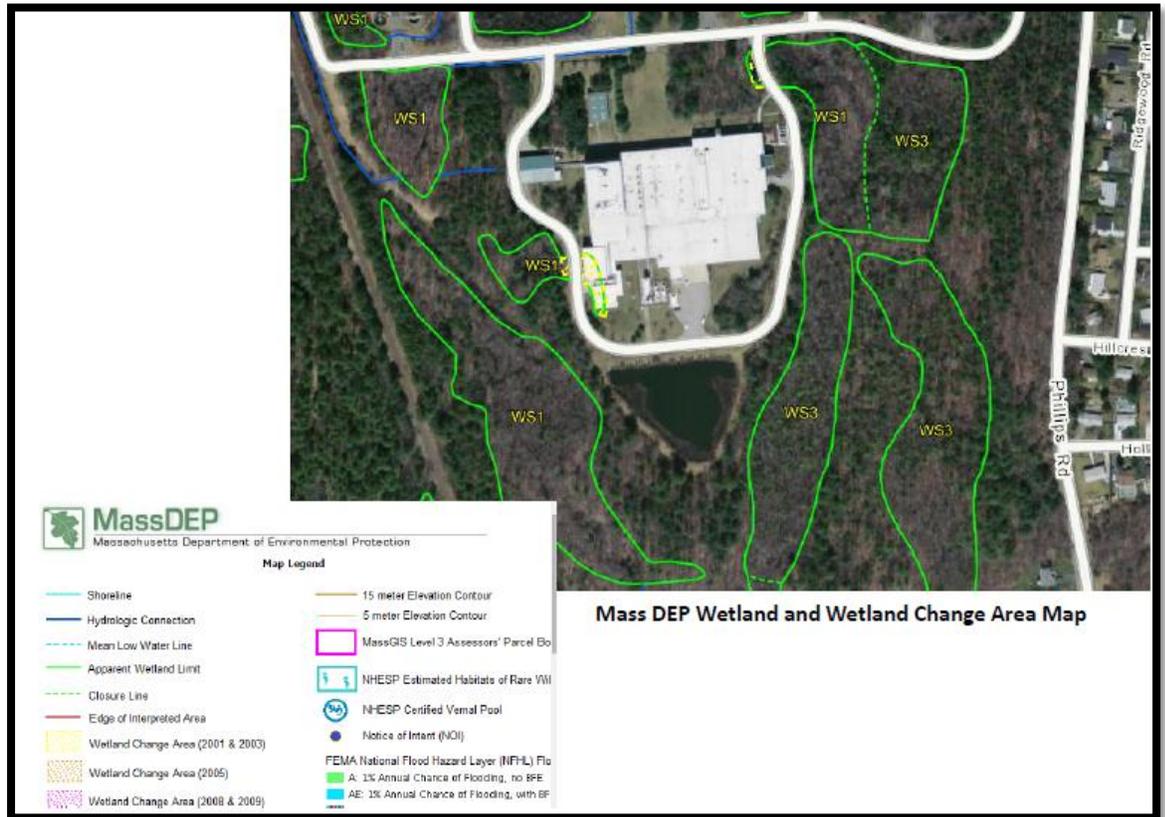
Parallel Products of New England reprocesses empty plastic and aluminum beverage containers that come from redemption centers in bottle bill states throughout the New England area. The company grinds, washes and color sorts empty plastic bottles in preparation for the re-manufacture of this plastic into 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 The company also specializes in liquid recycling by reclaiming outdated or distressed non-alcohol and alcohol beverages for conversion of these liquids to fuel grade ethanol.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 in the Business Park will allow the company to expand existing operations from their current division at 969 Shawmut Avenue and remain in New

Bedford. 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 (Attachment 1). 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.

### Existing Conditions

This 58+/- acre parcel is recognized as the site of the former Polaroid Corporation, which was conveyed to Konarka Technologies, Inc., prior to current ownership. The parcel is found at the southern terminus off Duchaine Boulevard via a looped road in the New Bedford Business Park. The existing structure is vacant. Landscaping which enhances the structure is overgrown and debris litters the area.



Wetlands border the site and are comprised of Wooded Swamp Deciduous Trees (WS1) and Wooded Swamp Mixed Trees (WS3). The applicant appeared before the City of New Bedford Conservation Commission on January 5, 2016, with case continued to January 19, 2016 for peer review and further consideration by the Department of Environmental Stewardship.

### Proposed Conditions

The applicant aims to expand existing operations here in New Bedford. 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.

City of New Bedford parking requirements for a business engaged in warehousing and distribution calls for 41 parking spaces. The proposal exceeds municipal code requirements by providing seventy-one (71), plus three (3) ADA compliant parking spaces, thereby meeting the stipulations of 521 CMR 23.00: PARKING AND PASSENGER LOADING ZONES.

The proposal entails an investment of approximately six-million dollars (\$6,000,000.00). The current facility employs eighty-two (82) staff and the applicant foresees the creation of an additional (50) jobs for managerial, clerical, driver, mechanic, and labor positions over a five year period.

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

### **Review Comments**

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

For comments from the Department of Public Infrastructure and Conservation Commission, please see Attachment 2.

The Planning Department awaits other comments.

### **Site Plan Review**

The plan is rotated 180 degrees with the North arrow direction orientated accordingly.

### **Plans submitted for consideration:**

The submittal is 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 and consists of seven sheets (Attachment 3).

- **Cover Sheet-Sheet 1**  
Error: Superimpose the site improvement on Lot 457. (Site improvement is superimposed on adjacent lot.)
- **Notes & Legend-Sheet 2**
- **Existing Conditions-Sheet 3**  
Applicant to Provide: 21E Contaminated Site Information, if applicable.  
Restrictive Covenant Doc No. 57647
- **Layout-Sheet 4**  
Plan Revision: Label "Existing Parking" at east side of building as "Loading"
- **Grading & Utility-Sheet 5**  
Applicant to Provide: Any Utility Easement(s).  
See Comments from DPI.
- **Detail –Sheet 6**
- **Detail-Sheet 7**

The applicant may need to show more extensive Erosion Control Plan than which is demonstrated on the Grading and Utility Plan sheet 5.

A Landscape Plan, Lighting Plan, and Sign Plan have not been provided for the Planning Board's consideration and review.

Snow storage areas are not shown on plans.

Building Elevations are not provided. As this is an existing structure, exterior photographs of the four elevations are acceptable.

No written waiver requests were presented with deliverables. However, the Site Plan Review Application Checklist is marked with the letter W at the following:

- Section 3. Plans for North Arrow and minimum scale
- Section 3c. Demolition Plan

The applicant should present written waivers for items under petition for the Planning Board’s consideration and vote.

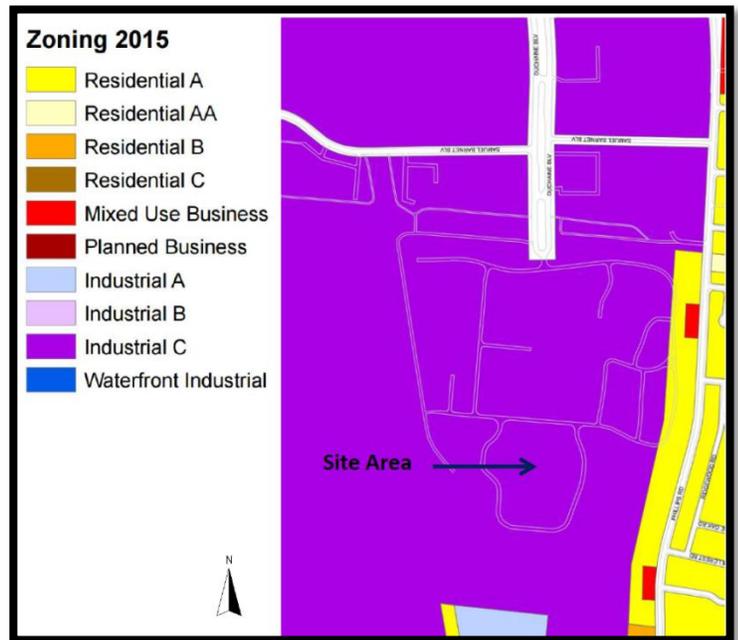
The Alta Survey for Phase One and Two Environmental findings should be provided, if applicable.

**For Board Member Consideration**

The proposal for Site Plan Approval is consistent with the master plan’s goal to expand workforce opportunities as improves the neighborhood setting and communicates a positive message for business development.

Having reviewed this request, the existing character of the surrounding properties and thresholds for approval of a site plan review, staff recommends the approval of this application with the following conditions:

- The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Public Infrastructure.
- The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Environmental Stewardship and Conservation Commission.
- For reference purposes by the Planning Division, the applicant shall provide a copy of the Operations & Maintenance Plan for the Planning Division case file folder, as applicable under Sec. 16-32. - Industrial pretreatment and permit requirements.
- The applicant shall revise plans for omissions and clarification as noted under Staff Comment Site Plan Review.
- The applicant provides additional documents as noted under Staff Comment Site Plan Review.



**Attachments:**

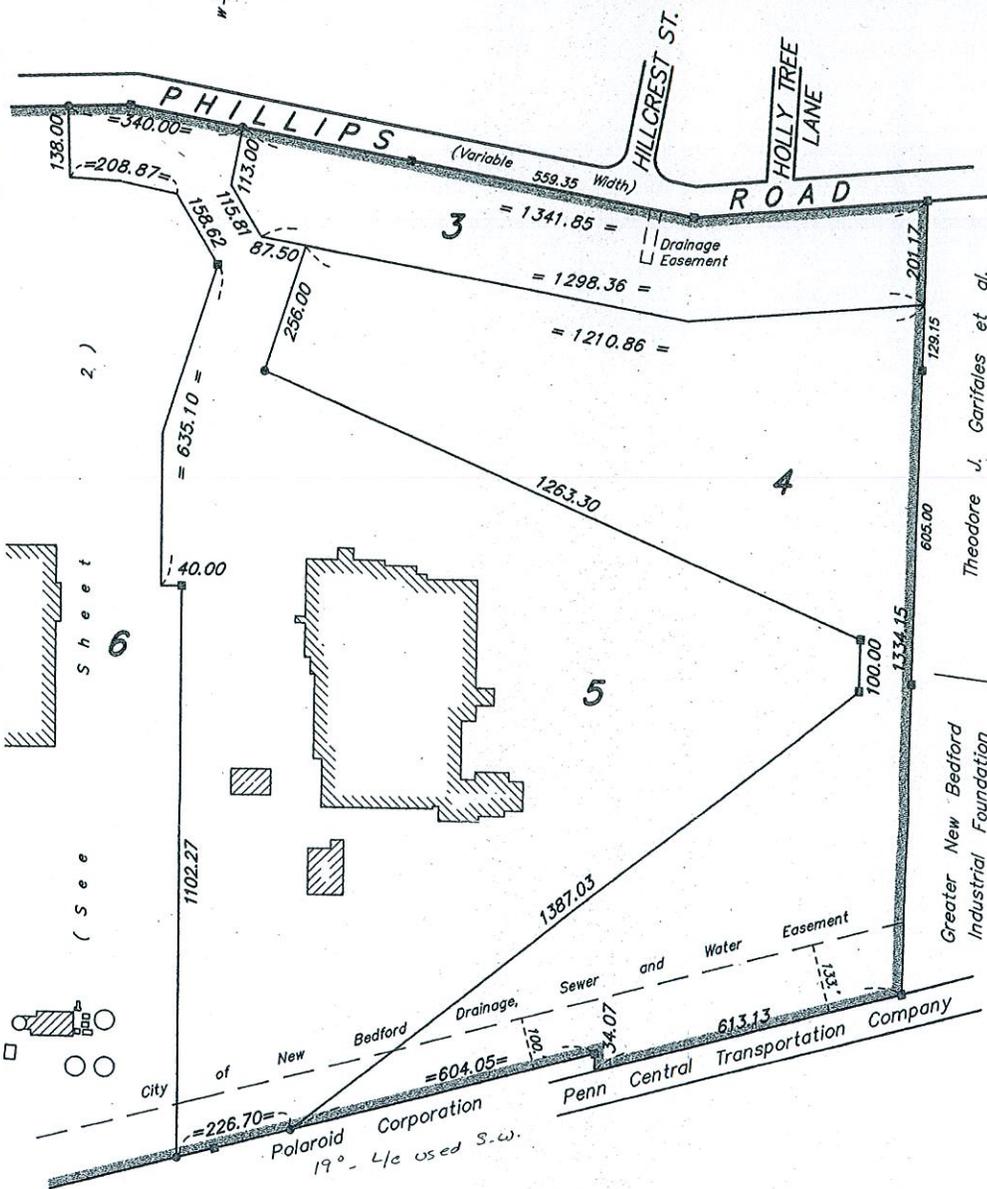
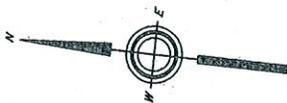
1. Land Plans 36318-C and 36318-B
2. Review Comments
3. Plan Set
4. Site Plan Approval Application
5. Trustees Deed – Bristol County (S.D) Registry of Deeds Document No. 113024
6. Narrative
7. Stormwater Management Report

Cullinan Engineering Co., Inc., Surveyors

January 6, 2009

36318C

Sheet 1 of 2



Subdivision of Lot 1  
 Shown on Plan 36318-B  
 Filed with Cert. of Title No. 18072  
 South Registry District of Bristol County

Separate certificates of title may be issued for land shown hereon and on Sheet 2 as Lots 3, 4, 5 and 6 By the Court.

*Deborah S. Patterson*  
 April 1, 2009 Recorder

SJK-0924

Received N.B. Registry 12/18/2014

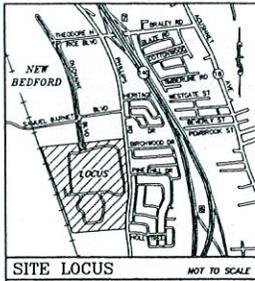
- - denotes C.B.
- - denotes I.rod

Abutters are shown as on original decree plan.

Copy of part of plan filed in  
**LAND REGISTRATION OFFICE**  
 April 1, 2009  
 Scale of this plan 240 feet to an inch  
 T.C. Pontbriand, Acting Engineer for Court

CR# 03-16

PLANNING  
 DEC 18 2015  
 DEPARTMENT



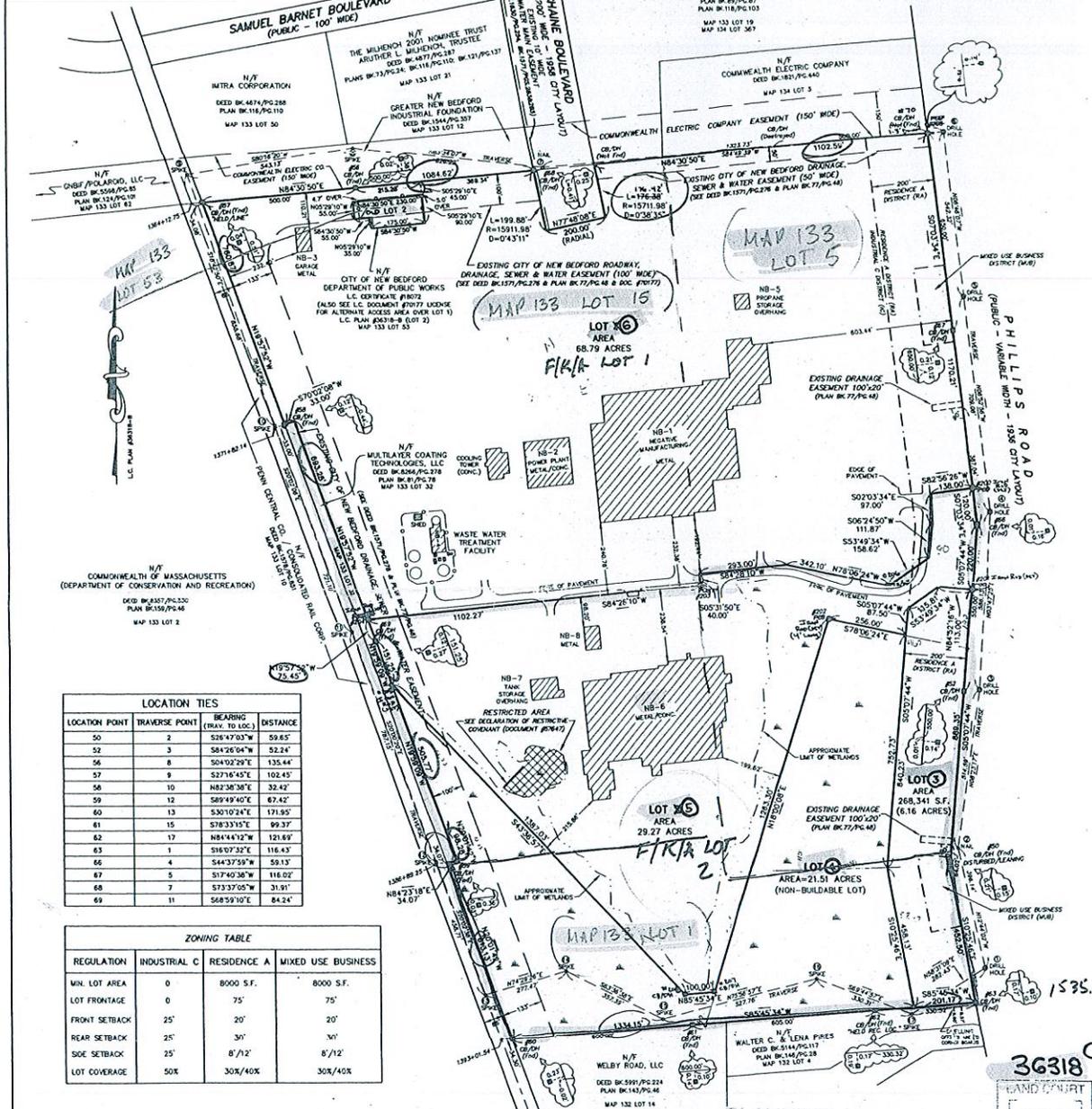
- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE LOCUS PARCEL TO CREATE LOTS 3 THROUGH #6AS SHOWN.
  2. THE CHAIN LINK FENCE LOCATED ON LOT-2 ENROACHES ONTO THE LOCUS PROPERTY BY 4.7' AND 5.0' AS SHOWN.
  3. THIS PLAN AND ANY ACCOMPANYING CERTIFICATIONS DO NOT CONSTITUTE A CERTIFICATION OF TITLE TO THE PROPERTY DISPLAYED HEREON. THE OWNER OF LOCUS AND ADJACENT PROPERTIES ARE SHOWN ACCORDING TO CURRENT CITY ASSESSORS' RECORDS.

- LEGEND**
- CONCRETE BOUND / DRILL HOLE
  - CONCRETE BOUND ~~W/~~ SET

**NEW BEDFORD PLANNING BOARD**  
 APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

*David A. Guard*  
 CITY PLANNER

DATE: 2-27-09



**LOCATION TIES**

LOCATION POINT	TRAVERSE POINT	BEARING (TRAV. TO LOC.)	DISTANCE
50	2	S26°47'03"W	59.85'
52	3	S84°26'04"W	52.24'
56	8	S04°02'29"E	135.44'
57	9	S27°16'45"E	102.45'
58	10	N63°38'38"E	32.42'
59	12	S89°49'40"E	82.42'
60	13	S30°10'24"E	171.50'
61	15	S78°33'15"E	99.37'
62	17	N84°44'12"W	121.89'
63	1	S18°07'32"E	116.43'
66	4	S44°37'59"W	59.13'
67	5	S17°40'38"W	118.02'
68	7	S73°37'05"W	31.97'
69	11	S68°29'10"E	84.24'

**ZONING TABLE**

REGULATION	INDUSTRIAL C	RESIDENCE A	MIXED USE BUSINESS
MIN. LOT AREA	0	8000 S.F.	8000 S.F.
LOT FRONTAGE	0	75'	75'
FRONT SETBACK	25'	20'	20'
REAR SETBACK	25'	30'	30'
SIDE SETBACK	25'	8'/12'	8'/12'
LOT COVERAGE	50%	30%/40%	30%/40%

**CURRENT OWNER REFERENCES**  
 MULTILAYER COATING TECHNOLOGIES, LLC  
 100 DUCHANE BOULEVARD  
 NEW BEDFORD, MA 02745

**TITLE REFERENCE:**  
 LAND COURT CERTIFICATE #21272 (DOC. #97784)

**PLAN REFERENCES:**  
 LAND COURT PLAN 36318-B (LOT 1)  
 PLAN BOOK 77, PAGE 48

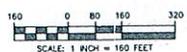
(REFERENCES RECORDED AT THE BRISTOL COUNTY REGISTRY OF DEEDS S.D.)

**SITE LOCATION:**  
 100 DUCHANE BOULEVARD & 50 PHILLIPS ROAD  
 NEW BEDFORD, MASSACHUSETTS

**ASSESSORS REFERENCES:**  
 MAP 133, LOT 15  
 (MAP 132, LOT 1, MAP 134, LOT 5)

**TRAVERSE CLOSURE DATA**  
 LENGTH OF TRAVERSE = 9443.16'  
 ANGULAR ERROR = 00°0'14"  
 CLOSURE DISTANCE = 0.09'  
 DIRECTION = S69°26'11"W  
 PRECISION = 1:110,874

**EDM CALIBRATION BASELINE**  
 CAPE COO BASELINE  
 MEASURED: 492.075' 492.081'  
 RECORDED: 1410.650' 1410.684'  
 DATE: 4/03/05 4/03/05  
 EDM ACCURACY: ±(3mm + 2ppm)



**PLANNING**  
 DEC 18 2015

**DEPARTMENT**  
 CRB 03-16

**SURVEYOR OF RECORD**  
 CULINAN ENGINEERING CO., INC.  
 10 RIVERSIDE DRIVE, SUITE 104  
 LAKESVILLE, MA 02347  
 (508) 946-9911

I CERTIFY THAT AS OF THE DATE OF THIS SURVEY, THE MONUMENTS CONTROLLING PRIOR PLANS ARE IN THE GROUND AS SHOWN AND DESCRIBED HEREON. I FURTHER CERTIFY THAT ANY ADDITIONAL MONUMENTS SHOWN HEREON HAVE BEEN SET IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 AS OF THE DATE OF THIS SURVEY.

I FURTHER CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON OR BETWEEN OCTOBER 13, 2008 AND JANUARY 6, 2009.

*David J. Melby*  
 PROFESSIONAL LAND SURVEYOR

DATE: 2-25-09

**CULINAN ENGINEERING**  
 100 RIVERSIDE DRIVE, SUITE 104, LAKESVILLE, MA 02347  
 (508) 946-9911

2-25-09

**PLAN OF LAND**  
 BEING A SUBDIVISION OF LOT 1  
 SHOWN ON LAND COURT PLAN #36318-B  
 DUCHANE BOULEVARD AND PHILLIPS ROAD  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR  
 MULTILAYER COATING TECHNOLOGIES, LLC

DATE	NO.	REVISION	DESCRIPTION
3/15/09	2		ADDED MONUMENTS SET & REVISED PER LAND COURT
2/25/09	1		ADDED RESTRICTED AREA (DECLARATION OF RESTRICTIVE COVENANT)

DATE: JANUARY 6, 2009  
 SCALE: 1" = 160'  
 PROJECT NUMBER: 20830058-20-010  
 SHEET: 1 OF 1



## Department of Public Infrastructure

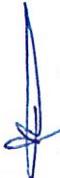
Ronald H. Labelle  
Commissioner

**CITY OF NEW BEDFORD**  
Jonathan F. Mitchell, Mayor

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance  
Energy

## MEMORANDUM

To: City of New Bedford Planning Board

From:  Ronald H. Labelle, Commissioner, D.P.I.

Date: December 29, 2015

RE: Proposed Site Plan  
50 Duchaine Blvd  
Plot 134 Lots 456, 457, 458 and 459

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. All utilities to be constructed in accordance with the City of New Bedford regulations.
2. This site plan includes 4 different lots, which may need to be combined to meet zoning requirements.
3. Drainage design must comply with phase II, Mass Department storm water management standards.
4. The Department of Public Infrastructure requires a final set of approval plans to be submitted that reflects all revisions made prior of the start of construction
5. Developer and site contactor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.
6. Upon completion engineer must submit "As Built Drawings" in CADD format prior to the certificate of occupancy being issued

CC: Department of Inspectional Services  
Environmental Stewardship  
Thompson Farland INC.  
Multilayer Coating Tech.  
Parallel Product of New England, INC

PLANNING  
DEC 31 2015  
DEPARTMENT

### ATTACHMENT 2

*CASE 05-16*



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

PLANNING

JAN 08 2016

DEPARTMENT

January 8, 2016

To: Constance Brawders, Staff Planner  
From: Sarah Porter, Conservation Agent  
Re: Planning Board comments for 1/13/2016 meeting

The following comments are provided with respect to the applicable items on the 1/13/2016 Planning Board agenda:

**Case 01-16: Greater New Bedford Community Health Center HIIP Project** - Request by applicant for a Special Permit for reduction of parking spaces, and **Case 02-16: Greater New Bedford Community Health Center HIIP Project** - Request by applicant for Site Plan approval for the expansion of an existing medical clinic, located at 838-842 Purchase Street (Map 53, Lots 30, 30A, 30B & 30C), in the Mixed Use Business zoning district. Applicant: Daniel P. Faber, Dan's Restoration Company, Inc., 49 Doolittle Avenue, Dartmouth, MA 02747. *The proposed project is not in or within 100' of State or Local Wetland Resource Areas. Therefore no permit is required from the Conservation Commission for this proposed activity.*

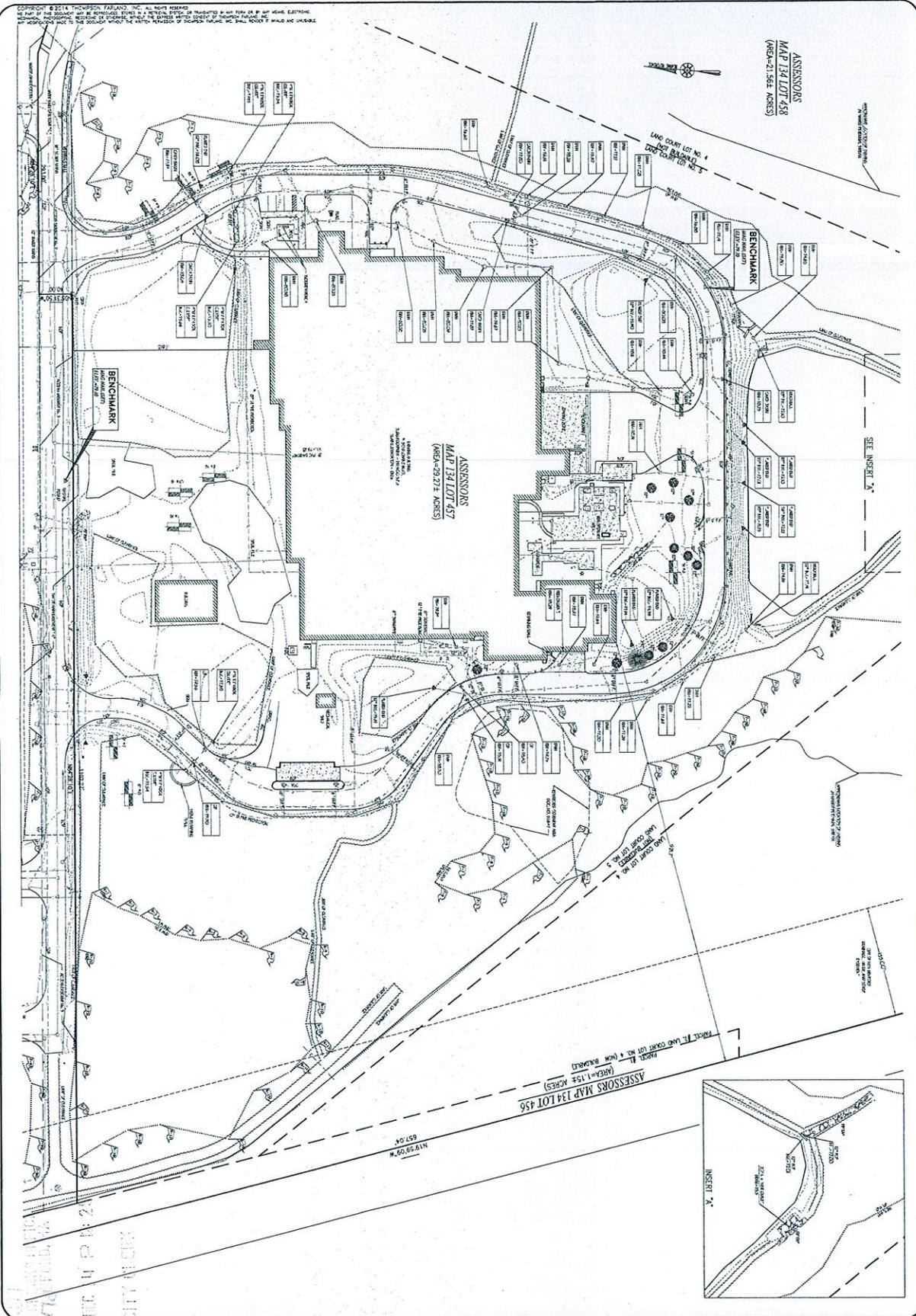
**Case 03-16: 50 Duchaine Boulevard** - Request by applicant for Site Plan approval for a liquid waste disposal and recycling facility, located at 50 Duchaine Boulevard [Map 134, Lots 456, 457, 458 & 459 (f/k/a Map 133, Lot 15A)], in New Bedford Business Park in the Industrial C zoning district. Applicant: Parallel Products of New England, Inc., 401 Industry Road, Louisville, KY 40208. *The proposed project is a redevelopment project, portions of which fall within the 100' Buffer Zone to Bordering Vegetated Wetlands. A Notice of Intent has been filed with the Conservation Commission and an initial Hearing was held on January 5, 2016. The proposed stormwater management system is undergoing a peer engineering review by the Commission's engineer. The next Hearing is scheduled for January 19<sup>th</sup>, 2016.*

cc via email: Conservation Commissioners, Neil Mello, Michele Paul, Jane Medeiros-Friedman, DPI, BOH, DIS

Cc via email: Conservation Commissioners, Neil Mello, Michele Paul, Jane Medeiros-Friedman, DPI, BOH, DIS



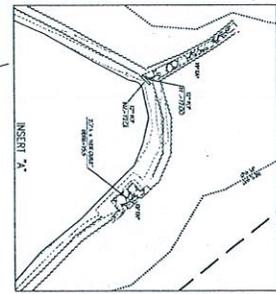




ASSESSORS  
MAP 134 LOT 456  
(AREA-21.566 ACRES)

ASSESSORS  
MAP 134 LOT 457  
(AREA-29.271 ACRES)

ASSESSORS MAP 134 LOT 456  
(AREA-1.156 ACRES)



DEPARTMENT  
CASE 03-16

SHEET 3 OF 7  
 EXISTING CONDITIONS  
 LATEST REVISION:  
 SCALE: 1" = 30'  
 DECEMBER 11, 2015  
 11/17/2015 NO. 15-500

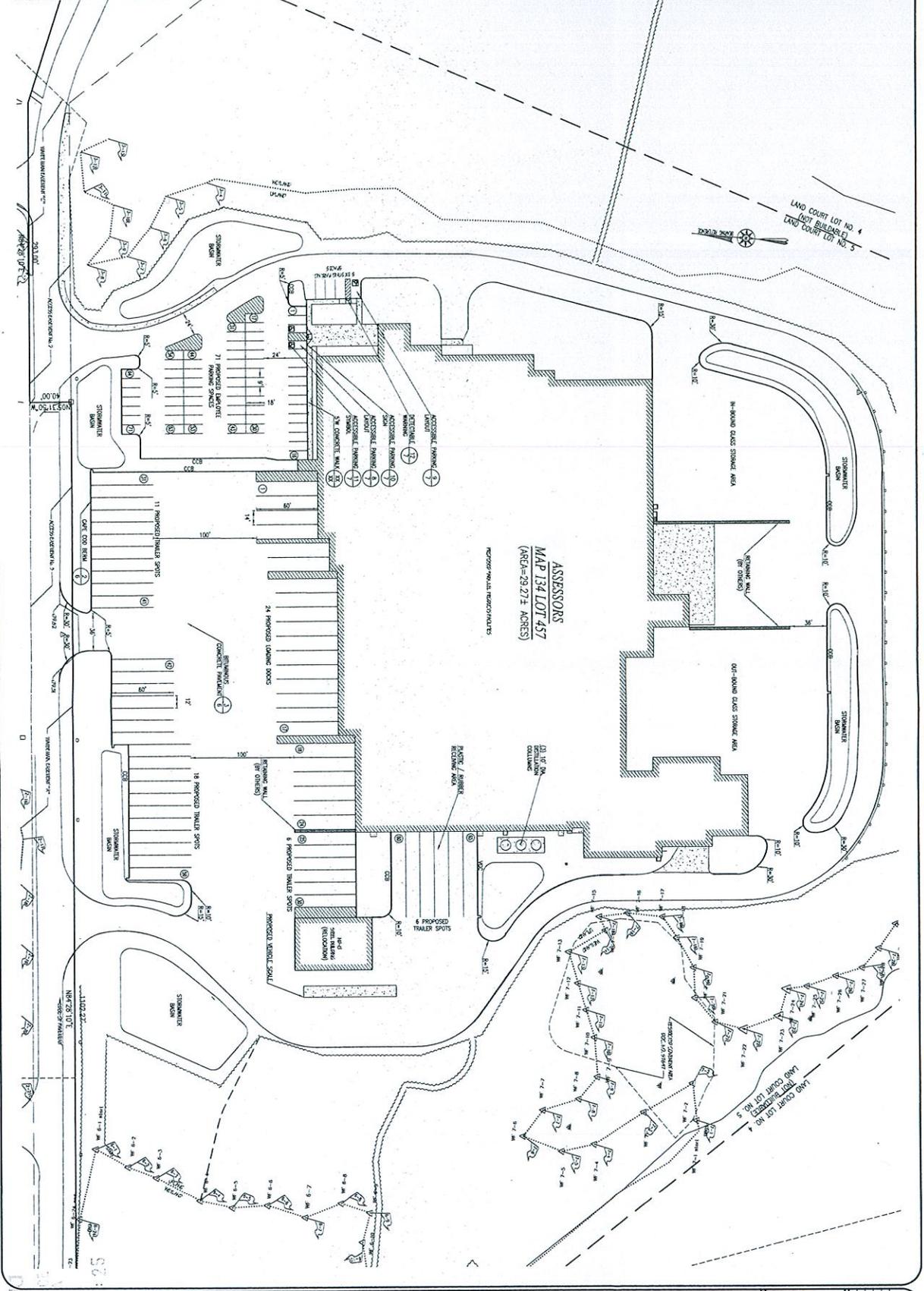
**SITE PLAN**  
 50 DUCHAINE BLVD  
 ASSESSORS MAP 134 LOTS 456, 457, 458, & 459  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR: PARALLEL PRODUCTS OF NEW ENGLAND  
 401 INDUSTRY ROAD  
 LOUISVILLE, KY 40208

DESIGNED BY: JMF  
 CHECKED BY: CWF  
 ORDERED BY: CWF


**THOMPSONFARLAND**  
 PROFESSIONAL ENGINEERS // LAND SURVEYORS  
 www.ThompsonFarland.com  
 (MAIN OFFICE) 336 COUNTY STREET, NEW BEDFORD, MA 02740 P. 506.717.4478  
 NEW BEDFORD | TANTON | CAMBRIDGE | MARLBOROUGH

NO.	DATE	REVISIONS

© COPYRIGHT © 2011 THOMPSON FARLAND, INC. ALL RIGHTS RESERVED.  
 THIS PLAN IS A PROFESSIONAL ENGINEERING DESIGN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMPSON FARLAND, INC. SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE PROFESSIONAL ENGINEERING CONTRACT AND SHALL BE VOID IF ANY PART IS UNUSABLE.



ASSESSORS  
 MAP 134 LOT 457  
 (ARE=29.27± ACRES)  
 PROPOSED WALKWAY IMPROVEMENTS

SCALE: 1"=40'  
 JOB NO. 11-500  
 LATEST REVISION:  
 LAND  
 SHEET 4 OF 7  
 CASE 03-16

**SITE PLAN**  
 50 DUCHAINE BLVD  
 ASSESSORS MAP 134 LOTS 456, 457, 458, & 459  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED: PARALLEL PRODUCTS OF NEW ENGLAND  
 FOR: 401 INDUSTRY ROAD  
 LOUISVILLE, KY 40208

DESIGNER: BR. JMA  
 CHECKED: BR. CAF

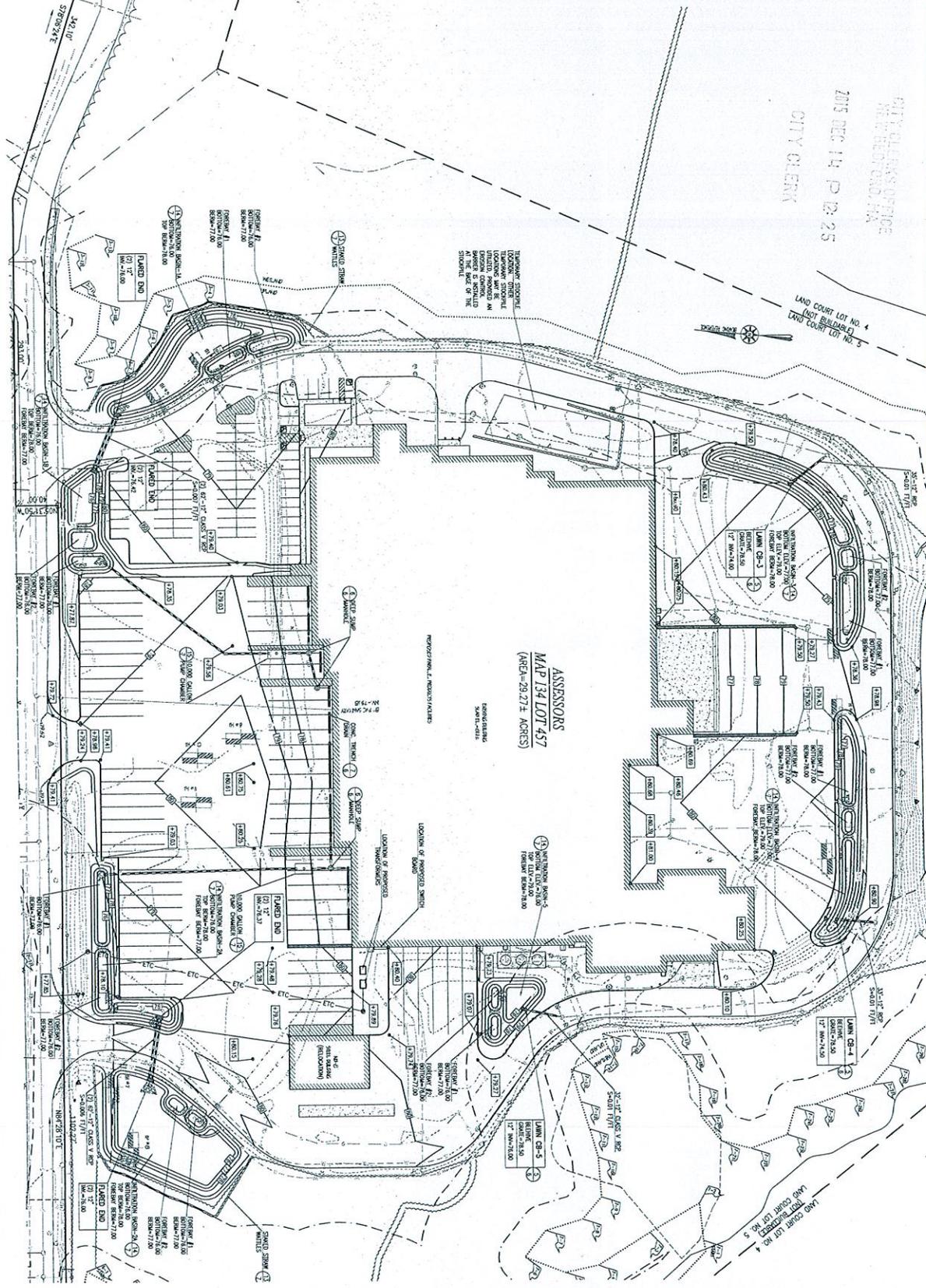
**THOMPSON FARLAND**  
 PROFESSIONAL ENGINEERS // LAND SURVEYORS

www.ThompsonFarland.com  
 (MAIN OFFICE) 390 COUNTY STREET, NEW BEDFORD, MA 02740 P.508.777.3478  
 NEW BEDFORD | TAUNTON | CAMBRIDGE | WARLBOROUGH

NO.	DATE	REVISIONS

Copyright © 2014 Thompson Farland, Inc. All rights reserved.  
 This drawing is the property of Thompson Farland, Inc. and is to be used only for the project and site specifically identified herein. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Thompson Farland, Inc. No part of this drawing may be used for any other project without the prior written permission of Thompson Farland, Inc.

CITY OF NEW BEDFORD  
 CITY CLERK  
 2015 DEC 14 P 12:25



ASSESSORS  
 MAP 134 LOT 457  
 (AREA-29.27± ACRES)

DATE: DECEMBER 11, 2015  
 SCALE: 1"=40'  
 JOB NO.: 15-500  
 LATEST REVISION:  
 GRADING & UTILITY  
 SHEET 5 OF 7

**SITE PLAN**  
 50 DUCHAINE BLVD  
 ASSESSORS MAP 134 LOTS 456, 457, 458, & 459  
 NEW BEDFORD, MASSACHUSETTS

PREPARED: PARALLEL PRODUCTS OF NEW ENGLAND  
 FOR: 401 INDUSTRY ROAD  
 LOUISVILLE, KY 40206

DESIGNED BY: JMK  
 CHECKED BY: CWF

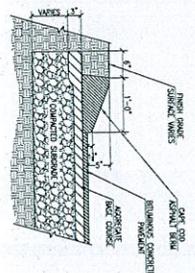
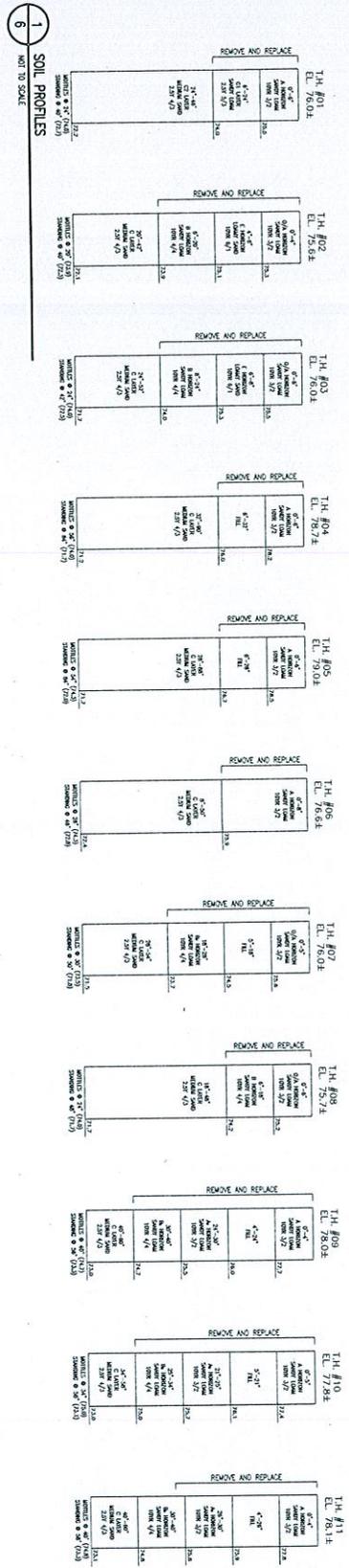
**THOMPSON FARLAND**  
 PROFESSIONAL ENGINEERS // LAND SURVEYORS

www.ThompsonFarland.com  
 (MAIN OFFICE) 334 COUNTY STREET, NEW BEDFORD, MA 02740 P. 508.717.2479  
 NEW BEDFORD | TAPSCOTT | CAMBRIDGE | WILMINGTON

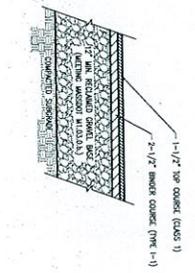
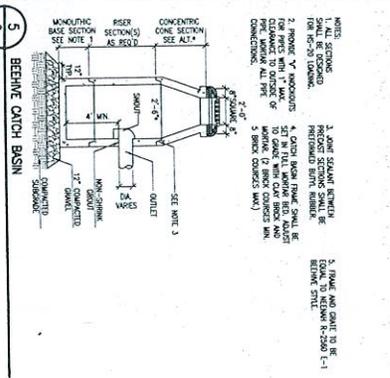
NO.	DATE	DESCRIPTION

CASB 03-16

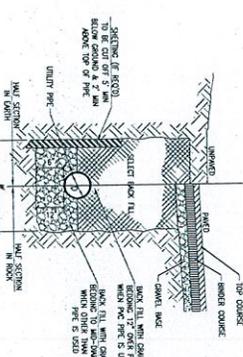
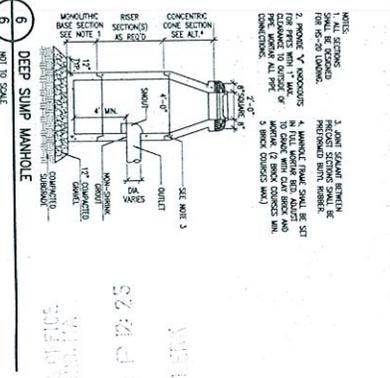
Copyright © 2014 Thompson Farland, Inc. All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Thompson Farland, Inc.



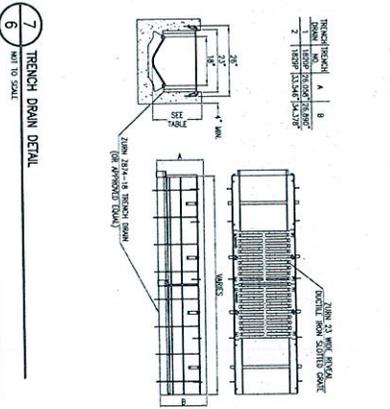
**2 BRIMMINGS CONCRETE CURB AND BASIN**  
NOT TO SCALE



**3 BRIMMINGS CONCRETE PAVEMENT - RECLAIMED**  
NOT TO SCALE



**4 UTILITY TRENCH**  
NOT TO SCALE



**7 TRENCH DRAIN DETAIL**  
NOT TO SCALE

**REVISIONS**


**SITE PLAN**  
50 DUCHAINE BLVD  
ASSESSORS MAP 134 LOTS 136, 137, 138, & 139  
NEW BEDFORD, MASSACHUSETTS

PREPARED BY: PARALLEL PRODUCTS  
FOR: 401 INDUSTRY ROAD, LOUISVILLE, KY 40206

THOMPSONFARLAND  
PROFESSIONAL ENGINEERS // LAND SURVEYORS  
www.ThompsonFarland.com  
(MAIN OFFICE) 354 COUNTY STREET, NEW BEDFORD, MA 02740 P.508.717.3478  
NEW BEDFORD | TAUNTON | CAMBRIDGE | MARLBOROUGH

DATE: DECEMBER 3, 2015  
SCALE: N.T.S.  
JOB NO.: 15-100  
DRAWN BY: JIM  
CHECKED BY: CWF

**CP&C 05-16**  
SHEET 6 OF 7  
DETAIL





CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

# PLANNING BOARD

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 0274

2015 DEC 14 12:15  
CITY CLERKS OFFICE  
NEW BEDFORD, MA

## SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan - 50 Duchaine Blvd by: Thompson Farland, Inc. dated: 12-11-15

### 1. Application Information

Street Address: 50 Duchaine Boulevard

Assessor's Map(s): Map (134) Lot(s) 456, 457, 458, and 459

Registry of Deeds Book: 8266 Page: 278 + Land Court Cert. 21272 + 23109

Zoning District: Industrial C

Applicant's Name (printed): Parallel Products of New England, Inc.

Mailing Address: 401 Industry Road Louisville KY 40208  
(Street) (City) (State) (Zip)

Contact Information: \_\_\_\_\_

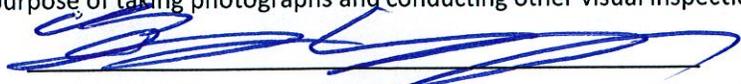
Applicant's Relationship to Property:  Telephone Number \_\_\_\_\_ Email Address \_\_\_\_\_  
 Owner  Contract Vendee  Other \_\_\_\_\_

List all submitted materials (include document titles & volume numbers where applicable) below:

- Site Plan - 50 Duchaine Boulevard - Assessor's Map 134 Lots 456, 457, 458, & 459 - New Bedford, Massachusetts - dated 12/11/15 by Thompson Farland, Inc.
- Notice of Intent - Site Plan - Assessor's Map 134 Lots 456, 457, 458, & 459.

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

12-3-15  
Date

  
Signature of Applicant

PLANNING

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • [www.newbedford-ma.gov](http://www.newbedford-ma.gov)  
PH: (508)979-1488 • FX: (508)979-1576

DEC 14 2015  
DEPARTMENT  
3

CASE 03-14

2. Review Applicability (Check All That Apply to Your Proposal)

Category

- Residential  
 Commercial  
 Industrial  
 Mixed (Check all categories that apply)

Construction

- New Construction  
 Expansion of Existing  
 Conversion  
 Rehabilitation

Scale

- < 2,000 gross sq feet  
 > 2,000 gross sq feet (parking)  
 3 or more new residential units  
 1 or more new units in existing res. multi-unit  
 Drive Thru Proposed  
 Ground Sign Proposed  
 Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Unoccupied

Proposed Use of Premises: Recycle Facility

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):  
 \_\_\_\_\_

4. Briefly Describe the Proposed Project:

Applicant is seeking permission to construct additional parking and loading facilities at the existing developed site.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	58.14 Ac	0	58.14 Ac
Lot Width (ft)			
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)			
Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Non-Residential Gross Floor Area (sq ft)			
Building Height (ft)	< 100 ft	100 ft	< 100 ft
Front Setback (ft)	756 ft	25 ft	756 ft
Side Setback (ft)	219 ft	25 ft	219 ft
Side Setback (ft)		25 ft	

56.99

PLANNING  
 DEC 14 2015  
 DEPARTMENT<sup>4</sup>

	Exist	Req'd	Prop.
Rear Setback (ft)	522ft	25ft	522ft
Lot Coverage by Buildings (% of Lot Area)	6.0%	50%	6.0%
Permeable Open Space (% of Lot Area)	89.7%	20%	81.6%
Green Space (% of Lot Area)	0	0	0
Off-Street Parking Spaces	5	41	71
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	4	8	28

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	0	To Be Determined
b) Number of employees:	0	TBD
c) Hours of operation:	0	TBD
d) Days of operation:	0	TBD
e) Hours of deliveries:	0	TBD
f) Frequency of deliveries: <input type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: <u>TBD</u>		

**7. Planning Board Special Permits:**

The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

---



---



---

**8. ZBA Variances and Special Permits:**

**NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.**

The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

---



---

The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

---



---

PLANNING  
DEC 14 2015  
DEPARTMENT

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Parallel Products of New England, Inc.

at the following address: 401 Industry Road Louisville, KY 40208

to apply for: Site Plan Review

on premises located at: 50 Duchaine Boulevard

in current ownership since: May 30, 2013

1 Cranberry Hill

whose address is: 750 Marrett Road, Suite 401 Lexington, MA 02421

for which the record title stands in the name of: Multilayer Coating Technologies, LLC

1 Cranberry Hill

whose address is: 750 Marrett Road, Suite 401 Lexington, MA 02421

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 8266 Page: 278

~~OR~~ Registry District of the Land Court, Certificate No. 21272 and Book: \_\_\_\_\_ Page: \_\_\_\_\_  
AND 23109

22029 23339

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

12/3/15  
Date

Robert W. Ackerman, president  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)  
Multilayer Coating Technologies, LLC

REF 36318 B  
LOTS 3,4,5  
BK 99 PG 43

2015 DEC 14 P 12  
CITY CLERK  
PLANNING DEPARTMENT  
CITY CLERKS OFFICE  
NEW BEDFORD, MA  
6

U

COPY

113024  
So. Bristol Land Court  
05/31/13 03:28  
Noted on Ctf. 23109  
Book 132 Page 130.

Once Recorded, Return to:

Gabriel Schnitzler, Esquire  
Mintz, Levin Cohn, Ferris, Glovsky and Popeo, P.C.  
44 Montgomery Street, 36<sup>th</sup> Floor  
San Francisco, CA 94104

Property Address: 50 Phillips Road (a/k/a 50 Duchaine Blvd.) ~ New Bedford, MA 02745

TRUSTEE'S DEED

DAVID M. NICKLESS, of 625 Main Street, Fitchburg, Massachusetts, the duly appointed Trustee in Chapter 7 proceeding "In Re: Konarka Technologies, Inc. and Konarka NB Holdings, LLC, Debtors," Chapter 7 Case Nos. 12-42095-HJB and 12-42096-HJB, pending in the United States Bankruptcy Court for the District of Massachusetts - Central Division (hereinafter the "Grantor"), pursuant to an Order Granting Trustee's Motion for Order Authorizing and Approving The Public Sale of Real Estate Located at 50 Duchaine Blvd., New Bedford, MA Free of Existing Liens, Claims and Encumbrances dated April 18, 2013, attached hereto as Exhibit A for consideration paid of Four Hundred Thirty-Five Thousand and No/100 Dollars (\$435,000.00) GRANTS TO MULTILAYER COATING TECHNOLOGIES, LLC, a Delaware limited liability company, having an address of c/o Watermill Group, One Cranberry Hill, 750 Marrett Road, Lexington, Massachusetts 02421 (hereinafter the "Grantee") all of the bankruptcy estate's interest, free of existing liens, claims and encumbrances, in that certain parcel of land, together with the building or buildings thereon, located at 50 Phillips Road (a/k/a 50 Duchaine Boulevard), New Bedford, Bristol County, Massachusetts, as more particularly described as follows:

That certain parcel of land, with the buildings and improvements thereon, situated in New Bedford, Bristol County, Massachusetts shown as Lot 5 on Land Court Plan No. 36318-C (Sheet 1 of 1) entitled "Plan of Land Being a Subdivision of Lot 1 Shown on Land Court Plan #36318-B Duchaine Boulevard and Phillips Road, New Bedford, Massachusetts Prepared for Multilayer Coating Technologies, LLC," drawn by Cullinan Engineering, dated January 6, 2009 and filed in the Land Registration Office at Boston, a copy of which is filed in the Bristol County (Southern District) Registry District of the Land Court as Land Court Plan #36318-C.

Being the land described in a Deed recorded on April 9, 2009 filed with the Bristol South Registry District of the Land Court as Document No. 104364 and noted on Certificate of Title No. 22029 in Registration Book 125, Page 100.

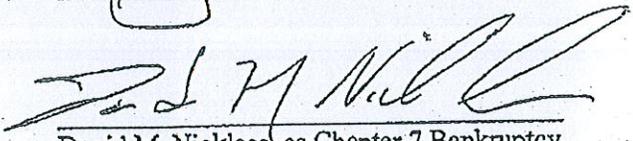
{Intentionally Deleted ~ Signature Page to Follow}

APPROVED FOR REGISTRATION  
BY THE COURT. \*

Shulin D. Grand  
Land Court 5/31/2013  
CHIEF TITLE EXAMINER

\*Free and clear of all liens and encumbrances. See Bankruptcy Order attached.

WITNESS my hand and seal this 30 day of May 2013.



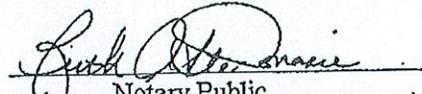
David M. Nickless, as Chapter 7 Bankruptcy Trustee for Konarka Technologies, Inc. and Konarka NB Holdings, LLC, Chapter 7 Nos. 12-42095-HJB and 12-42096-HJB, but not individually

COMMONWEALTH OF MASSACHUSETTS

Worcester, ss.

On this 30<sup>th</sup> day of May 2013, before me, the undersigned, personally appeared David M. Nickless, as Chapter 7 Bankruptcy Trustee for Konarka Technologies, Inc. and Konarka NB Holdings, LLC, Chapter 7 Nos. 12-42095-HJB and 12-42096-HJB, but not individually, who proved to me through satisfactory evidence of identification, which was personal knowledge, to be the person whose name is signed on the proceeding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

(Affix Seal)

  
Notary Public  
Print Name: Ruth A. Ste. Marie  
My Commission Expires: 3-14-14

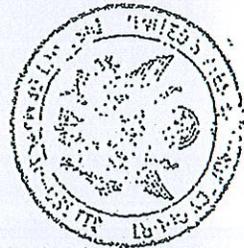
 RUTH A. STE. MARIE  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
March 14, 2014

EXHIBIT A

ORDER GRANTING TRUSTEE'S MOTION FOR ORDER AUTHORIZING AND  
APPROVING THE PUBLIC SALE OF REAL ESTATE LOCATED AT 50 DUCHAINE  
BLVD., NEW BEDFORD, MA FREE OF EXISTING LIENS, CLAIMS AND  
ENCUMBRANCES

*(See Copy Attached)*

UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MASSACHUSETTS  
(CENTRAL DIVISION)



In re:

KONARKA TECHNOLOGIES, INC. and  
KONARKA NB HOLDINGS, LLC,  
Debtors.

Chapter 7  
No. 12-42095-HJB  
12-42096-HJB  
Jointly Administered

Certified to be a true and  
correct copy of the original  
James M. Lynch, Clerk  
U.S. Bankruptcy Court  
District of Massachusetts  
Date: 5/30/13  
By: *James M. Lynch*  
Deputy Clerk

ORDER GRANTING TRUSTEE'S MOTION FOR ORDER AUTHORIZING  
AND APPROVING THE PUBLIC SALE OF REAL ESTATE LOCATED AT  
50 DUCHAINE BLVD., NEW BEDFORD, MA  
FREE OF EXISTING LIENS, CLAIMS, AND ENCUMBRANCES

At Springfield in said District, this day of April, 2013

This matter having come before me for hearing on April 3, 2013 on the Trustee's Motion for Order Authorizing and Approving the Public Sale of Real Estate Located at 50 Duchaine Blvd., New Bedford, MA Free of Existing Liens, Claims, and Encumbrances (Docket No. 349), it is hereby ordered that:

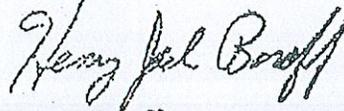
1. The Trustee is authorized to sell by public auction the real property located at 50 Duchaine Blvd (a/k/a 50 Phillips Road), New Bedford, Massachusetts (the "New Bedford Property") free and clear of all liens, interests, and encumbrances except as provided in Paragraph 2 of this Order.
2. The sale of the New Bedford Property shall be subject to the terms and provisions of the Asset Purchase Agreement dated as of August 31, 2012 ("APA") between the Trustee and Hackman Capital Acquisition Company, LLC and others (the "Purchaser"), including without limitation, Paragraph 8.3(a) of the APA, which provides, among other things, that the Purchaser and its agents, invitees, and assignees shall have the right to

occupy the New Bedford Property (and to pay only those expenses expressly set forth in Paragraph 8.3(a) of the APA), to conduct an auction or auctions (public or private) on the New Bedford Property, and to re-sell and to remove the Personal Property Assets (as defined in the APA) from the New Bedford Property, which rights under this Order and the APA shall run with the land and shall be binding on any purchaser of the New Bedford Property.

3. At any auction sale of the New Bedford Property, the auctioneer shall announce the provisions of paragraph 2 of this Order and shall provide a copy of a statement, acceptable to the Trustee and the Purchaser, of the benefits and burdens of the Purchaser's occupancy rights to any potential bidder. The auctioneer shall also have a copy of the APA available for review by any potential bidder.
4. All valid liens and encumbrances shall attach to the sale proceeds according to priorities established under applicable law.
5. The Trustee is authorized to execute all documents and take all other steps necessary to consummate the sale.
6. The Trustee is authorized to pay all normal closing costs and auctioneer fees approved by this Court.
7. The Trustee shall hold the balance of the sale proceeds pending further Order or Orders of this Court.
8. Closing of the sale of the New Bedford Property shall take place within thirty (30) days after the auction unless extended by mutual agreement of the Trustee and the successful bidder.
9. Nothing in this Order is intended to alter any of the respective rights and obligations of the

parties under the APA.

Dated: 4/18/13



Henry J. Boroff  
United States Bankruptcy Judge

U.S. Bankruptcy Court  
District of Columbia  
Case No. 12-42095  
Doc. No. 365  
Date Filed: 4/18/13

# STORMWATER MANAGEMENT REPORT AND HYDROLOGIC ANALYSIS

**Proposed Site Plan – 50 Duchaine Boulevard  
(Assessors Map 134, Lots 456, 457, 458, and 459)  
New Bedford, Massachusetts**

## **Project Summary**

The project area associated with this proposed development is located at the southern terminus of Duchaine Boulevard in the New Bedford Business Park in northern New Bedford. The site is comprised of several tax parcels, including Lots 456, 457, 458, and 459 on Assessor's Map 134, and consists of approximately fifty-eight (58) acres. The proposed project area comprises only a small portion of the total parcel area. Much of the parcel area, including the entire proposed project area, is located in the city's Industrial C zoning district. The site currently contains a large un-occupied warehouse style building with associated parking, loading, and landscaped areas. Access to the site is gained from a looped road off of Duchaine Boulevard, over which access easements have been provided.

The applicant is seeking permission to provide parking, loading, and drainage improvements to the project site. The applicant is proposing to install twenty-four (24) loading docks on the north side of the existing building, and to provide an additional forty-one (41) trailer parking spaces throughout the site. Proposed improvements also include seventy-one (71) new employee parking spaces. In order to attenuate the increased stormwater runoff generated by the proposed impervious site coverage and to provide the appropriate level of water quality treatment, additional stormwater management practices have been proposed. Proposed structural BMP's include sediment forebays and infiltration basins.

## **Methodology**

Drainage computations were performed using the Natural Resources Conservation Services (NRCS) TR-20 method and HydroCAD<sup>®</sup> Drainage Calculation Software to determine the change in the existing and post-development runoff rates from each drainage area for the 2-, 10-, and 100-year 24 hour storm events. The limits of the work proposed to complete the project fall within an area subject to protection by the Wetlands Protection Act, therefore, compliance with DEP Stormwater Management Standards is required. Sketches of the existing and proposed watershed areas, HydroCAD<sup>®</sup> Report, and copies of the calculation sheets are included as appendices to this report.

*NARRATIVE  
CSE 03-16*

**ATTACHMENT 6**

# STORMWATER MANAGEMENT REPORT

**ATTACHMENT 7**

PLANNING  
DEC 14 2015  
DEPARTMENT

**[www.ThompsonFarland.com](http://www.ThompsonFarland.com)**

(Main Office) 398 County Street, New Bedford, MA 02740 • P.508.717.3479 • F.508.717.3481  
54 Longmeadow Road, Taunton, MA 02780 • P.508.822.9870  
2 Canal Park, 5<sup>th</sup> Floor, Cambridge, MA 02141 • P.617.679.1601  
241 Boston Post Road, West, 1<sup>st</sup> Floor, Marlborough, MA 01752 • P.508.832.5811

# **STORMWATER MANAGEMENT REPORT AND HYDROLOGIC ANALYSIS**

**Proposed Site Plan – 50 Duchaine Boulevard  
(Assessors Map 134, Lots 456, 457, 458, and 459)  
New Bedford, Massachusetts**

## **Project Summary**

The project area associated with this proposed development is located at the southern terminus of Duchaine Boulevard in the New Bedford Business Park in northern New Bedford. The site is comprised of several tax parcels, including Lots 456, 457, 458, and 459 on Assessor's Map 134, and consists of approximately fifty-eight (58) acres. The proposed project area comprises only a small portion of the total parcel area. Much of the parcel area, including the entire proposed project area, is located in the city's Industrial C zoning district. The site currently contains a large un-occupied warehouse style building with associated parking, loading, and landscaped areas. Access to the site is gained from a looped road off of Duchaine Boulevard, over which access easements have been provided.

The applicant is seeking permission to provide parking, loading, and drainage improvements to the project site. The applicant is proposing to install twenty-four (24) loading docks on the north side of the existing building, and to provide an additional forty-one (41) trailer parking spaces throughout the site. Proposed improvements also include seventy-one (71) new employee parking spaces. In order to attenuate the increased stormwater runoff generated by the proposed impervious site coverage and to provide the appropriate level of water quality treatment, additional stormwater management practices have been proposed. Proposed structural BMP's include sediment forebays and infiltration basins.

## **Methodology**

Drainage computations were performed using the Natural Resources Conservation Services (NRCS) TR-20 method and HydroCAD<sup>®</sup> Drainage Calculation Software to determine the change in the existing and post-development runoff rates from each drainage area for the 2-, 10-, and 100-year 24 hour storm events. The limits of the work proposed to complete the project fall within an area subject to protection by the Wetlands Protection Act, therefore, compliance with DEP Stormwater Management Standards is required. Sketches of the existing and proposed watershed areas, HydroCAD<sup>®</sup> Report, and copies of the calculation sheets are included as appendices to this report.

PLANNING  
DEC 14 2015  
DEPARTMENT

## **Existing Conditions**

The soils underlying the site are identified in the Natural Resources Conservation Service (NRCS) Soil Survey of Bristol County (*see Exhibit D*). The site soils are classified as 256B (Deerfield loamy sand, Hydrologic Soils Group [HSG] "A"), 651 (Udorthents, smoothed, HSG "A"), 39A (Scarboro mucky fine sandy loam, HSG "A/D"), and 51A (Swansea muck, HSG "B/D")

Soil testing was performed by Thompson Farland, Inc. under the direction of John Marchand, P.E. on November 25, 2015 to confirm the soil survey and determine the soil suitability for on-site stormwater management purposes.

The deep test-holes were performed to a depth of approximately 3-1/2 feet to 7-1/2 feet to determine the seasonal high groundwater elevation. Mottling was encountered at depths varying from 20" to 56", and standing water was encountered at all test holes. The locations of the testholes are shown on the site plan.

## **Stormwater Management Overview**

### Existing Conditions:

The project site has been divided into two existing subcatchment drainage areas, which discharge to one design point. The design point chosen for this site is the limit of the bordering vegetated wetlands surrounding the site to the east, south, and west. One subcatchment area is modeled which encompasses those portions of the site where stormwater runoff is allowed to shed toward the BVW un-attenuated. The second subcatchment area encompasses those areas where stormwater will be captured by the existing on-site drainage system which discharges to an existing stormwater "wet basin" at the south end of the site. Existing outlet controls have been incorporated into the model, and the outflow from the pond is combined with the uncontrolled runoff to the BVW to provide a total flow to the design point.

### Proposed Conditions:

Under proposed conditions, nine subcatchment areas have been included in the drainage model. New paved areas behind (south of) the existing building sheds runoff overland toward two proposed infiltration basins, located between the existing driveway and the proposed paved area. Pretreatment is achieved through two sediment forebays at each basin. The new paved areas in front (north) of the existing building, where the proposed loading docks are located, shed runoff toward two proposed infiltration basins, located between the existing roadway and the proposed paved areas. Each of these basins is pretreated through two sediment forebays. A series of trench drains located in front of the proposed loading docks collect stormwater runoff and directs it to deep sump manhole structures, which discharge to one of two proposed 10,000 gallon pump chambers, which will discharge runoff toward the two infiltration basins between the road and the paved areas. Each of these infiltration basins will then

discharge toward another proposed infiltration basin, located between the existing driveway and the bordering vegetated wetland surrounding the site. Each of these basins is also designed to collect runoff from direct runoff from portions of the proposed paved surface.

The proposed infiltration basins have been designed in accordance with the DEP Stormwater Handbook. In accordance with the Stormwater Handbook, the rate mitigation facilities have been engineered to reduce post-development runoff rates from pre-development conditions.

### Stormwater Management Standards

#### Standard 1:

- Under proposed conditions, there will be no new untreated discharges or erosion in wetland areas. Drainage outfalls from the two infiltration basins which discharge toward the existing BVW are provided with rip-rap spillways to help control velocity and erosion at the outlet. Stormwater discharges have been held below erodible velocities. This standard has been met.

#### Standard 2:

- The design of the stormwater system was designed for the post-development conditions to handle all storms' peak discharges and runoff volume to include the 2, 10, and 100-year storm events. The site drainage system was designed in consideration of the structural standards and techniques of the Best Management Practices (BMP) and Low Impact Development (LID) outlined in the "Stormwater Management Handbook".

The results of site drainage calculations are presented in the following Table. The results are based upon evaluation of Pre-development conditions and the design of proposed surface drainage systems for the Post-development condition. These results show the Post-Development offsite runoff rates are reduced to less than the Pre-development conditions, thus meeting the BMP guidelines for this site development. This standard has been met.

**Table 1 - Comparison of Pre- versus Post-Development Offsite Runoff Rate, cfs**

Frequency Storm	2-Year	10-Year	100-Year
Pre-Development	4.89	12.13	26.29
Post-Development	3.39	10.94	24.20

\*See *Exhibit F* for supporting hydrologic calculations

**Standard 3:**

- The proposed infiltration basins have been designed to recharge some of the anticipated stormwater runoff from the new impervious area. Those existing paved areas which are not to be disturbed as part of the proposed project have not been accounted for in the calculations for determining the required recharge volume. The required Recharge Volume has been calculated using the Static Method and calculations are provided in **Exhibit G**. Drawdown Calculations have also been provided in **Exhibit H**. This standard has been met.

**Standard 4:**

- The proposed stormwater management systems for this project have been designed to remove 80% of the average annual post construction load of Total Suspended Solids in accordance with this standard, as shown in calculations provided in **Exhibit J**. Suitable practices for source control and pollution prevention have been identified in a long-term pollution prevention plan in **Exhibit M**. Structural BMPs have been designed to capture the required water quality volume (**Exhibit I**) determined in accordance with the Stormwater Handbook. This standard has been met.

**Standard 5:**

- As a recycling facility, the proposed use is a Land Use with Higher Potential Pollutant Load. Stormwater discharges are proposed to be treated by the specific structural BMPs determined to be suitable for treating runoff from such land uses. Sediment Forebays and Infiltration Basins are appropriate BMPs for use with Land Uses with Higher Potential Pollutant Load. Stormwater treatment has been designed to provide 44% TSS removal prior to discharge to the infiltration BMPs, and BMPs have been designed to treat 1.0 inch of runoff times the total new impervious are at the post-development site. This standard has been met

**Standard 6:**

- The site does not discharge within the Zone II or IWPA of a public water supply, nor does it discharge near or to any critical areas. This standard does not apply.

**Standard 7:**

- This project is a partial re-development project. Much of the site is currently paved or covered with impervious cover. Those areas where new impervious coverage is proposed have been designed to meet all of the required Stormwater Standards. Those areas where existing impervious is proposed to remain will be allowed to maintain existing drainage patterns, where much of the runoff from the existing driveway area is directed through an existing piped drainage system to an existing stormwater basin at the rear of the site, which attenuates the runoff prior to discharge to the BVW. A limited amount of treatment is provided in this

existing drainage system. Due to the water table present on-site, it is not feasible to fully meet all Standards for the existing impervious conditions.

**Standard 8:**

- We have provided for Construction Period Pollution in accordance with the regulations. A formal Construction Period Pollution Prevention Plan will be submitted prior to construction.

**Standard 9:**

- A long-term operation and maintenance plan has been prepared to ensure that stormwater management systems function as designed. (*Exhibit L*)

**Standard 10:**

- We are not proposing any illicit discharges as defined in the Stormwater Management Regulations. See attached letter in *Exhibit N*