



## 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 REPORT

## PLANNING BOARD MEETING

July 13, 2016

### ADDENDUM TO PREVIOUS STAFF COMMENTS PROVIDED October 7<sup>th</sup>, 2015

**Case # 21-16: SITE PLAN MODIFICATION**  
2301 Purchase Street  
Map: 97  
Lots: 9, 151, 152, 153, 176 & 180

**Applicant:** Sid Wainer & Son, Inc., by Thomas Furtado  
2301 Purchase Street  
New Bedford, MA 02740

**Applicant's Agent:** Thomas W. Hardman, PLS  
Site Design Engineering, LLC  
11 Cushman Street  
Middleboro, MA 02346

**Owner:** Friends Realty, Inc  
2103 Purchase Street  
New Bedford, MA 02740



### Overview of Request

These comments are an amendment to the report provided on October 7, 2015 for the Planning Board's review and consideration, for a request to consider modifications to the Site Plan approval granted for **Case #35-14**. The applicant has submitted a subsequent application for **Modification for Site Plan Approval** under Chapter 9 Comprehensive Zoning, § 5400. Site Plan Review, § 5436 for above referenced **Case # 23-15** located on a 8+/- acre site in the Industrial A and Industrial B zoning districts.

The applicant's agent has informed planning staff of the owner's change of project delivery method to Design Build due to the challenging, intrinsic characteristics of the site. The design and construction services are now being managed by CMC Design Build of Quincy, MA which specializes in food service building design and construction, thereby expediting the site design and construction to occur in concurrent phases.

Because of the geotechnical obstacles, the elevation of utilities has been raised and drainage has been redesigned, eliminating previously approved storm water infiltration and detention facilities. The Department of

Public Infrastructure concurs with the proposed modification and has provided a letter of support for such revisions (Attachment 8).

### **Proposed Conditions**

The total new area of the building remains the same at 55,825+/- SF. As a result of the design effort, the applicant is modifying the approved site plan by introducing the following changes that the Planning Board is asked to consider.

#### **Building Changes and Concrete Pads:**

- Building floor elevation has been raised by three (3) feet to elevation 104.00.
- Locations of dumpster, compactor and generator have been finalized.
- A patio and retaining wall has been introduced at the Van Buren Street entrance.
- A smoking shelter for employees is proposed at the northeast corner of the employee parking lot.

#### **Parking Lot Striping:**

- The employee parking lot located north of Van Buren Street has been modified to improve the flow of traffic.
- A security gate has been installed at the entrance to this employee parking lot.
- The parking lot at the northwest corner of the new building south of Van Buren Street has been modified to improve access and circulation.
- For safety reasons and to facilitate truck circulation, parking spaces east of the proposed new addition near loading bays have been eliminated.
- The parking plan has been modified slightly and provides additional handicap parking spaces, for a total of eight (8), at the main entrance to the existing building.
- The applicant states city ordinance parking regulations have been met and are exceeded by 62 spaces. *[At the time this report was prepared, staff was awaiting the determination of the Commissioner of Inspectional Services that the criteria for parking thresholds have been met under this modified proposal.]*

#### **Sidewalks, Crosswalks and Ramps:**

- Crosswalks have been adjusted to accommodate plan revisions.
- A sidewalk and handicap ramp is proposed at the construction addition entrance.
- A sidewalk is proposed along the south side of Van Buren Street.
- A second bike rack is proposed at the northwest corner of the new construction.

#### **Curbing, Pavement and Drainage:**

- Grading throughout the site has been revised to accommodate the drainage design plan.
- The applicant states curb cuts meet with the approval of the city of New Bedford Traffic Commission and Department of Public Infrastructure.
- Beacon Street improvements are to be coordinated with DPI.
- Beacon Street curb cuts correspond to dumpster, compactor and generator location sites.

Revised Landscape Plan sheet 11 has been provided for the Planning Board's review and approval.

### **Site Plan Review Modification**

As presented staff finds that the proposed modifications do not contravene the decision previously rendered by the Board but in fact, continue to remain consistent with the thresholds and criteria established by the city's zoning ordinance.

## **Review Comments**

Plans for modification were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices.

Comments from the Department of Public Infrastructure are as follows: DPI reviewed the revised plans for the site plan referenced above, and all conditions in the Memorandum dated September 9, 2014 remain as stipulated. In addition DPI offers the following comments:

1. Proposed stop signs at the intersection of Van Buren Street and Beacon Street need Traffic Commission approval.
2. Mid block crosswalk on Van Buren Street needs Traffic Commission approval.

At the time of this report's preparation no additional comments from city offices were received in this matter.

## **Staff Recommendation**

### **Master Plan Goal:**

The strategy under **A City Master Plan: New Bedford 2020** is to support existing businesses, attract emerging industries, communicate a positive message, develop strategic sites, prepare a ready workforce, and capture long-term catalytic opportunities for growth.

This proposal is consistent with the Master Plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it supports existing businesses, enhances and further develops the efforts of the City to communicate a positive message for economic growth opportunities, and stabilizes the commercial tax base.

### **Landscape Plan:**

Revised Landscape Plan sheet 11 has been provided for the Planning Board's review and approval. Board members may recall that condition # 5 of its decision date stamped by the Office of the City Clerk on September 24, 2014 stipulated that the applicant would plant an additional row of landscaping island in the middle of the parking lot on the north side of Van Buren.

### **Construction Completion:**

An estimate for construction completion has not been provided for the Planning Board's consideration. The Board may wish to discuss time for project completion with the applicant's agent at the July 13, 2016 meeting.

### **Staff Recommendation:**

Having reviewed this request, the existing character of surrounding properties and thresholds required for Site Plan modification approval, staff recommends approval of this Modification of Site Plan to include the following conditions:

- Parking and loading calculations by the applicant are shown in Attachment 7. These calculations, as stipulated by the Commissioner of Inspectional Services, shall be shown as notes on the approved modification of site plan cover sheet.
- The project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date.
- The applicant shall present any further modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.

- The Planning Board incorporates the Memoranda from the Department of Public Infrastructure dated October 7, 2015 and September 9, 2014, as Stipulated by the Notice of Decision date stamped by the office of the City Clerk on October 20, 2015.
- The applicant also incorporates the letter dated November 30, 2015 from Ronald Labelle, Commissioner of the Department of Public Infrastructure, concurring with the applicants' storm water mitigation proposal and utility elevation, as part of this decision.
- Furthermore, the applicant shall seek approval from the New Bedford Traffic Commission for the proposed 1. Stop signs at the intersection of Van Buren and Beacon Streets and 2. Mid-block cross walk on Van Buren Street.
- The applicant shall honor the recommendations made in the Planning staff reports dated August 3, 2015, October 7, 2015 and July 13, 2016.
- The applicant shall honor the Notice of Decision by the Planning Board date stamped by the Office of the City Clerk on September 24, 2014 which incorporated the following conditions for approval:
  1. That all DPI Comments, as detailed in their memorandum to Planning Board dated September 9, 2014, be accepted / completed by the applicant;
  2. That a crosswalk or crosswalks be installed between the new off-street parking area (2343 Purchase Street) and the 2301 Purchase Street parcel, at the discretion of Traffic Commission, and that the applicant shall abide by all conditions of the Traffic Commission's review;
  3. That the applicant shall look into installation of bike racks on-site;
  4. That the 63' wide curb cut be reviewed and reconfigured/reduced and that the smaller curb cut to the east potentially be removed, with subsequent review by Planning Staff;
  5. That an additional row of landscaping islands be installed in the middle of the parking lot on the north side of Van Buren;
  6. That revised architectural drawings of the addition, including investigation of solar panel installation and roof reflectivity to mitigate heat island effect, be submitted to Planning Staff for review and acceptance prior to release of Building Permit;
  7. That the drainage system for the northern parking lot (2343 Purchase Street) include an oil/water separator;
  8. That a lighting plan be submitted to Planning Staff for review and acceptance prior to release of Building Permit;
  9. That a guardrail be installed along the eastern boundary to protect the existing building on the corner of Van Buren Street and Purchase Street, if possible.
- The applicant shall ensure installation and show evidence of all relevant ADA parking requirements on revised plans as set forth by the Department of Inspectional Services.
- The applicant shall submit final plan revisions to the Planning Division in the following formats:

One (1) -11" x 17" Plan Set

One (1) CD or USB with Plan Set in PDF format

and shall ensure that these same plans are concurrently submitted to the Department of Inspectional Services.

- The applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward by the office of the City Clerk for the Planning division case file folder.
- The rights authorized by the granted Modification of Site Plan Approval must be exercised, by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date they were granted or they will lapse.

---

**Attachments:**

1. Notice of Decision for Case #23-15
2. Minutes of Meeting Dated October 7, 2015
3. Minutes of the Meeting Dated August 12, 2015
4. Minutes of the Meeting Dated September 10, 2014
5. Staff Report Dated October 7, 2015
6. Staff Comments with Attachments Dated August 3, 2015
7. Narrative
8. Comments from Ronald Labelle, Commissioner of Department of Public Infrastructure, dated 11/30/2015, 10/07/2015 and 09/09/2014
9. Site Plan Modification Application
10. Parking Zoning Calculations
11. Site Layout Plan - Color Exhibit
12. Site Plan Approval Modification Plan Set



**Planning Board**  
 City Hall, Room 303  
 133 William Street,  
 New Bedford, MA 02740  
 (508)979-1488  
 www.newbedford-ma.gov

Registry of Deeds Use Only:

CITY OF NEW BEDFORD  
 JONATHAN F. MITCHELL, MAYOR

CITY CLERK'S OFFICE  
 NEW BEDFORD, MA  
 2015 OCT 20 A 10:46  
 CITY CLERK

**NOTICE OF MODIFICATION  
 OF SITE PLAN APPROVAL**

Case Number: #23-15				
Request Type: Modification of Site Plan Approval				
Address: 2301 Purchase Street				
Zoning: Industrial A and Industrial B Zoning Districts				
Owner: Friends Realty, Inc.				
Owner's Address: 2103 Purchase Street, New Bedford, MA 02740				
Submittal Date		Public Hearing Date		Decision Date Recorded by City Clerk
September 14, 2015		October 7, 2015		October 20, 2015
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
97	9, 151, 152, 153, 164, 176 & 180			11822, 11823, 11824, 20068, 20476, 19958

**Application:** Request by applicant for Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design.

**Action:** GRANTED, WITH CONDITIONS STIPULATED IN MEMORANDA DATED OCTOBER 7, 2015 AND SEPTEMBER 9, 2014 BY THE DEPARTMENT OF PUBLIC INFRASTRUCTURE

A copy of this Decision was filed with the City Clerk of the City of New Bedford on October 20th, 2015. 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.

10.20.15  
 Date

  
 Jennifer Clarke, AICP, Acting City Planner  
 Agent for the Planning Board

### 1) APPLICATION SUMMARY

The applicant, Sid Wainer and Son, and Owner, Friends Realty, Inc., of 2103 Purchase Street, submitted an application for **Modification for Site Plan Approval for Case #35-14**, whose Decision was recorded with the office of the City Clerk on September 24, 2014. The Applicant was granted a one year extension for Case 35-14 by the Planning Board in a Public Hearing on August 12, 2015.

Case # 23-15 is a request by applicant for Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 164, 176 & 180) in the Industrial A and Industrial B zoning districts.

### 2) MATERIALS REVIEWED BY THE BOARD

- Staff Comments Prepared for the October 7, 2015 Planning Board Meeting
- Original Plan Dated August 8, 2014
- Revised Site Plan Sheet 6/14 & Plan Set Dated September 11, 2015
- Elevation Drawings, as Revised through 09/15/2015
- Site Plan Review Application for Modification
- Narrative
- Photos
- Development Impact Statement Dated August 8, 2014
- Revised Parking Zoning Requirements as Prepared By Applicant
- Comments from the Department of Public Infrastructure Dated September 9, 2014
- Comments from the Department of Public Infrastructure Dated October 7, 2015
- Minutes of the September 10, 2014 Planning Board Meeting
- Notice of Decision Received by City Clerk September 24, 2014

### 3) DISCUSSION

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

City of New Bedford Staff Jennifer Clarke (Deputy Director of Planning & Community Development, and Acting City Planner) and Constance Brawders (Staff Planner) were present during proceedings for the subject case review.

Applicant's agent, Thomas Hardman, PLS, of Site Design Engineering LLC (11 Cushman Street, Middleboro, MA 02346) presented the modification of the site plan to the Board for the submittal located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 164, 176 & 180) in the Industrial A and Industrial B zoning districts. As a result of the design effort, the applicant is modifying the approved site plan by introducing four changes that the Planning Board had been asked to duly consider.

- Change One: proposed to eliminate a portion of the building in the southwest corner.

- Change Two: proposed an addition of a triangular area to the west side of the structure, eliminating the "jog" that was previously shown.
- Change Three: proposed an addition to the north side of the building which will contain a tote wash-down area.
- Change Four: four loading bays were added to the southeast corner of the building, increasing the number of approved bays from 15 to 19.

The total new area of the building is 55,825+/- SF, an increase from Case #35-14 approval for a 51,900 +/- SF addition. The addition will consist entirely of cold storage for produce and provide loading bays on the east side of the addition. Currently, cold storage is provided in a series of refrigerated trailers parked on-site.

Parking has been redesigned to accommodate these changes in architectural design. To provide adequate and safe parking around the building, the parking area adjacent to the additional four loading bays has been revised to accommodate the back up and turning radius.

The applicant's agent states the proposed revisions will not affect any of the originally approved utilities, including drainage, water and sewer.

The project proposal includes demolition of on building in preparation of construction of the new addition.

Motion was made to open the public hearing by K. Duff, seconded by A. Glassman. Motion carried unanimously Five (5) to Zero (0).

Speaking in favor of the application for modification: Henry G. Bousquet, Ward 3 Councillor, David Alves, Councillor-at-Large, and Linda Morad, Councillor-at-Large. Letters of support read in to the record were received from: Kerry Winterson, Ward 5 Councillor, Joseph P. Lopes, Ward 6 Councillor, and Steven Martins, Ward 2 Councillor.

No member of the public spoke or requested to be recorded in opposition of the case.

Having no further questions from the Board, the motion was moved to close the public hearing by Board Member Duff, seconded by Board Member Glassman. Motion carried unanimously Five (5) to Zero (0).

As this was an application for Modification for Site Plan Approval, Planning Board comments were limited to review of Site Layout Plan Sheet 6. Conditions for approval set forth by the Department of Public Infrastructure stipulated in Memoranda dated September 9, 2014 and October 7, 2015 remain in place.

**4) FINDINGS**

The Board found that the applicant met all requirements listed under Chapter 9 Comprehensive Zoning Section 5400, Site Plan Review, Subsection 5436 relative to property listed above in the Industrial A and Industrial B zoning districts.

**5) DECISION**

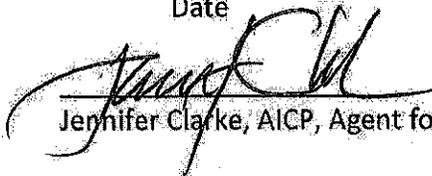
Based on a review of the submitted request, the Planning Board **GRANTED** the application for Modification for Site Plan Approval.

Chair Dawicki asked for a motion. Board member K. Duff moved to grant approval for Site Plan Modification for Case # 23-15 for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 164, 176 & 180) in the Industrial A and Industrial B zoning districts. The motion was seconded by Board member P. Cruz, and carried unanimously by a vote of Five (5) to Zero (0).

Filed with the City Clerk on:

10.20.15

Date



Jennifer Clarke, AICP, Agent for the Planning Board

A motion was made (KD) and seconded (AG) to close the public hearing.  
Motion passed unopposed.

During board discussion, Mr. Glassman stated he felt it was great that something was finally going to be done with the building. Ms. Duff agreed, being very familiar with the area.

A motion was made (KD) and seconded (AG) to approve the special permit for reduction in parking from ten spaces to three spaces for Case #22-15.

ROLL CALL VOTE:

A. Kalife – Yes                      K. Duff - Yes  
P. Cruz – Yes                        C. Dawicki– Yes  
A. Glassman - Yes

Motion passes 5-0

**7. CASE #23-15: Request by applicant for Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 176 & 180) in the Industrial A and Industrial B zoning districts. Applicant's agent: Site Design Engineering, LLC, 11 Cushman Street, Middleboro, MA 02346.**

Thomas Hardman, of Site Design Engineering 11 Cushman Street Middleboro, representing Sid Wainer. He introduced those in attendance for this petition.

Mr. Hardman stated the board had previously approved the site plan on this project as well as an extension. He stated some required changes were made in consultation with the planning office staff, resulting in this evening's request for site plan modification.

Mr. Hardman discussed the four changes in the modification. He indicated the "bump out" on the building which is being eliminated.

He indicated a fill on one portion of building resulting in one straight building line. He indicated the addition of a piece of building that will act as a tote wash down area. He then indicated the addition of four loading bays on the southeast corner.

Mr. Hardman stated these changes resulted in some modifications to the parking, which for the most part remains unchanged. He displayed the current proposed changes, which show the one additional parking space. He stated parking requirements were 149 and there are 263.

Mr. Hardman stated that all DPI changes were made and are reflected in this evening's plan, i.e. crosswalks, aisle widths, et cetera. He stated that Sid Wainer & Son are very excited about the project and eager to get it going. He noted that lot coverage and zoning table may have been inadvertently missed in the submission and he assured the board he would provide it. He stated lot coverage proposed is 42.5% with more than adequate parking.

**ATTACHMENT 2**

*Note: These are minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:  
<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule/>*

Ms. Duff confirmed that the accommodated DPI list was the one dated September 9, 2014, Items 1-20. Ms. Duff asked how the one would access and egress the northwest parking area. Mr. Hardman indicated where the handicap access ramp would be located, along with the area of exclusive ADA parking. He stated the egress would be to back out, but not with a 90 degree turn, as the applicant was a bit tight on space. He stated the alternative would be to take the handicap spaces out of that area close to the building.

Mr. Cruz inquired as to any changes in the drainage. Mr. Hardman stated the drainage was the same, just the building footprint had changed.

A motion was made (KD) and seconded (AG) to open the public hearing.  
Motion passed unopposed.

In response to Ms. Dawicki's invitation to speak or be recorded in favor of the application, Councilor Henry Bousquet stated he was in favor of the project. He noted the company had been in New Bedford for 100 years. He stated the company does right by the community and works hard to take care of their employees. He stated that as a chef he has worked with the company for twenty years and has never had a bad thing to say. He stated the company has integrity and when they say they will do something they will. He stated they are a great asset to New Bedford and he welcomes their expansion in our city.

In response to Ms. Dawicki's invitation to speak or be recorded in favor of the application, Councilor David Alves stated he was proud to stand in support of the project. He stated the company had been outstanding to New Bedford. He stated he had always been impressed with the caliber of business and effort they put into our community, by hiring a number of people. He stated the company has customers up and down the east coast and they could move anywhere and communities would be proud to have them. He stated he was happy to see that not only are they willing to stay in New Bedford, but to expand in New Bedford. He stated he had never heard a complaint about the company. He stated they support a number of community events, specifically the zoo. He stated these are minor changes to an approved plan which they have improved. He stated they had not only met all the recommendations and requirements, they have actually exceeded them. He stated he stands supports their efforts and would hate to see a company like this be disappointed by anything the city does, as they have never disappointed the city. He looks for a favorable recommendation.

In response to Ms. Dawicki's invitation to speak or be recorded in favor of the application, Councilor Linda Morad stated she wished to thank the board for its approval of the prior plan. She stated it is a great plan and the city has worked closely with the company. She stated the company plays by the rules and made the changes suggested by the planning department to make the project a good one and comply with all city rules and regulations. She stated it is a strong and growing company in the city of New Bedford that she would like to see stay here. She hopes the board will act favorably.

There was response no to Ms. Dawicki's further invitation to speak or be recorded in favor.

She stated they had received letters of support from City Councilors not in attendance this evening, which she read into the record.

There was no response to Ms. Dawicki's invitation to speak or be recorded in opposition.

A motion was made (KD) and seconded (AG) to close the public hearing.  
Motion passed unopposed.

There being no questions from the board, a motion was made (KD) and seconded (AG) to approve the modification of site plan approval for Case #23-15 for building Sid Wainer & Sons, located on Purchase Street (Plot 97, Lots 9, 151-153, 154- 156, 176 & 180)  
Motion passed unopposed (5-0)

- 8. Case # 29-13: Request by applicant for an extension for a Site Plan Review approved on October 23rd, 2013 for a Mixed Use project containing a Hotel, Restaurant and Residential Dwelling Units at the Candleworks Building located at 72 North Water Street (Plot 53, Lots 68 & 291), in the Mixed Use Business and Bedford Landing Waterfront Historical zoning districts. Applicant's agent: Michael A. Kehoe, Esq., Partridge, Snow, & Hahn, LLP, 128 Union Street, Suite 500, New Bedford, MA 02740.**

Michael Kehoe, 128 Union Street, New Bedford, stated there is ongoing litigation in Bristol County Superior Court of an abutter's appeal which has not yet been resolved. He stated in spite of the status of casino project, the applicant is undeterred and wants to go forward with the hotel project. He stated he is therefore respectfully requesting an extension on site plan review approval.

Mr. Glassman confirmed that nothing had changed since the granting of a request for extension last year. With that he stated he felt it was pretty basic.

Ms. Duff expressed that she was not aware the case was still being held up in court. Mr. Kehoe stated his research showed it was still an active case in superior court.

A motion was made (KD) and seconded (AG) to open the public hearing.  
Motion passed unopposed.

There was response no to Ms. Dawicki's invitation to speak or be recorded in favor.  
There was no response to Ms. Dawicki's invitation to speak or be recorded in opposition

A motion was made (KD) and seconded (AG) to close the public hearing.  
Motion passed unopposed.

A motion was made (KD) and seconded (AG) to extend site plan review approval for Case #29-13.  
Motion passed unopposed. (5-0)

- 9. Case # 33-13: Request by applicant for an extension for a Special Permit Review approved November 27<sup>th</sup>, 2013 for a reduction of the minimum off-street parking requirement for a Mixed-Use project (Restaurant and Office) at the Candleworks Building located at 72 North Water Street (Plot 53, Lots 68 & 291), in the Mixed Use Business and Bedford Landing Waterfront Historical zoning districts. Applicant's agent: Michael A. Kehoe, Esq., Partridge, Snow, & Hahn, LLP, 128 Union Street, Suite 500, New Bedford, MA 02740.**



## ***Planning Board***

August 12, 2015 – 6:00 PM –Minutes

New Bedford City Hall

Meeting Room 314

133 Williams Street

### **\*SUMMARIZED MEETING MINUTES\***

**PRESENT:** Colleen Dawicki, Chairperson  
Kathryn Duff  
Arthur Glassman  
Peter Cruz  
Alexander Kalife

**ABSENT:** No member absent

**STAFF:** Jill Maclean, City Planner  
Constance Brawders, Staff Planner

**IN ATTENDANCE:** Kerry M. Winterson, Ward 5 Councilor, 560 Allen Street, New Bedford, MA 02740  
Linda M. Morad, Councilor-at-Large, 4162 Acushnet Avenue New Bedford, MA 02745  
Steve Martins, Ward 2 Councilor, New Bedford, MA 02740  
Jon Pao, 11 Hickory Street, New Bedford, MA 02740  
Eric Stotts, 214 Court Street, New Bedford, MA 02740  
Audrey Brow, 214 Court Street, New Bedford, MA 02740  
Jessica DeCosta, 608 S. Second Street, New Bedford, MA 02744  
Maria Botelho, 604 S. Second Street, New Bedford, MA 02744  
Thomas W. Harden, 11 Cushman Street, Middleboro, MA 02346  
Atty. Edward Sylvia, 558 Pleasant Street, New Bedford, MA 02740  
Lee Castignetti, Long Built Homes, Inc, New Bedford, MA  
Steve Gioiosa, SITEC, Inc, 449 Faunce Corner Road, Dartmouth, MA  
Lea Britto, 461 Union Street, New Bedford, MA 02740  
Richard DeSouza, 468 Union Street, New Bedford, MA 02740  
Nancy Andrade, 470 Union Street, New Bedford, MA 02740  
Paul A. Santos, 75 James Street, New Bedford, MA 02740

#### **1. CALL TO ORDER**

Chairperson Dawicki called the meeting of the City of New Bedford Planning Board to order at 6:06 p.m.

#### **2. ROLL CALL**

A formal roll call was conducted confirming members present as stated above.

#### **3. MINUTES REVIEW AND APPROVAL**

Planning Board Member Duff moved to approve the July 8, 2015 Planning Board meeting minutes, seconded by Board Member Glassman; the motion carried with a vote of Five (5) to Zero (0).

*\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:*

<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule/>

Chair Dawicki expressed gratitude and recognized the outstanding work of City Planner Jill Maclean who has accepted a position in Juneau, AK.

### **PUBLIC HEARING**

Chairperson Dawicki invited the Board to consider taking the agenda out of order in consideration of the public audience's time. Board Member Duff moved to accept the agenda be considered out of order, seconded by Board Member Glassman, the motion carried unanimously with a vote of Five (5) to Zero (0).

### **Old Business - Item #8**

**\*\*Whaler's Woods Estates:** Request by applicant, Long Built Homes, Inc., for signature on a revised document, as requested by Land Court, for release of Lots under Covenant as approved at the March 11, 2015 Planning Board meeting. Applicant's agent: Atty. Lee Castignetti, Jr., Long Built Homes, Inc., 158 Charles McCombs Boulevard., New Bedford, MA 02745.

Applicant's Agent, Lee Castignetti, Jr., approached the Board to request their signature on the Form F-1 Release of Lots from Performance Covenant, as revised in a format acceptable to the Massachusetts Land Court. Lot descriptions in the subsequent form are listed by City Assessor's lot number, in addition to the subdivision plan of land lot numbers, to clarify the preceding Form F-1 document that was prepared in March of 2015.

**Approved 5 – 0; Motion by Board Member K. Duff, second by Board Member P. Cruz.**

### **Old Business - Item #7**

**\* Case #35-14:** Request by applicant, Sid Wainer & Sons, Inc., for a one year extension of Site Plan approval for construction of a building expansion located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 176 & 180) & installation of an off-street parking area at 2343 Purchase Street (Map 97, Lot 164) in the Mixed Use Business zoning district. Applicant's Agent: Thomas W. Hardman, PLS, Site Design & Engineering, LLC, 11 Cushman Street, Middleboro, MA 02346.

Applicant's Agent, Thomas Hardman, approached the Board to request an extension for conditional approval of Site Plan #35-14 granted on September 10, 2014. The petition to extend conditional approval from September 10, 2015 to September 10, 2016 before the Board was granted, with the Board reminding the applicant's agent that any significant modification of the site plan would require approval by the Planning Board in a public hearing.

**Approved 5 – 0; Motion by Board Member K. Duff, second by Board Member A. Glassman.**

### **Item #5**

**Case #30-14** (also known as Case #31-14) Request by applicant, Panagakos Development, to amend the Site Plan Review approval granted on September 10, 2014 to: Extend hours of operation of 7:00 a.m.-11:00 p.m. to 5:00 a.m.-12:00 a.m.; Extend outdoor lighting hours of operation to 12:30 a.m. for employee security; and Extend sign illumination for additional business hours of operation at 177 Cove Street (Map 20, Lot 346), in the Mixed Use Business zoning district. Applicant's Agent: SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747.

Applicant's agent, Steve Gioiosa, described the scope of plan, with the intent to amend hours of operation to create a viable site that would attract a quality tenant. Applicant Michael Panagakos was present for discussion.

Motion was moved by Board Member K. Duff to open the public hearing; second by Board Member A. Glassman. Unanimously approved.

*\* Note: These are summary action minutes only. A complete copy of the meeting audio is available on the City of New Bedford website at:*

*<http://www.newbedford-ma.gov/cable-access/government-access-channel-18/program-schedule/>*

**NEW BEDFORD PLANNING BOARD**  
**New Bedford Public Library**  
**September 10, 2014**  
**133 Williams Street**

**MEMBERS PRESENT:**

**Colleen Dawicki, Chairperson**  
**Janine DaSilva, Vice Chairperson**  
**Kathryn Duff, Clerk**  
**Peter Cruz**  
**Arthur Glassman**

**ALSO IN ATTENDANCE:**

Jill Maclean, City Planner  
Jane Medeiros-Freidman, City Solicitor

Chairperson Dawicki called the meeting to order at 6:07 p.m.

**CASE # 29-14** - Proposed zoning change

Att. Matthew Thomas addressed the board on behalf of the Martins, who are out of state but are requesting a zoning change for Map 16, Lots 140/141 and Map 14, 223 currently zoned Residential C. The applicant is seeking a mixed use business zoning for the Cleveland Street properties. The corner property is currently operating industrially. In addition to the two vacant properties being discussed tonight, there is a garage on Roosevelt Street and a house next door, with the corner property in foreclosure with the FDIC. There is a mill across the street. The property was formerly industrial property and was rezoned. The applicants have potential purchasers for the property, and he noted any future use would have to pass regulations. Att. Thomas stated that it is not spot zoning because it is using the property in conjunction with surrounding uses and would allow for the property to be developed, increasing city revenue. Such a change would not be detrimental to the neighborhood. He invited questions from the board.

Ms. Duff expressed that her only concern was this being an insert into a surrounding heavily residential neighborhood and area. She questioned transitional zoning in an effort to protect the residential neighborhood and honor the industrial use.

Ms. Dawicki noted that any development on the parcels would come before the board again for site plan review.

Mr. Thomas agreed that it was a transitional street with the business on the corner, and reiterated the board's site plan review abilities and the screening by-law in the city would provide the board an opportunity to ensure it was not detrimental to the neighbors. He noted this was Residential C

There was no response to Ms. Dawicki's further invitation to be heard or recorded in favor of the application.

There was no response to Ms. Dawicki's invitation to be heard or recorded in opposition

A motion was made (JD) and seconded (PC) to close the public hearing. Motion was unopposed.

After brief discussion on the matter, a motion was made (JD) and seconded (KD) that the planning board approve site plan review for proposed modifications to a previously approved site plan for new construction of a 9,100 sf building, the Dollar General Retail, at property known as the west side of Church Street, Map Plot 130F, Lot 16, in an Industrial A zoned district, which is a modification to a previously approved site plan with new case number of 36-14.

Motion passed 4-0

Arthur Glassman rejoined the sitting board members for the next case.

#### **CASE #35-14** - Site plan review

Ms. Duff disclosed that she had done work for the Wainers, the last time being in April of 2000.

Thomas Hardman of Site Design Engineering addressed the board on behalf of Friends Realty and Sid Wainer & Sons. He noted the board had a current conditions plan with the existing buildings and structures displayed in yellow. He stated the applicant is proposing additional parking, mainly for employees and trucks, across the street on a vacant lot. He displayed the proposed project with a 50,000 sf refrigeration/storage off the north side of the existing building with loading bays. He also indicated the landscaping and upgraded parking, consisting of an additional 90 spots. He invited questions.

In response to an inquiry by Mr. Cruz, Mr. Hardman stated there are currently 196 spaces, with 286 proposed.

Ms. Duff noted that Page 4 of the application indicated in Section 5 total gross floor area existing is 148,028 with 50% coverage allowed, and proposed is 199,928. She stated six lines down, in lot coverage by building, it states that existing is 24.4%, allowed 50%, proposed 38.9% with a lot area listed as 7.2 acres or 313,632 sf. She stated the 199,928 sf listed as the proposed building is not 38.9% of the existing 7.2 acres. She requested the applicant clarify how he arrived at his figures.

The applicant explained that the total gross floor area is all of the buildings, not just the addition. Ms. Duff clarified that it was all the buildings on the 7.2 acres, so if lot coverage is 50%, one must look at all buildings on the lot. On a 7.2 acre lot with total lot coverage of buildings at 199,928 represents 63.8% of the total lot, which is greater than the 50% allowed. The applicant explained that some of the square footage is affected by the fact that there are five stories in one of the buildings, and gross floor area includes all the floors.

In response to Ms. Duff, the applicant stated the size of the proposed building is 51,904 sf and added he will recalculate the numbers. After brief examination, Mr. Hardman stated it can be found on the zoning table on Sheet 6, showing lot coverage at 24.4% currently and proposed at 38%. Ms. Duff noted the green space is currently at 11%, proposed to be 12.7%, and required is 20%.

Ms. Dawicki inquired whether there was a crosswalk for pedestrians going across the street. The applicant expressed they were waiting for input from DPI as to where they should be located, but assured the board there would be one, in addition to other DPI conditions.

Ms. Dawicki read through the DPI comments.

Mr. Cruz inquired if crosswalks would be on both streets, to which the applicant indicated there were existing crosswalks on Purchase Street with an existing light system, and that the accessible ramps line up with the crosswalks.

Ms. Maclean suggested that while the boards could require crosswalk (s) from the parking lot to the business, their location should be left to the traffic commission's discretion.

Ms. Duff noted the large increase of parking for a cold storage facility. The applicant indicated there would be some trucks and other business vehicles parked in the area. Ms. Duff then confirmed the existence of a bike rack, as it is an issue the board is trying to promote. The applicant agreed to add an additional bike rack.

Mr. Cruz inquired if the 15 proposed loading docks were for tractor trailers, due to the length shown, and inquired if turning movements had been looked at. Applicant indicated they had and that the lanes were for 34' box trucks.

Mr. Cruz confirmed if the driveways/curb cuts were ramped down and accessible. Applicant noted some adjustments may have to be made.

Mr. Cruz inquired of the need for a 63' curb cut at the loading location and whether there could be a shared use for parking. The applicant indicated the purpose was to keep truck traffic separate. Mr. Cruz indicated he felt there were a lot of curb cuts for one facility. He suggested eliminating or decreasing a curb cut, adding that 63' for someone in a wheelchair is a long open driveway crossing that presents a concern to him. He added that he was not trying to limit the applicant's future plans, if any. The applicant indicated they would look into it.

Ms. Duff agreed, indicating that might make available some landscape area to get closer to the 20% green coverage required.

Ms. Dawicki suggested adding islands on the north side of the parking. Mr. Wainer indicated that there are six acres of protected wetlands on the south side of the property.

Ms. Duff suggested the applicant look into porous asphalt for low impact paving on the proposed adjacent parking parcel. Mrs. Wainer indicated there would be trucks on that parcel as well.

In response to an inquiry by Mr. Cruz, the applicant indicated they had looked into some low impact drainage and subsurface leeching, and felt that they had done as much as they could do given the industrial nature of the property. They noted they had segregated out a lot of the relatively clean roof runoff, discharging it below grade, which will significantly increase the quality of the runoff leaving the site.

Ms. Dawicki noted the DPI was requiring street trees on the grass ribbon area.

Ms. Duff noted that closing off one curb cut and installing the street trees every 40' would make the area nicely defined. She noted appreciation for the Sid Wainer business in the city.

Ms. Dawicki inquired as to the addition roof. Andrew Tillet, of DRW construction, noted the final designs had not yet been put together. He stated he had met with the Undersecretary of Energy to talk about what might be available, including solar.

Ms. Duff stated they would love to see an integrated solar green roof as a precedent that could be showcased. Mr. Hardman stated that Mr. Wainer had directed that energy saving concepts be incorporated into the entire project.

Ms. Dawicki and Ms. Duff commented that the architectural plans may want to address a reflectivity value on the roof and one that does not contribute to the heat effect, and discussed inserting some conditional language on the same.

Ms. Maclean suggested that architectural roof reflectivity could be reviewed by staff.

Mr. Cruz confirmed the presence of an oil/water separator on only one parcel, and inquired if one could be added to the truck storage parcel as a precaution. The applicant agreed.

Mr. Cruz noted that the plans show five proposed loading docks on the existing building, and inquired if the applicant was seeking a total of 20 loading docks. The applicant clarified that the five are existing loading docks.

In response to Mr. Cruz, Ms. Maclean stated the building commissioner had not required any additional parking spots per loading dock.

Mr. Glassman inquired if anything was being changed on the Purchase Street side of the building. The applicant indicated all changes were off the north side of the building, noting the front parking lot and building front stay the same.

With regard to lighting, the applicant directed the board to Sheet 12, with proposed lighting in the north parking area on the east and west sides next to the islands, up against the bays, in addition to the existing lighting off one of the buildings near Purchase Street.

In response to Ms. Duff, the applicant indicated the parking lot lights are on all night long.

Mr. Cruz inquired if there would be a dedicated dumpster for the proposed building. The

applicant indicated there is a dedicated dumpster on the south side of the building and they do not anticipate much additional refuse, and as such will use the existing dumpster.

Ms. Dawicki requested more detailed lighting be submitted with the architectural. Mr. Cruz and Ms. DaSilva noted the foot candles were missing from the plans. Applicant agreed to submit the photometric plan.

A motion was made (JD) and seconded (KD) to open the public hearing. Motion was unopposed.

In response to Ms. Dawicki's invitation to be heard in favor of the application, Councilor David Alves addressed the board. He stated he is in support of the proposal, noting Sid Wainer and Company is a major tax payer and major employer to the city, giving the city major recognition up and down the east coast and nationally. He stated they are an outstanding business and he is proud that they are sited here and looking to expand in the city. He stated Sid Wainer and Company should be given credit for the 6.5 acres of wetlands they pay taxes on, for which they have not sought a tax reduction. He mentioned there is also additional green space on a parcel they own on Church Street where they have their greenhouse. He noted this is an opportunity to ensure that employment in the city goes up and the tax base is maintained. He noted that visiting chefs take back that New Bedford is a food capitol for the present. He fully endorses the applicant. He stated with New Bedford having the highest unemployment in the state, he requests the board endorse the plans of a company willing to expand, invest and employ in New Bedford.

In response to Ms. Dawicki's invitation to be heard in favor of the application, Councilor Jim Oliveira echoed Mr. Alves' comments and expressed his support. As a Workforce Development professional and former Economic Development director in New Bedford he found it refreshing to have Mr. Wainer here along with his strong commitment to the city. He noted this project will retain jobs in our city.

In response to Ms. Dawicki's invitation to be heard in favor of the application, Councilor Linda Morad spoke on behalf of the project. She noted this company has not requested any financing from the city or requested any tax abatements or TIF. She stated this good company which finances itself and employs people in the City of New Bedford, and requested the board endorse the project.

In response to Ms. Dawicki's invitation to be heard in favor of the application, Councilor Joseph Lopes noted he was in full support of Sid Wainer & Son. He noted they are one of the city's largest employers and private taxpayers, mentioning the excise taxes collected as Mr. Wainer's trucks are registered here as well. He noted in addition to his commitment to the city and his investment of millions of dollars in our city, he is one of the city's most philanthropic residents, always giving to the zoo and other groups without recognition.

In response to Ms. Dawicki's invitation to be heard in favor of the application, Ms. Maclean read into the record a correspondence from Councilor Steve Martins.

There was no response to Ms. Dawicki's further invitation to speak or be recorded in favor.

In response to Ms. Dawicki's invitation to speak or be recorded in opposition, Larry Rock expressed a concern about the potential flow of drainage onto his property.

The applicant expressed the parcel (s) indicated by Mr. Rock are considerably uphill and no drainage or roof runoff will be added to Beacon Street. The applicant corrected Mr. Rock with regard to what Mr. Rock believed was a paper street, indicating the applicant believes it to be a Board of Survey street. He assured Mr. Rock that no new water would go into his property.

Ms. Maclean stated that the DPI had submitted comments, including #8 mentioning Beacon Street, which she read into the record.

Ms. Duff commented that a large building now allows the applicant to collect water to be sent into a subsurface drainage system away from Beacon Street, so Mr. Rock may actually see an improvement.

There was no response to Ms. Dawicki's further invitation to speak or be recorded in opposition.

Ms. Dawicki suspended the public hearing and resumed board discussion on included conditions.

Mr. Cruz requested the applicant look into a guardrail for the existing building near parking. Mr. Tillet clarified that they were investigating solar panels, but had not committed to them. Ms. Dawicki noted that final details should be included for planning staff to review.

A motion was made (JD) and seconded (PC) to close the public hearing. Motion was unopposed.

A motion was made (JD) and seconded (KD) that the planning board approve site plan review for proposed new construction of an approximately 51,900 square foot addition to an existing Sid Wainer & Son, Inc. building known as 2301 Purchase Street, Map Plot 97, Lots 9, 151, 152, 153, 176, 180, and installation of an off-street parking area at the adjacent property known as 2343 Purchase Street, Map Plot 97, Lot 164, all in New Bedford, in a Mixed Use Business zoned district with the following conditions:

- That the applicant include all conditions submitted by the DPI;
- That the applicant include any conditions set forth by the traffic commission, as well as speak with the traffic commission on the inclusion of crosswalk (s) from the parking lot to the business;
- That the applicant look into the installation of a bicycle rack or racks;
- That the applicant reconfigure the curb cuts and investigate installing a guardrail at the building directly east of the parking lot of the new proposed structure;
- That the applicant add planting islands on the north parking lot;
- That the applicant submit architectural plans including installation of any proposed solar panels, and investigate high solar reflectivity roofing to planning staff, and also submit a lighting plan with the architectural plans;
- That the applicant install oil/water separators to the drainage system in the north parking lot.

Motion passed 5-0

**CASE # 30-14/31-14** – Site plan review

Steve Gioso of Site Tech Engineering addressed the board on behalf of the applicant. Also in attendance were Mr. Panagakos and legal counsel for Mr. Panagakos. Mr. Gioso noted the application is for redevelopment of an existing commercial property on the north side of Cove Street at the northwest corner of Cove and South Second Streets. He displayed the location on an aerial photo.

He stated the existing structure is adjacent to South Second Street on the east side of the subject property and consists of a multi-story commercial building that was formerly a funeral home and then a boarding house. The property is currently unoccupied. He indicated two garage structures on the subject property.

Mr. Gioso stated the proposal is to redevelop the property with the elimination of existing parking and structures, and then reverse the configuration and get the building away from the intersection and create a new parking area for the proposed retail use of a new 1800 sf retail building on the western portion of the property. He stated the eastern portion would consist of a new parking lot, with 17 parking spaces proposed, which were designed to comply with zoning requirements for a commercial parking lot. He indicated the applicant proposes access with an entrance and exit along South Second Street. Mr. Gioso noted an existing South Second Street curb cut located on the north end of the site which will be eliminated. He indicated an existing curb cut on Cove Street would be relocated and reconstructed. Mr. Gioso pointed out a drive-thru lane that will access a dumpster pad on the northwest corner of the site with an exit back onto Cove Street.

Mr. Gioso reiterated the proposal is for a retail building with ADA compliant parking. He stated the applicant will bring a sidewalk along the face of the building with a pedestrian link back to Cove Street for pedestrian circulation.

Mr. Gioso stated the current site is building and pavement occupying some 90% of the site. The redevelopment of the site will reduce lot coverage to 77%, essentially creating a 19% increase of open space on this property. He noted the increase of green space reduces surface runoff.

Addressing drainage control, Mr. Gioso stated the project has been designed with two extensive on-site recharge systems. One system will pick up storm water runoff from the roof drains and the front parking area in a deep sump catch basin equipped with an oil/water screen and an insert for 80% TSS and oil and grease removal for sensitive areas and protection districts. It was most recently used in a Dartmouth project located in the aquifer protective district. A similar catch basin will be located at the exit of the most westerly driveway with a second proposed recharge area to the back.

Mr. Gioso noted that the reduction of lot coverage along with providing recharge on a site that has no present drainage is going to have a significant beneficial impact on the surrounding area



## 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

October 7<sup>th</sup>, 2015

#### Case # 23-15

Request to consider an application for the Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 176 & 180) in the Industrial A and Industrial B zoning districts.

**Applicant:** Sid Wainer & Son, Inc., by Thomas Furtado

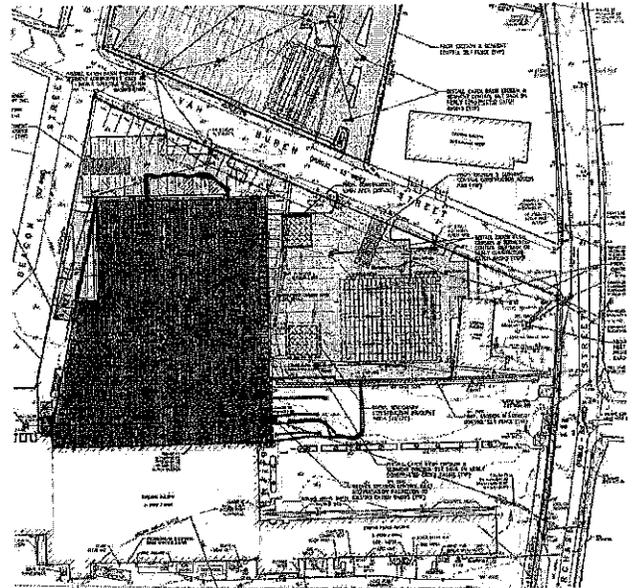
**Owner:** Friends Realty, Inc., 2103 Purchase Street, New Bedford, MA 02740

**Applicant's Agent:** Thomas W. Hardman, PLS, Site Design Engineering, LLC, 11 Cushman Street, Middleboro, MA 02346

#### Overview of Request:

The applicant has submitted an application for **Modification for Site Plan Approval** under Chapter 9 Comprehensive Zoning, Section 5400. Site Plan Review, Subsection 5436 relative to property listed above in the Industrial A and Industrial B zoning districts. As a result of the design effort, the applicant is modifying the approved site plan by introducing four changes that the Planning Board is asked to duly consider.

- Change One: proposes to eliminate a portion of the building in the southwest corner.
- Change Two: proposes an addition of a triangular area to the west side of the structure, eliminating the "jog" that was previously shown.
- Change Three: proposes an addition to the north side of the building which will contain a tote wash-down area.
- Change Four: four loading bays have been added to the southeast corner of the building, increasing the number of approved bays from 15 to 19.



The total new area of the building is 55,825 SF, an increase from the 2014 approval of 51,900 +/- SF.

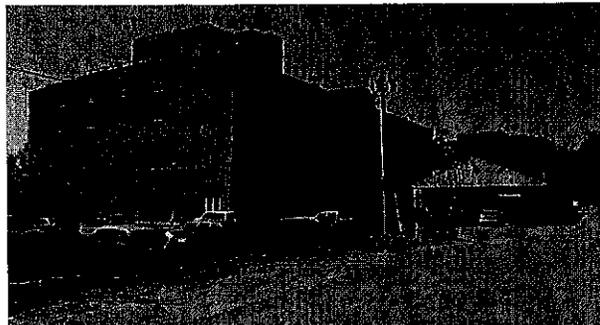
Parking has been redesigned to accommodate these changes in architectural design. To provide adequate and safe parking around the building, the parking area adjacent to the additional four loading bays has been revised to accommodate back up and turning radius. The addition will consist entirely of cold storage for produce and

provide loading bays on the east side of the addition. Currently, cold storage is provided in a series of refrigerated trailers parked on-site.

**Existing Conditions and Development Information:**

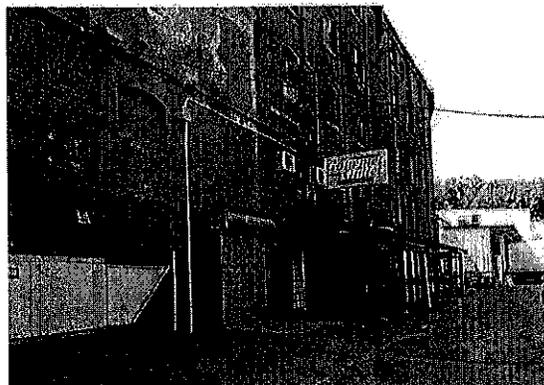
As this is an application for Modification for Site Plan Approval, comments are limited to review of Site Layout Plan sheet 6. The applicant's agent states the proposed revisions will not affect any of the originally approved utilities, including drainage, water and sewer.

The project proposal includes demolition of on building in preparation of construction of the new addition. Application status of the demolition permit is to be determined.



**Development Information:**

The applicant is constructing an addition to an existing structure, improving parking circulation and increasing the size of building addition square footage by 3925+/- from 51,900 to 55,825 SF.



**Development Impact Analysis**

The applicant provided a Development Impact Analysis for Case 35-14 on August 8, 2014 (Attachment 8).

**Traffic Impact**

The applicant's agent states motor vehicle volume will have little change as a result of the proposed project. Number of employs will remain the same.

**Review Comments**

Plans were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices. The Conservation Commission noted no local or State protected wetlands in or within 100' of the subject proposal, therefore no permit required is from the Conservation Commission.

The Department of Public Infrastructure upholds conditions stipulated in Memorandum dated September 9, 2014 with no additional comments or changes.

**For Board Member Consideration:**

The strategy under the Master Plan for the City of New Bedford is to support existing businesses, attract emerging industries, communicate a positive message, develop strategic sites, prepare a ready workforce, and capture long-term catalytic opportunities for growth. This is a limited review for modification to Site Plan Approval previously granted September 10, 2014.

**Master Plan Goal:** This proposal is consistent with the Master Plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it supports existing businesses, enhances and further develops the efforts of the

City to communicate a positive message for economic growth opportunities, and stabilizes the commercial tax base.

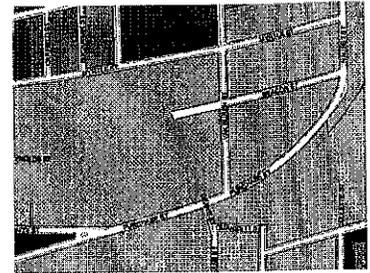
### Staff Recommendation

Having reviewed this request, the existing character of surrounding properties and thresholds required for Site Plan modification approval, staff recommends approval of this Modification of Site Plan to include the following conditions:

- The Total Floor Area Ratio factoring the additional buildings on the 313, 623 SF (7.2 Acres) be provided by the applicant's agent for the calculation of Percentage of Lot Coverage by Buildings.
  
- Parking and loading calculations by the applicant are shown in Attachment 9. These calculations should be shown as Notes on the approved modification of site plan.

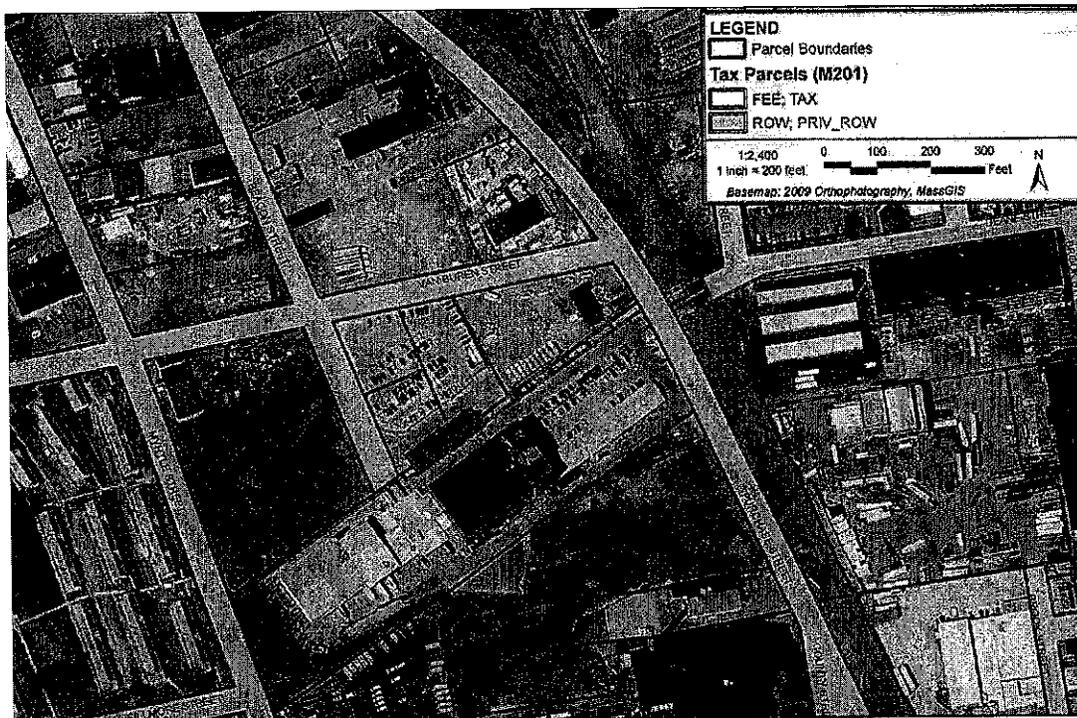
#### Zoning 2015

- Residential A
- Residential AA
- Residential B
- Residential C
- Mixed Use Business
- Planned Business
- Industrial A
- Industrial B
- Industrial C
- Waterfront Industrial



### Attachments:

1. Original Site Plan
2. Revised Site Plan & Plan Set
3. Elevation
4. Site Plan Review Application for Modification
5. Narrative
6. Photos
7. Development Impact Statement Dated August 8, 2014
8. Revised Parking Zoning Requirements as Prepared by Applicant
9. Comments from DPI Dated September 9, 2015
10. Minutes of the September 10, 2014 Planning Board Meeting
11. Notice of Decision Received by City Clerk September 24, 2014





# STAFF COMMENTS

FROM: Connie Brawders, Staff Planner *CB*

TO: Jill Maclean, City Planner

DATE: August 3, 2015

Subject: **Case #35 – 14: Request for Permit Extension**

---

Request by applicant, Sid Wainer & Sons, Inc., for a one year extension of Site Plan approval for construction of a building expansion at located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 176 & 180) & installation of an off-street parking area at 2343 Purchase Street (Map 97, Lot 164) in the Mixed Use Business zoning district. Applicant's Agent: Thomas W. Hardman, PLS, Site Design & Engineering, LLC, 11 Cushman Street, Middleboro, MA 02346.

**Applicant: Sid Wainer & Son, Thomas Furtado**

**Owner: Friends Realty, Inc., 2103 Purchase Street, New Bedford, MA 02740.**

**Applicant's agent: Thomas W. Hardman. PLS, Site Design Engineering, LLC, 11 Cushman Street, Middleboro, MA 02346**

## Case Overview

The Planning Board held a public hearing on September 10, 2014 to discuss an application for Site Plan Review of new construction of a +/- 51, 900 SF addition to an existing structure to include demolition of other on-site buildings.

The parcels are not located in or within 100 feet of any Local or State protected resource area; therefore no permit requirement to be met for the Conservation Commission.

The Planning Board unanimously granted conditional approval of the site plan to include parking lot construction on September 10, 2014. Under City of New Bedford Site Plan Review, section 5480. Lapse.

*Site plan approval shall lapse after one year from the final approval if a substantial use in accordance with such approved plans has not commenced except for good cause. Such approval may for good cause, be extended in writing by the Planning Board upon the written request of the applicant, within this one year period.*

The applicant's agent has presented a written request for permit extension dated July 31, 2015 for the Planning Board's consideration and vote (Attachment 1).

A copy of the Decision and Memorandum from Department of Public Infrastructure are included for the Boards review as Attachments 2 and 3.

Also included for the Planning Board is a copy of the Plan set (Attachment 4).

The applicant now comes before the Planning Board to request an extension for time performance due to architectural changes, revised estimates, additional coordination with the builder, and other such issues beyond the applicant's control. The Board may consider asking the applicant to provide a construction schedule, or estimation of duration of required tasks to be completed, as a helpful tool to measure progress in redevelopment of the site.

Respectfully submitted.

#### Attachments

1. Applicant's Agent Request for Extension Dated July 31, 2015
2. Decision Dated September 22, 2014
3. Comments from the Department of Public Infrastructure
4. Plan Set



**SITE DESIGN ENGINEERING, LLC.**

11 Cushman Street, Middleboro, MA 02346  
P: 508-967-0673 F: 508-967-0674 Direct: 508-219-0202

July 31, 2015

SDE No. 14101

New Bedford Planning Board  
City Hall  
133 William Street, Rm. 303  
New Bedford, MA 02740

**Subject: Request for Permit Extension  
Sid Wainer & Son Facility, Purchase Street  
Planning Board Case # 35-14  
New Bedford, MA**

Dear Members of the Board:

On behalf of the Applicant, Sid Wainer & Son, please allow this letter to act as a request for a one year extension of time for the above referenced permit. This request has been necessitated due to architectural changes, revised estimates, additional coordination with the builder and other such issues that are beyond the applicant's control.

If you should need any additional information, please do not hesitate to contact me. We thank you in advance for consideration of this request and look forward to placing it on the agenda for the August meeting of the Board.

Very truly yours,  
Site Design Engineering, LLC

A handwritten signature in black ink that reads "Thomas W. Hardman".

Thomas W. Hardman, PLS  
Project Manager

Copy to: Thomas Furtado, Sid Wainer & Son

PLANNING  
AUG 03 2015  
DEPARTMENT

CASE 35.14

ATTACHMENT 1



PLANNING BOARD

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

CITY CLERK'S OFFICE  
NEW BEDFORD, MA  
2014 SEP 24 A 8:38  
CITY CLERK

September 22, 2014

Mr. Dennis Farias, City Clerk  
133 William Street  
New Bedford, MA 02740

RE: Site Plan Review  
Case # 35-14, 2301 & 2343 Purchase Street (Map Plot 97 Lots 9, 151, 152, 153, 176, 180 and 164)

Dear Mr. Farias,

Please be advised that the New Bedford Planning Board held a public hearing on September 10, 2014 to discuss an application for Site Plan Review for proposed new construction of a ~51,900 square foot addition to an existing Sid Wainer & Son, Inc. building at the property known as 2301 Purchase Street, Map Plot 97 Lots 9, 151, 152, 153, 176, 180, and installation of an Off-Street Parking Area at the adjacent property known as 2343 Purchase Street, Map Plot 97 Lot 164, all located in New Bedford, MA, 02740, in a Mixed Use Business zoned district.

Plans submitted with the application were stamped by City Clerk on August 15, 2014, submitted by the applicant: Friends Realty, Inc., 2301 Purchase Street, New Bedford, MA, 02746.

Board Members Colleen Dawicki, Arthur Glassman, Janine Da Silva, Kathryn Duff and Peter Cruz were present on the evening of the public hearing.

Mr. Thomas Hardman, Mr. Andrew Tillett and Mr. Henry Wainer presented information on the proposed project on behalf of the applicant. Mr. Hardman and Mr. Tillett described the proposed sitework and provided detail on the proposed operations at the property and impacts on the surrounding community. Mr. Wainer provided additional information on area parcels in common ownership by the applicant.

Chairman Dawicki then called for a motion to open the public hearing. A motion was made by J. Da Silva, seconded by K. Duff, to open the public hearing. Chairman Dawicki then invited to the podium anyone wishing to speak in favor of the application. City Councilors David Alves, Linda Morad, James Oliveira, and Joseph Lopes spoke in favor of the petition. A letter from Councilor Martins was recorded in support of the petition.

Chairman Dawicki then invited to the podium anyone wishing to speak in opposition of the petition. Laurier Rock spoke regarding potential concern for added stormwater runoff onto his

adjacent property. No additional persons wished to be recorded in opposition of the petition. On a motion by J. Da Silva, seconded by A. Glassman, the public hearing was closed.

After further deliberation and consideration of all testimony, the Planning Board considered a motion by J. Da Silva, seconded by K. Duff, to approve the Site Plan Review, based on the plans dated August 8, 2014, with conditions:

1. That all DPI Comments, as detailed in their memorandum to Planning Board dated September 9, 2014, be accepted / completed by the applicant;
2. That a crosswalk or crosswalks be installed between the new off-street parking area (2343 Purchase Street) and the 2301 Purchase Street parcel, at the discretion of Traffic Commission, and that the applicant shall abide by all conditions of the Traffic Commission's review;
3. That the applicant shall look into installation of bike racks on-site;
4. That the 63' wide curb cut be reviewed and reconfigured/reduced and that the smaller curb cut to the east potentially be removed, with subsequent review by Planning Staff;
5. That an additional row of landscaping islands be installed in the middle of the parking lot on the north side of Van Buren;
6. That revised architectural drawings of the addition, including investigation of solar panel installation and roof reflectivity to mitigate heat island effect, be submitted to Planning Staff for review and acceptance prior to release of Building Permit;
7. That the drainage system for the northern parking lot (2343 Purchase Street) include an oil/water separator;
8. That a lighting plan be submitted to Planning Staff for review and acceptance prior to release of Building Permit;
9. That a guardrail be installed along the eastern boundary to protect the existing building on the corner of Van Buren Street and Purchase Street, if possible.

This motion carried 5-0. (CD, JD, PC, AG, KD)

Sincerely,



Jill Maclean, City Planner  
Agent for the Planning Board

Cc: Danny Romanowicz, Commissioner DIS  
T. Hardman, Site Design Engineering, LLC  
Ronald Labelle, Commissioner DPI  
Scott Downing, Executive Secretary, Traffic Commission  
Henry G. Bousquet, Ward Three City Councilor



CITY OF NEW BEDFORD  
Jonathan F. Mitchell, Mayor

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance

## MEMORANDUM

TO: City of New Bedford Planning Board

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

DATE: September 9, 2014

RE: Building Expansion Site Plan – Sid Wainer  
Purchase St  
Plot 97 Lots 9,151-153, 154-156, 176, and 180

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

1. Driveway permits subject to Traffic Commission approval.
2. Install cement concrete ribbon sidewalks and granite curb within the limits of the project on Van Buren Street and Beacon Street.
3. Use 4 foot transition curb at all driveways.
4. Driveways and sidewalks to be built in accordance with City of New Bedford regulations.
5. Permits for driveways, sidewalk, drainage, sewer and water must be obtained from the Department of Public Infrastructure Engineering Division.
6. Install cement concrete wheelchair ramps at the Southwest and Northwest corners of Purchase Street, and Van Buren Street.
7. Plant trees within the limits of the project on the grass ribbon area (40 Feet Apart).
8. Beacon Street south of Van Buren Street is a board of survey Street. Owner needs to meet with the Department of Public Infrastructure to discuss the improvements necessary to meet access requirements.
9. Owner to discuss storm water tie in capabilities with the Department of Public Infrastructure.
10. Owner must contact Department of Public Infrastructure to rectify address number issues.
11. Show all existing utilities on plans and their sizes.

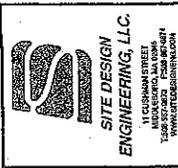
## ATTACHMENT 3

12. All utilities to be constructed in accordance with City of New Bedford regulations.
13. Drainage design must comply with Phase II Mass. Department Storm Water Management Standards.
14. Show exiting water utilities inside and outside of property.
15. Cut and cap all unused water utilities and ones under foot print of proposed building addition.
16. The Department is requiring the engineer to verify that the proposed Domestic and Fire Supply service will provide sufficient volume and pressure for your proposed commercial building.
17. Hydrant flow test will be required for the fire suppression system.
18. Owner to apply for domestic and fire supply permits.
19. Developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure, and provide a full set of the most recent version of the site construction plans prior to the start of the construction.
20. Upon completion Engineer must submit "As Built Drawings" on CADD format prior to certificate of Occupancy being issued.

/ct

Cc: Department of Inspectional Services  
Environmental Stewardship  
Site Design Engineering, LLC  
Sid Wainer and Sons, Inc.





NO.	DATE	DESCRIPTION	APPROVED

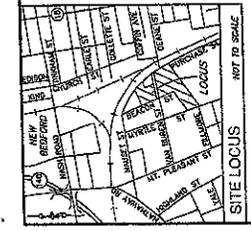
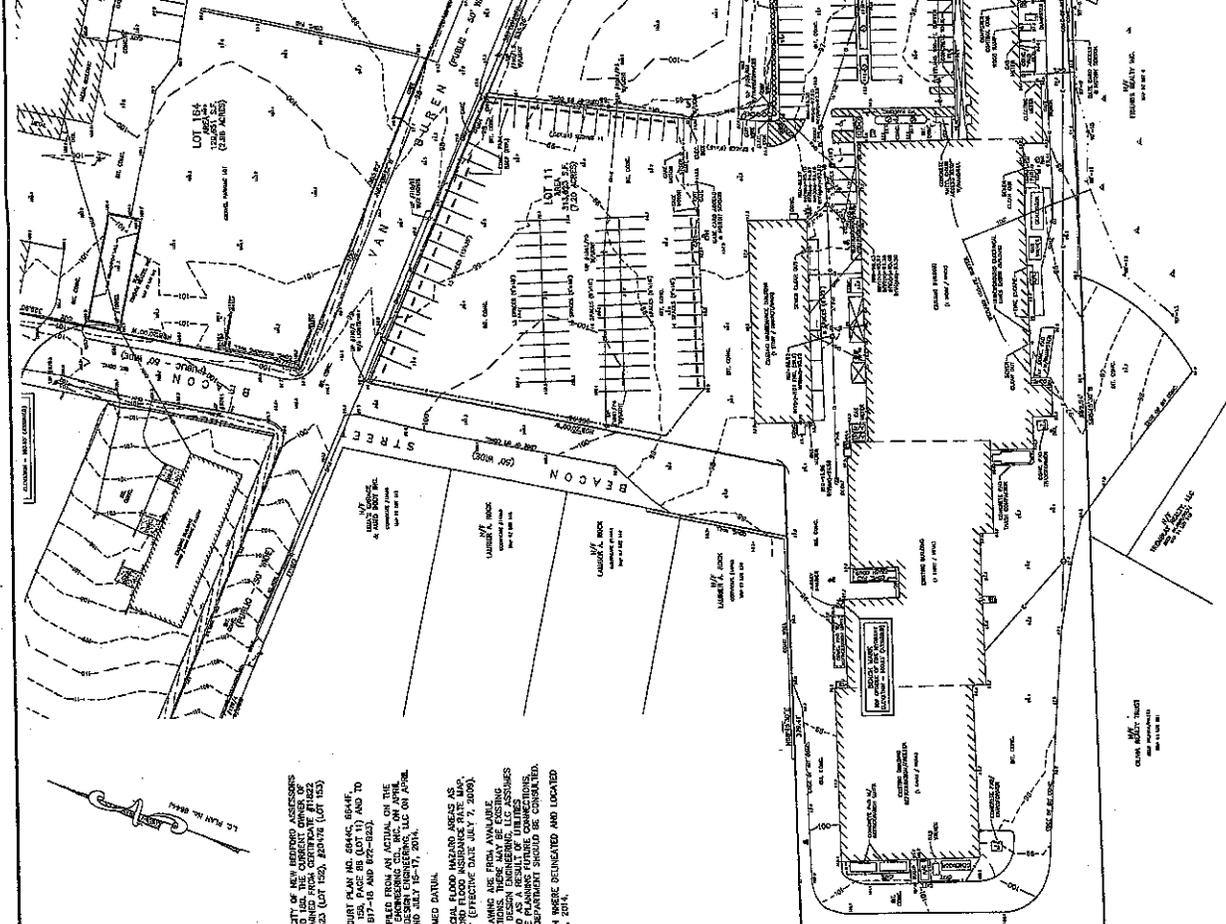
DATE: AUGUST 6, 2014  
 DRAWN BY: DESIGN, SITE CHECK BY: [Signature]  
 PROJECT NO.: 14101  
 ISSUED FOR: [Signature]  
 REVIEW: [Signature]

BUILDING EXPANSION SITE PLAN  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR: SID WAINER & SON, INC.

DRAWING TITLE: BUILDING EXPANSION SITE PLAN  
 EXISTING PLAN  
 CONDITIONS PLAN  
 SCALE: 1" = 40'  
 SHEET NO.: 2 OF 14

- LEGEND**
- 1. BOLLARD
  - 2. BUILDING OVERLAP
  - 3. CITY ENGINEERING OFFICE NEW BEDFORD, MA
  - 4. DOWN SPURT (WOOD SIGN)
  - 5. ELECTRICAL MANHOLE
  - 6. FIRE HYDRANT
  - 7. HANDBOLE
  - 8. PORT INDICATOR VALVE
  - 9. SEWER MANHOLE
  - 10. SPOT ELEVATION
  - 11. TRAFFIC SIGNAL
  - 12. TREE (7/2 DIA)
  - 13. UTILITY POLE
  - 14. WATER GATE
  - 15. WATER MANHOLE
  - 16. WETLANDS
  - 17. WETLAND FLAG
  - 18. CHAIN LINK FENCE
  - 19. OVERHEAD WIRES
  - 20. UNDERGROUND OCEAN
  - 21. UNDERGROUND ELECTRIC
  - 22. UNDERGROUND GAS
  - 23. UNDERGROUND SEWER

2014 AUG 16 11:36 AM  
 CITY ENGINEER  
 CITY ENGINEER



- NOTES:**
1. ALL LOTS ARE SHOWN ON THE CITY OF NEW BEDFORD ASSESSORS MAP OF 2013. LOTS 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  2. PROPERTY LINES ARE REFERENCED TO THE CITY OF NEW BEDFORD ASSESSORS MAP OF 2013. LOTS 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  3. TOPOGRAPHIC INFORMATION HAS BEEN COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CHULIAN DESIGN ENGINEERS, LLC ON 10/15/13, 10/16/13, 10/17/13, 10/18/13, 10/19/13, 10/20/13, 10/21/13, 10/22/13, 10/23/13, 10/24/13, 10/25/13, 10/26/13, 10/27/13, 10/28/13, 10/29/13, 10/30/13, 10/31/13, 11/1/13, 11/2/13, 11/3/13, 11/4/13, 11/5/13, 11/6/13, 11/7/13, 11/8/13, 11/9/13, 11/10/13, 11/11/13, 11/12/13, 11/13/13, 11/14/13, 11/15/13, 11/16/13, 11/17/13, 11/18/13, 11/19/13, 11/20/13, 11/21/13, 11/22/13, 11/23/13, 11/24/13, 11/25/13, 11/26/13, 11/27/13, 11/28/13, 11/29/13, 11/30/13, 12/1/13, 12/2/13, 12/3/13, 12/4/13, 12/5/13, 12/6/13, 12/7/13, 12/8/13, 12/9/13, 12/10/13, 12/11/13, 12/12/13, 12/13/13, 12/14/13, 12/15/13, 12/16/13, 12/17/13, 12/18/13, 12/19/13, 12/20/13, 12/21/13, 12/22/13, 12/23/13, 12/24/13, 12/25/13, 12/26/13, 12/27/13, 12/28/13, 12/29/13, 12/30/13, 12/31/13.
  4. ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
  5. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEW BEDFORD FLOOD CONTROL DISTRICT COMMUNITY PANEL NUMBER 2008-001-1 (SEE MAP DATED JULY 17, 2009).
  6. EXISTING UTILITIES AND UNDERGROUND SERVICES ARE SHOWN AS AVAILABLE. LINES OTHER THAN THOSE INDICATED ARE SHOWN AS POSSIBLE. THERE MAY BE EXISTING UTILITIES AND UNDERGROUND SERVICES NOT SHOWN AS A RESULT OF LIMITED GROUND PENETRATION SURVEYING. BEFORE PLANNING FUTURE CONSTRUCTION, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONTACTED.
  7. WETLAND RESOURCE AREAS SHOWN ARE BASED ON DATA PROVIDED AND LOCATED BY THE DESIGN ENGINEER, ALL IN JANUARY 2014.















**SITE DESIGN ENGINEERING, L.L.C.**  
 110 CUMMINGS STREET  
 NEW BEDFORD, MASSACHUSETTS 01903  
 TEL: 508-548-1100  
 WWW.SITEDESIGNENGINEERING.COM

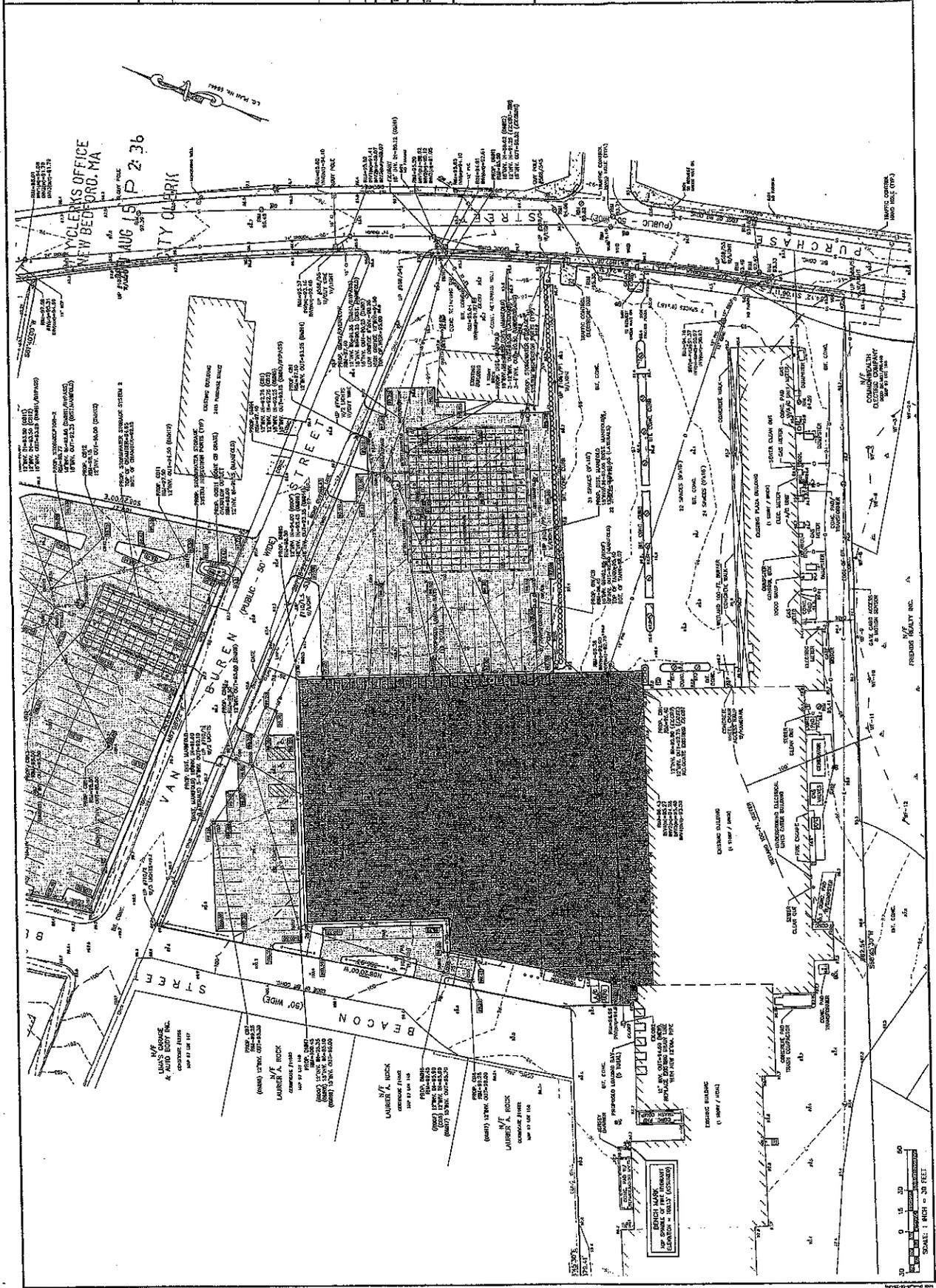
NO.	DATE	DESCRIPTION	APPROVED

DATE: AUGUST 8, 2014  
 DRAWN BY: DESPOND, DTD, PUCKER, BY  
 CHECKED BY: LAURIER, A, ROCK  
 PROJECT NO.: 14101  
 ISSUED FOR: REVIEW



**BUILDING EXPANSION SITE PLAN**  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR: SID WAINER & SON, INC.

**GRADING & DRAINAGE PLAN**  
 SCALE: 1" = 30'  
 SHEET NO.: 8 OF 14



SCALE: 1" = 30'  
 SHEET NO.: 8 OF 14





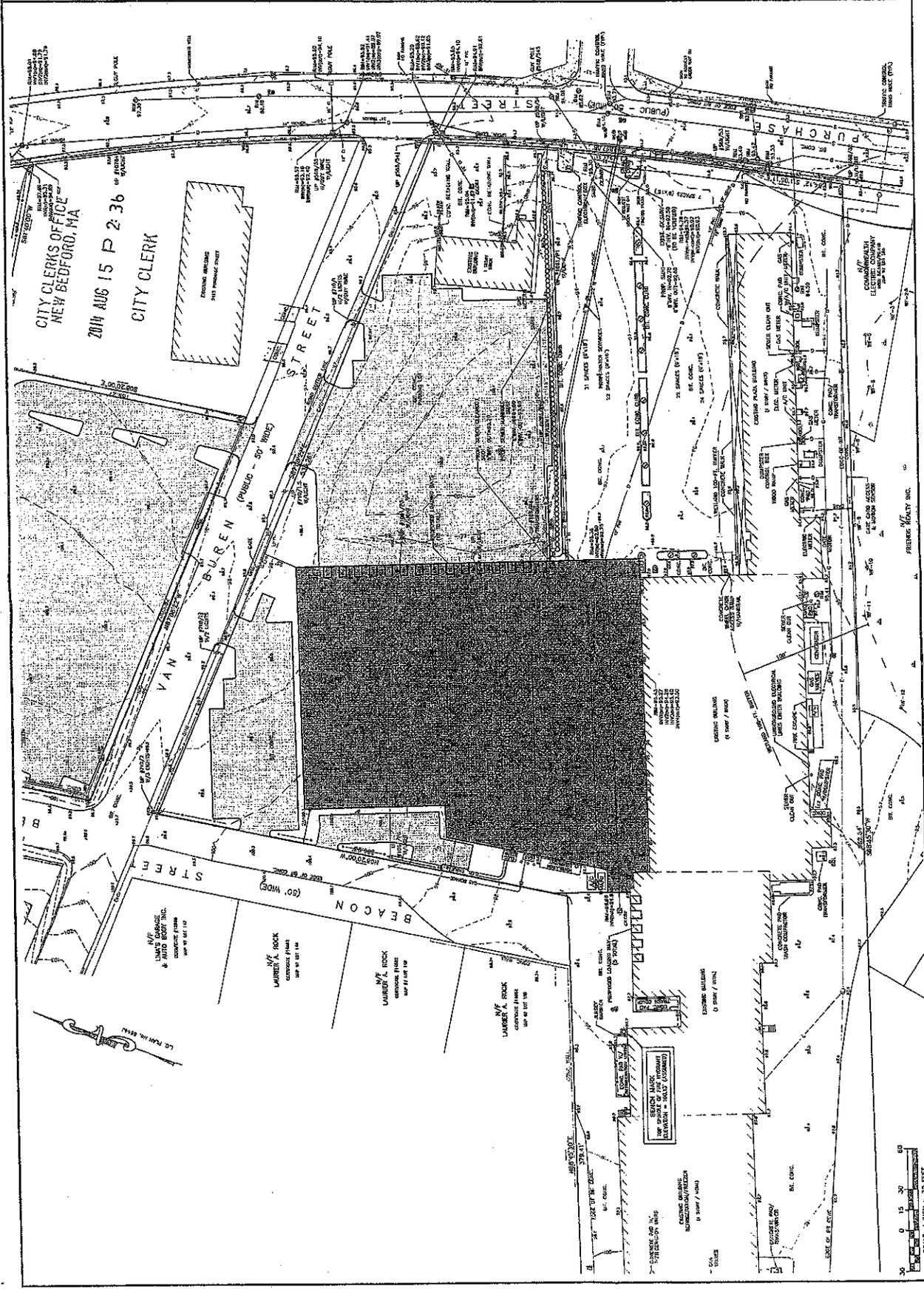
NO.	DATE	DESCRIPTION	APPROVED

DATE: AUGUST 4, 2014  
DRAWN BY: T. J. THORNTON  
CHECKED BY: T. J. THORNTON  
PROJECT NO.: 14101  
ISSUED FOR: REVIEW



BUILDING EXPANSION SITE PLAN  
2301 PURCHASE STREET  
NEW BEDFORD, MASSACHUSETTS  
PREPARED FOR:  
SID WAINER & SON, INC.

UTILITY PLAN  
SCALE: 1" = 30'  
SHEET NO. 10 OF 14



CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2014 AUG 15 P 2:36  
CITY CLERK

NYE  
LAWRENCE &  
AND SONS  
CORPORATION  
200 W. 1ST ST.  
NEW BEDFORD, MA 01909

NYE  
LAWRENCE &  
AND SONS  
CORPORATION  
200 W. 1ST ST.  
NEW BEDFORD, MA 01909

NYE  
LAWRENCE &  
AND SONS  
CORPORATION  
200 W. 1ST ST.  
NEW BEDFORD, MA 01909

NYE  
LAWRENCE &  
AND SONS  
CORPORATION  
200 W. 1ST ST.  
NEW BEDFORD, MA 01909

NEW DISTRICT OF THE TOWN  
ELEVATION = 54.5' (ADJUSTED)

SCALE: 1" = 30'  
SHEET NO. 10 OF 14

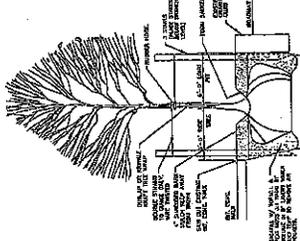
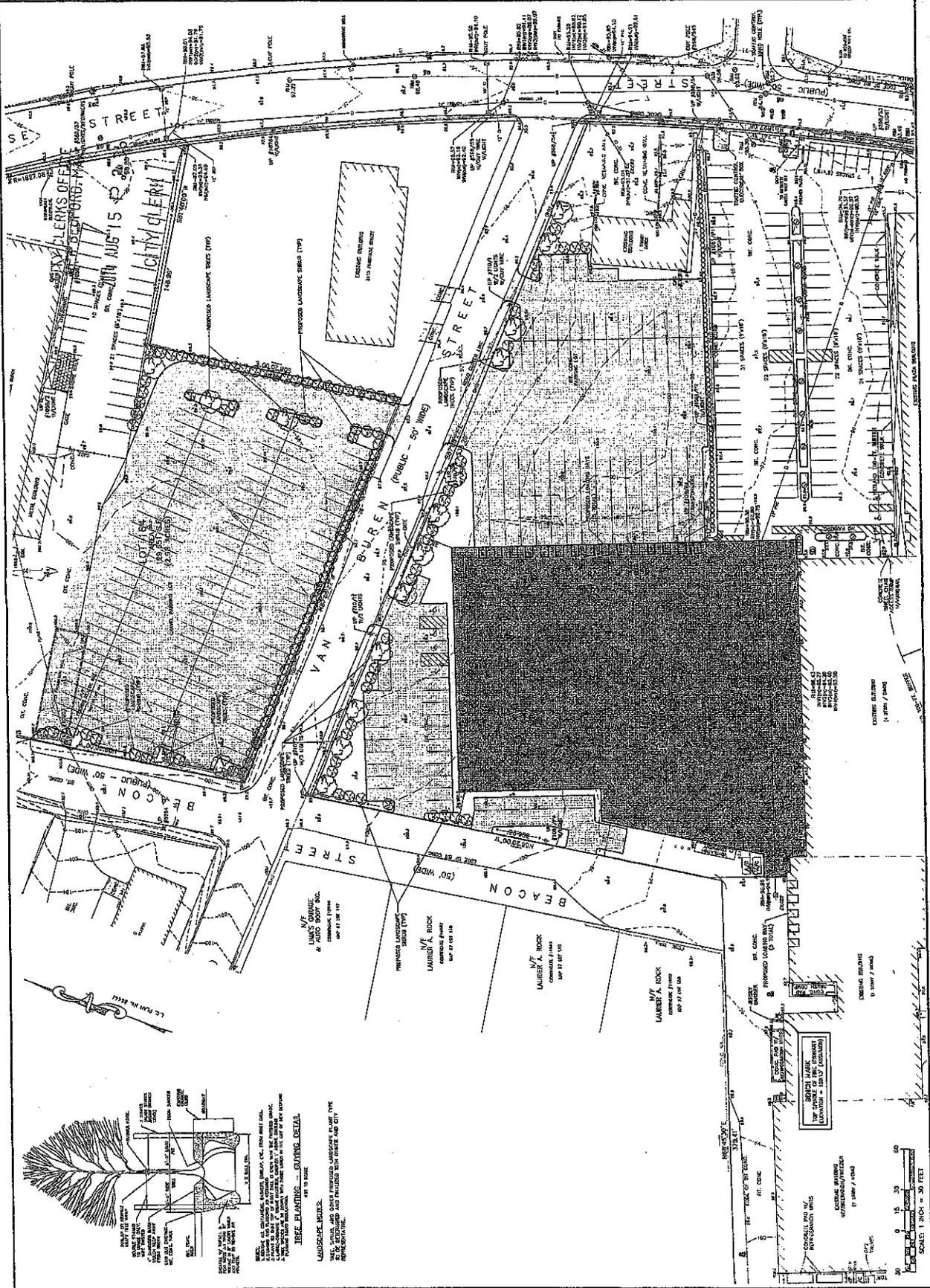
NO.	DATE	DESCRIPTION	APPROVED

DATE: AUGUST 8, 2014  
 DRAWN BY: DESHAI, B. / CHECK BY: SAHAJ, S. / SCALE: 1/8" = 1'-0"  
 PROJECT NO.: 14101  
 REVISION:



**BUILDING EXPANSION SITE PLAN**  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR:  
 SID WAINER & SON, INC.

DRAWING TITLE: **LANDSCAPE PLAN**  
 SCALE: 1" = 30'  
 SHEET NO.: **11 OF 14**



**1.5\"/>
 ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD PLANTING SPECIFICATIONS. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD PLANTING SPECIFICATIONS. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD PLANTING SPECIFICATIONS.**

**LANDSCAPE NOTES:**  
 1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD PLANTING SPECIFICATIONS. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD PLANTING SPECIFICATIONS. PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD PLANTING SPECIFICATIONS.

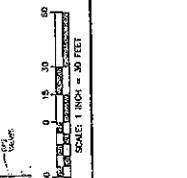
**SEARCH LANE FOR GRASS TO BE PLANTED (LAWN) - 10' x 10' (10' x 10')**

**EXISTING BUILDING (1-STORY / BANK)**

**PROPOSED LANDSCAPE TREES (199)**

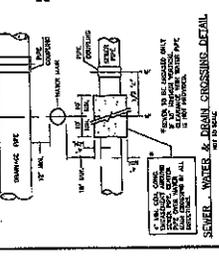
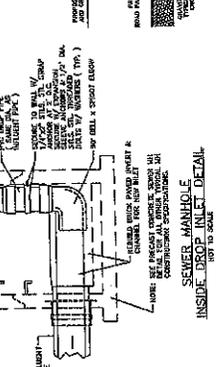
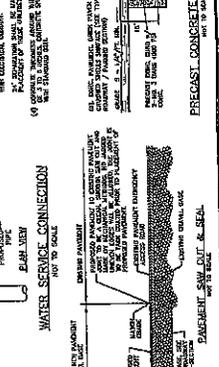
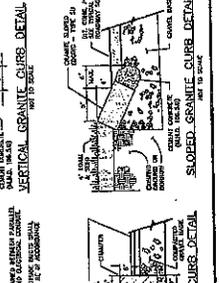
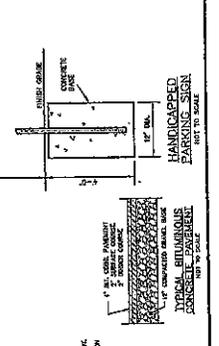
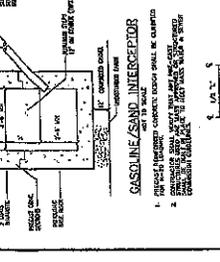
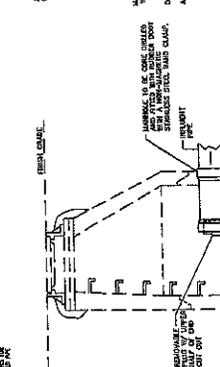
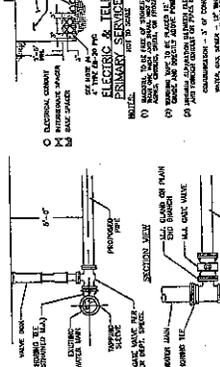
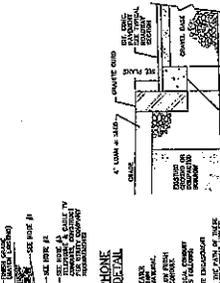
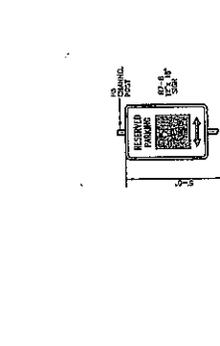
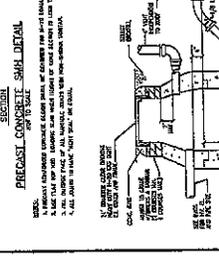
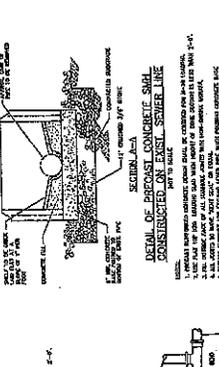
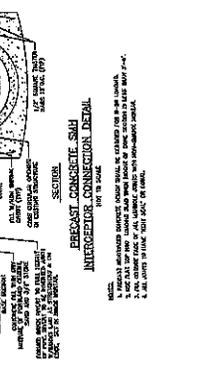
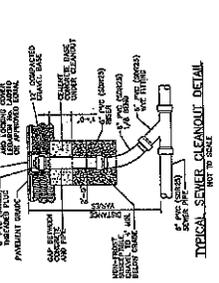
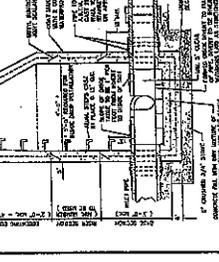
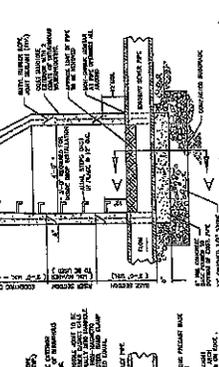
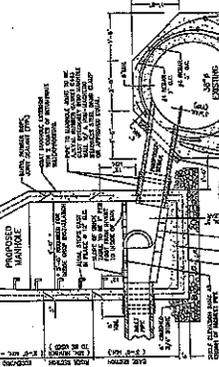
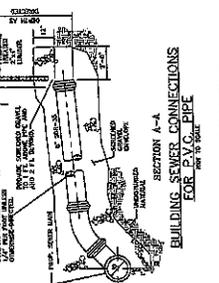
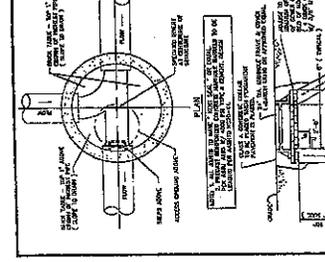
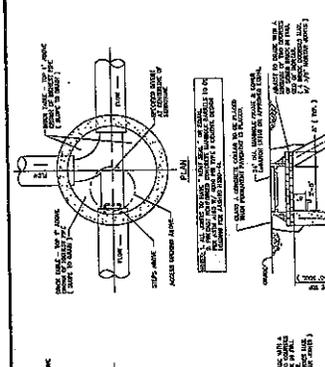
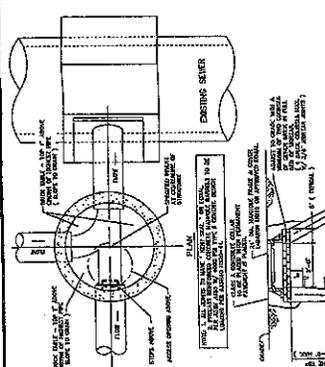
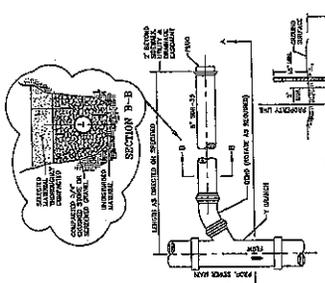
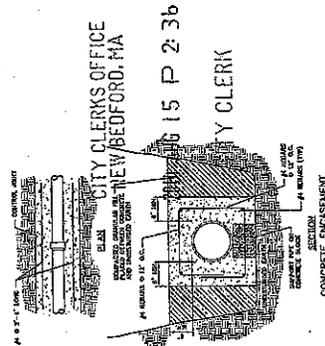
**PROPOSED LANDSCAPE TREES (199)**

**PROPOSED LANDSCAPE TREES (199)**









**PROJECT NARRATIVE**  
**Application for Amended Site Plan Approval**  
**Case # 23-15**

**Sid Wainer & Son, Inc. Facility**  
**2301 Purchase Street**  
**New Bedford, Massachusetts**

**June 7, 2016**

**Introduction**

This Project Narrative has been prepared on behalf of Sid Wainer & Son, Inc. (Applicant) in conjunction with an application for Amended Site Plan Review before the New Bedford Planning Board. Site Design Engineering, LLC (SDE), their authorized agent, is submitting this application for Amended Site Plan Review in accordance with the requirements of Section 5400 of the New Bedford City Zoning Ordinance. The related plans and application have been included and have been made a part of this filing.

**Brief History**

The project was originally filed with the New Bedford Planning Board in September of 2014. At that time site plan approval was granted by the Board and a certificate of approval was issued on September 22, 2014. The Applicant subsequently retained building design and architectural professionals to finalize the layout and function of the proposed building. As a result of the design effort, several minor changes were made to the proposed building and parking layout. After meeting with the Planning Staff it was determined that an application for an amended site plan review should be made to the Board. In October of 2015 an application for modification of site plan approval was filed with the Planning Board and was ultimately approved on October 20, 2015.

**Current Application**

The Applicant has since retained a different design build company to move the project forward. The company is CMC Design Build of Quincy, Massachusetts. They specialize in food service building design and construction. Additionally, after performing several test pits and other geotechnical studies it was discovered that all areas of the site contained a significant amount of geotechnically unsuitable material. As a result, the drainage facilities had to be redesigned to eliminate the previously approved storm water infiltration and detention facilities. The elevation of proposed utilities has been raised minimizing the need to dewater the excavation and the need to dispose of geotechnically unsuitable soil. The Applicant met with the Department of Public Infrastructure (DPI) to discuss this matter. The DPI agreed with the redesign of the drainage and utilities and has issued a letter of concurrence (copy enclosed).

CMC has also made other minor site design modifications that have been incorporated in the current plans before the Board. Additionally, the modifications requested in the Board's original approval have been incorporated into the current set of plans. The specific changes are outlined below for ease of review.

**Changes to the Amended Plan**

The revisions are shown on two plans covering the entire site. They have been color coded to allow for the ease of review without going back and forth between sets of plans and are summarized below.

---

**ATTACHMENT 7**

---

***SITE DESIGN ENGINEERING, LLC.***

11 Cushman Street, Middleboro, MA 02346  
P: 508-967-0673 F: 508-967-0674

Building Changes & Concrete Pads:

- The building floor elevation has been raised three feet to elevation 104.00.
- Dumpster, compactor and generator locations have been finalized and their locations shown.
- A new retaining wall has been located at the entrance to the building to facilitate a revised entrance patio.
- An employee shelter has been located in the northeast corner of the northerly parking lot for employees who wish to smoke.

Parking Lot Striping:

- The north employee parking lot has been modified to improve the flow of traffic and a security gate has been installed at the entrance.
- The parking lot at the northwest corner of the building has been modified to improve access and flow.
- The parking spaces to the east of the loading bays have been eliminated due to safety concerns and to facilitate truck movement in the area.
- Additional handicap spaces have been provided at the main entrance to the existing building and the remaining spaces adjusted in the area.
- A security gate has been installed at the entrance to the employee parking lot.
- The parking lot striping revisions still provide an excess of parking spaces than are currently required by zoning (see the attached analysis). An excess of 62 spaces are provided.

Sidewalks, Crosswalks and Ramps:

- Crosswalks throughout the project have been adjusted to accommodate revisions to sidewalks and entrance ramps.
- A new sidewalk and handicap ramp is proposed at the entrance to the building.
- A new sidewalk is proposed on the south side of Van Buren Street.
- An additional bicycle rack is proposed adjacent to the parking lot at the northwest corner of the proposed building.

Curbing, Pavement and Drainage:

- Grading throughout the site has been revised to reflect the new drainage design.
- Curb cuts have been finalized in coordination with DPI and the curb cuts have been approved by the Traffic Commission.
- Improvements in the southerly portion of Beacon Street are proposed in coordination with DPI.
- The curb cuts in Beacon Street now coincide with the actual dumpster, compactor and generator locations.
- A revised landscape plan (Sheet 11) has been provided showing the location and species of proposed plantings.

---

**SITE DESIGN ENGINEERING, LLC.**

11 Cushman Street, Middleboro, MA 02346  
P: 508-967-0673 F: 508-967-0674



Department of Public Infrastructure

Ronald H. Labelle  
Commissioner

**CITY OF NEW BEDFORD**

Jonathan F. Mitchell, Mayor

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance  
Energy

November 30, 2015

Prime Engineering, Inc.  
P.O. Box 1088  
Lakeville, MA 02347  
Attn: Richard J. Rheume

**RE: SID WAINER AND SON PROPOSED EXPANSION - PURCHASE STREET,  
NEW BEDFORD**

Dear Mr. Rheume:

After being apprised of the geotechnical challenges at the above referenced site, I concur with your recommendations to eliminate the previously proposed storm water infiltration and detention facilities. Raising the elevation of the utilities as presently proposed is also acceptable since that will minimize the need to dewater and will reduce the costs of off-site disposal of geotechnically unsuitable materials.

Sincerely,

Ronald H. Labelle,  
Commissioner

CC: Manny Silva

**ATTACHMENT 8**

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1556 Fax 1-508-961-3054  
RONALDL@NEWBEDFORD-MA.GOV

Case 21-16  
06/09/2016



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

**Department of Public Infrastructure**  
Ronald H. Labelle  
Commissioner

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:** October 7, 2015  
**RE:** Building Expansion Site Plan -- Sid Wainer  
Purchase St  
Plot 97 Lots 9, 151-153, 154-156, 176, and 180

All conditions for Case #23-15: 2301 Purchase Street- Sid Wainer remain as stipulated in Memo dated September 9, 2014.

DEPARTMENT

OCT 07 2015

PLANNING

COPY

COPY

Case 21-16  
06/09/2016



CITY OF NEW BEDFORD  
Jonathan F. Mitchell, Mayor

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance

## MEMORANDUM

TO: City of New Bedford Planning Board

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

DATE: September 9, 2014

RE: Building Expansion Site Plan – Sid Wainer  
Purchase St  
Plot 97 Lots 9,151-153, 154-156, 176, and 180

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

1. Driveway permits subject to Traffic Commission approval.
2. Install cement concrete ribbon sidewalks and granite curb within the limits of the project on Van Buren Street and Beacon Street.
3. Use 4 foot transition curb at all driveways.
4. Driveways and sidewalks to be built in accordance with City of New Bedford regulations.
5. Permits for driveways, sidewalk, drainage, sewer and water must be obtained from the Department of Public Infrastructure Engineering Division.
6. Install cement concrete wheelchair ramps at the Southwest and Northwest corners of Purchase Street, and Van Buren Street.
7. Plant trees within the limits of the project on the grass ribbon area (40 Feet Apart).
8. Beacon Street south of Van Buren Street is a board of survey Street. Owner needs to meet with the Department of Public Infrastructure to discuss the improvements necessary to meet access requirements.
9. Owner to discuss storm water tie in capabilities with the Department of Public Infrastructure.
10. Owner must contact Department of Public Infrastructure to rectify address number issues.
11. Show all existing utilities on plans and their sizes.

12. All utilities to be constructed in accordance with City of New Bedford regulations.
13. Drainage design must comply with Phase II Mass. Department Storm Water Management Standards.
14. Show existing water utilities inside and outside of property.
15. Cut and cap all unused water utilities and ones under foot print of proposed building addition.
16. The Department is requiring the engineer to verify that the proposed Domestic and Fire Supply service will provide sufficient volume and pressure for your proposed commercial building.
17. Hydrant flow test will be required for the fire suppression system.
18. Owner to apply for domestic and fire supply permits.
19. Developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure, and provide a full set of the most recent version of the site construction plans prior to the start of the construction.
20. Upon completion Engineer must submit "As Built Drawings" on CADD format prior to certificate of Occupancy being issued.

/ct

Cc: Department of Inspectional Services  
Environmental Stewardship  
Site Design Engineering, LLC  
Sid Wainer and Sons, Inc.



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

# PLANNING BOARD

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

## MODIFICATION SITE PLAN REVIEW APPLICATION 23-15 / 35-14

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan Approval Modification Plan by: Site Design Engineering, LLC dated: 6/7/16

### 1. Application Information

Street Address: 2301 Purchase Street, Site Plan Case #23-15

Assessor's Map(s): 97 Lot(s) 9, 151-153, 164, 176 & 180

Registry of Deeds Book: Cert # 11822 et. al. ~~Page~~ 19958, 11822, 11823, 11824, 20068, 20476

Zoning District: Industrial A & Industrial B

Applicant's Name (printed): Friends Realty, Inc.

Mailing Address: 2301 Purchase Street New Bedford MA 02746  
(Street) (City) (State) (Zip)

Contact Information: Thomas W. Hardman, PLS, 508-219-0202, thardman@sitedesigneng.com

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 Approval Modification Plan Project Narrative Parking Anaysis
--

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.

6/22/16

Date

Signature of Applicant

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

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

Category	Construction	Scale
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input checked="" type="checkbox"/> > 2,000 gross sq feet
<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Conversion	<input type="checkbox"/> 3 or more new residential units
<input type="checkbox"/> Mixed (Check all categories that apply)	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> 1 or more new units in existing res. multi-unit
		<input type="checkbox"/> Drive Thru Proposed
		<input type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

**3. Zoning Classifications**

Present Use of Premises: Office, Retail, Warehouse, Distribution

Proposed Use of Premises: Office, Retail, Warehouse, Distribution

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):  
N/A

**4. Briefly Describe the Proposed Project:**

The project involves the construction of a 55,825 ± sq. ft. addition to the existing Sid Wainer & Son building with associated parking and utilities. This application is for revisions to the previously granted site plan approval. Refer to the Project Narrative for a detailed description of the project.

**5. Please complete the following:**

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	7.2 Acres	0	7.2 Acres
Lot Width (ft)	N/A	N/A	N/A
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)	172,161	50%	227,986
Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Non-Residential Gross Floor Area (sq ft)	172,161	50% coverage	227,986
Building Height (ft)	73'	100' <sup>OK</sup> 7 stories	35'
Front Setback (ft)	40.9'	25'	26.7
Side Setback (ft)	24.1'	25'	25'
Side Setback (ft)	24.3	25'	25'

Rear Setback (ft)	26'	25'	26'
Lot Coverage by Buildings (% of Lot Area)	24.4%	50%	40.0%
Permeable Open Space (% of Lot Area)	11%	20%	14.8%
Green Space (% of Lot Area)	11%	20%	14.8%
Off-Street Parking Spaces	205	205	212
Long-Term Bicycle Parking Spaces	0	0	30
Short-Term Bicycle Parking Spaces	N/A		
Loading Bays	7	14	32

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	30	30
b) Number of employees:	165	165
c) Hours of operation:	24	24
d) Days of operation:	362	362
e) Hours of deliveries:	5-5	5-5
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

**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

\_\_\_\_\_

\_\_\_\_\_

**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Friends Realty, Inc.

at the following address: 2301 Purchase Street, New Bedford

to apply for: Site Plan Review

on premises located at: 2301 Purchase Street

in current ownership since: 1989

whose address is: 2301 Purchase Street, New Bedford

for which the record title stands in the name of: Friends Realty, Inc.

whose address is: 2301 Purchase Street, New Bedford

by a deed duly recorded in the:

Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

OR Registry District of the Land Court, Certificate No.: <sup>11822 et. al</sup> \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
19958, 11822, 11823, 20476, 11824, 20068

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.

6/22/16

Date

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Tom Furtado



# PLANNING BOARD

CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

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

## MODIFICATION SITE PLAN REVIEW APPLICATION 23-15 / 35-14

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan Approval Modification Plan by: Site Design Engineering, LLC dated: 6/7/16

### 1. Application Information

Street Address: 2301 Purchase Street, Site Plan Case #23-15

Assessor's Map(s): 97 Lot(s) 9, 151-153, 164, 176 & 180

Registry of Deeds Book: Cert # 11822 et. al. ~~Page~~ 19958, 11822, 11823, 11824, 20068, 20476

Zoning District: Industrial A & Industrial B

Applicant's Name (printed): Friends Realty, Inc.

Mailing Address: 2301 Purchase Street New Bedford MA 02746  
(Street) (City) (State) (Zip)

Contact Information: Thomas W. Hardman, PLS, 508-219-0202, thardman@sitedesigneng.com

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 Approval Modification Plan Project Narrative Parking Anaysis
--

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.

6/22/16

Date

Signature of Applicant

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

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

Category	Construction	Scale
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> < 2,000 gross sq feet
<input type="checkbox"/> Commercial	<input type="checkbox"/> Expansion of Existing	<input checked="" type="checkbox"/> > 2,000 gross sq feet
<input checked="" type="checkbox"/> Industrial	<input type="checkbox"/> Conversion	<input type="checkbox"/> 3 or more new residential units
<input type="checkbox"/> Mixed (Check all categories that apply)	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> 1 or more new units in existing res. multi-unit
		<input type="checkbox"/> Drive Thru Proposed
		<input type="checkbox"/> Ground Sign Proposed
		<input type="checkbox"/> Residential Driveway With > 1 curbcut

**3. Zoning Classifications**

Present Use of Premises: Office, Retail, Warehouse, Distribution

Proposed Use of Premises: Office, Retail, Warehouse, Distribution

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):  
N/A

**4. Briefly Describe the Proposed Project:**

The project involves the construction of a 55,825 ± sq. ft. addition to the existing Sid Wainer & Son building with associated parking and utilities. This application is for revisions to the previously granted site plan approval. Refer to the Project Narrative for a detailed description of the project.

**5. Please complete the following:**

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	7.2 Acres	0	7.2 Acres
Lot Width (ft)	N/A	N/A	N/A
Number of Dwelling Units	N/A	N/A	N/A
Total Gross Floor Area (sq ft)	172,161	50%	227,986
Residential Gross Floor Area (sq ft)	N/A	N/A	N/A
Non-Residential Gross Floor Area (sq ft)	172,161	50% coverage	227,986
Building Height (ft)	73'	100'	35'
Front Setback (ft)	40.9'	25'	26.7
Side Setback (ft)	24.1'	25'	25'
Side Setback (ft)	24.3	25'	25'

Rear Setback (ft)	26'	25'	26'
Lot Coverage by Buildings (% of Lot Area)	24.4%	50%	40.0%
Permeable Open Space (% of Lot Area)	11%	20%	14.8%
Green Space (% of Lot Area)	11%	20%	14.8%
Off-Street Parking Spaces	205	205	212
Long-Term Bicycle Parking Spaces	0	0	30
Short-Term Bicycle Parking Spaces	N/A		
Loading Bays	7	14	32

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	30	30
b) Number of employees:	165	165
c) Hours of operation:	24	24
d) Days of operation:	362	362
e) Hours of deliveries:	5-5	5-5
f) Frequency of deliveries: <input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____		

**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

---



---

9. OWNERSHIP VERIFICATION

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

I hereby authorize the following Applicant: Friends Realty, Inc.

at the following address: 2301 Purchase Street, New Bedford

to apply for: Site Plan Review

on premises located at: 2301 Purchase Street

in current ownership since: 1989

whose address is: 2301 Purchase Street, New Bedford

for which the record title stands in the name of: Friends Realty, Inc.

whose address is: 2301 Purchase Street, New Bedford

by a deed duly recorded in the:

Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

OR Registry District of the Land Court, Certificate No.: <sup>11822 et. al</sup> \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_  
19958, 11822, 11823, 20476, 11824, 20068

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.

6/22/16

Date

Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

Tom Furtado



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

# PLANNING BOARD

JUN 09 9 P 1:35

CITY OF NEW BEDFORD

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

## SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan Approval Modification Plan by: Site Design Engineering, LLC dated: 6/7/16

### 1. Application Information

Street Address: 2301 Purchase Street, Site Plan Case #23-15

Assessor's Map(s): 97 Lot(s) 9, 151-153, 164, 176 & 180

Registry of Deeds Book: Cert # 11822 et. al. Page: \_\_\_\_\_

Zoning District: Industrial A & Industrial B

Applicant's Name (printed): Friends Realty, Inc.

Mailing Address: 2301 Purchase Street New Bedford MA 02746  
(Street) (City) (State) (Zip)

Contact Information: Thomas W. Hardman, PLS, 508-219-0202, thardman@sitedesigneng.com

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 Approval Modification Plan  
Project Narrative  
Parking Analysis

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.

6/7/16

Date

[Signature]  
Signature of Applicant

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

**9. OWNERSHIP VERIFICATION**

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

I hereby authorize the following Applicant: Friends Realty, Inc.

at the following address: 2301 Purchase Street, New Bedford

to apply for: Site Plan Review

on premises located at: 2301 Purchase Street

in current ownership since: 1989

whose address is: 2301 Purchase Street, New Bedford

for which the record title stands in the name of: Friends Realty, Inc.

whose address is: 2301 Purchase Street, New Bedford

by a deed duly recorded in the:

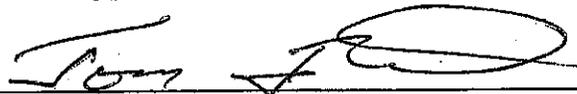
Registry of Deeds of County: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

OR Registry District of the Land Court, Certificate No.: <sup>11822 et. al</sup> \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

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.

6/7/16

Date



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

RESTAURANT

DONUT SHOP  
+  
PIZZA = 90 x 40 = 3,600

WOK & ROLL = 25.5 x 40 = 1,020

4,620 TOTAL REST. SPACE PLAZA

12,675 - 4,620 = 8,055 TOTAL RETAIL SPACE PLAZA

MAIN BLDG

26,400 FOOTPRINT 1<sup>ST</sup> FLOOR: 25% RETAIL / 75% WAREHOUSE = 6,600 / 19,800  
2<sup>ND</sup> FLOOR: 75% OFFICE / 25% WAREHOUSE = 19,800 / 6,600  
3<sup>RD</sup> FLOOR: 25% OFFICE / 75% WAREHOUSE = 6,600 / 19,800  
4<sup>TH</sup> & 5<sup>TH</sup> FLOOR: 100% WAREHOUSE = 52,800  
COVER SPACE = 29,486

EXISTING

PROPOSED

RESTAURANT	= 4,620	+ 0	= 4,620
RETAIL	= 12,655	+ 0	= 12,655
OFFICE	= 26,400	+ 8,857	= 35,257
WAREHOUSE	= 128,486	+ 55,655	= 184,141



CLIENT/PROJECT: SIDWAINER & SON

JOB #: 14101

PREPARED BY: TJH

DATE: 6/23/16

SHEET: 2 OF 2

RESTAURANT

4,620  $\Phi$

$$\frac{4,620}{200} = 23 \text{ SPACES REQ. } \frac{1}{2} \text{ 1 LOADING SPACE REQ.}$$

RETAIL

12,655  $\Phi$

$$\frac{12,655}{200} = 63 \text{ SPACES REQ. } \frac{1}{2} \text{ 2 LOADING SPACE REQ.}$$

OFFICE

35,257  $\Phi$

$$\frac{10,000}{200} = 50 + \frac{1}{1,000} \Phi = 50 + 25 = 75 \frac{1}{2} \text{ 2 LOADING SPACES}$$

WAREHOUSE

184,141  $\Phi$

$$\frac{15,000}{1,500} = 10 + \frac{169,141}{5,000} = 34 + 10 = 44 \text{ SPACES } \frac{1}{2} \text{ 2 + 7 = 9 LOADING SPACES}$$

REQUIRED

205 SPACES } 14 LOADING SPACES



Site Design Engineering, LLC.

11 CUSHMAN STREET - MIDDLEBORO, MA 02346

T: 508-967-0673 F: 508-967-0674 WWW.SITEDESIGNENG.COM





**COLOR LEGEND**

- BUILDING ADDITION, CONCRETE PADS, CONCRETE APRONS, RETAINING WALL
- STRIPING
- PLAZA/PATIO
- SIDEWALKS, RAMPS, GUARD RAIL, CROSSWALK, LANDSCAPE STRIP
- CURBING/EDGE OF PAVEMENT DRAINAGE
- STREET SIGNS, LIGHTING

**SITE DESIGN ENGINEERING, LLC.**  
 11 CUSHMAN STREET  
 MIDDLEBORO, MA 02346  
 T:508-967-0673 F:508-967-0674  
 WWW.SDE-LEDC.COM

NO.	DATE	GENERAL SITE REVISIONS	DESCRIPTION	DCM	APPROVED
1	6/7/16				

**PLAN REVISIONS**

DATE: SEPTEMBER 11, 2015  
 DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DOM/TWH  
 PROJECT NO. 14101  
 ISSUED FOR: REVIEW

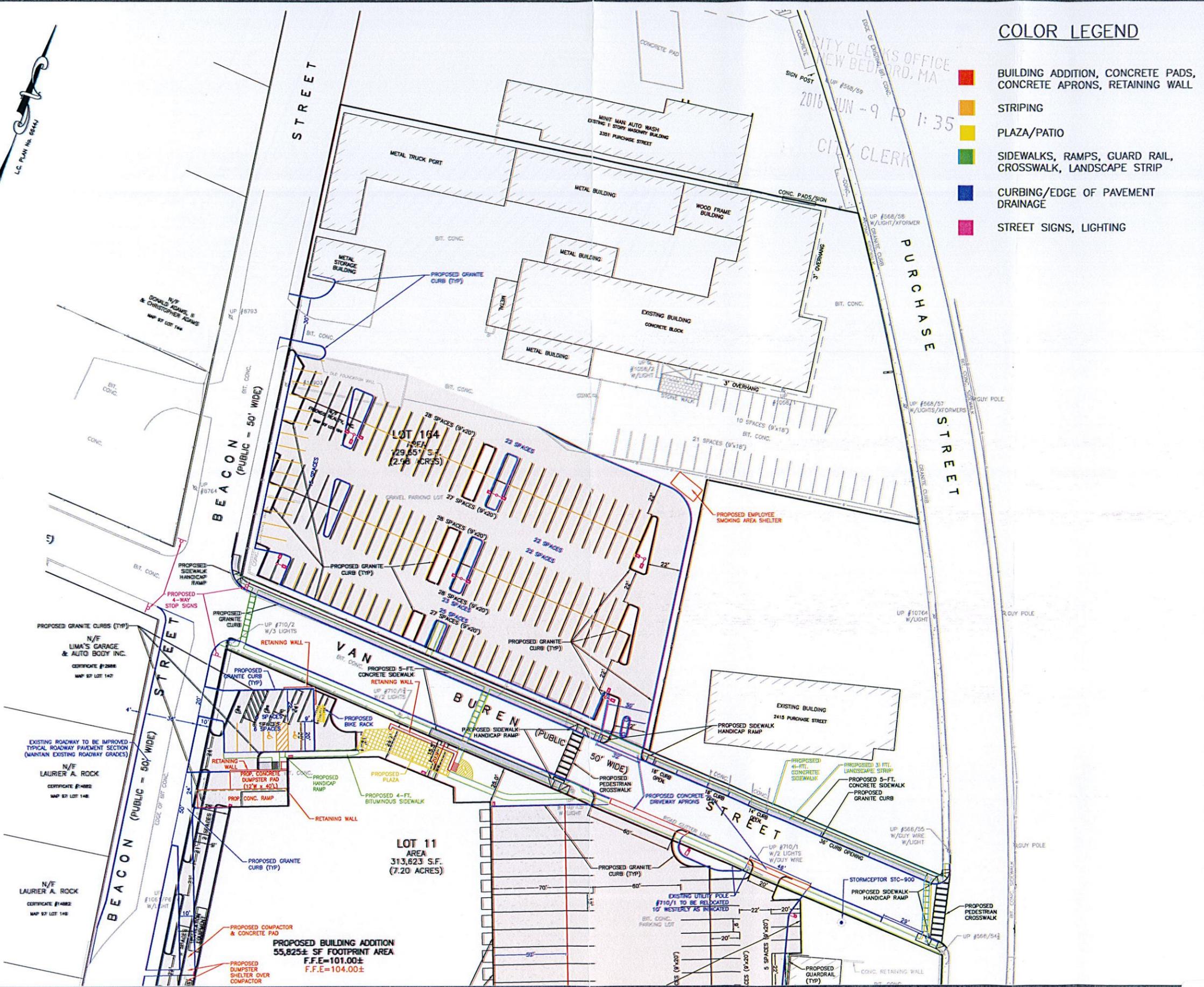
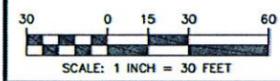


**SITE PLAN APPROVAL MODIFICATION**  
**2301 PURCHASE STREET**  
**NEW BEDFORD, MASSACHUSETTS**  
 PREPARED FOR **SID WAINER & SON, INC.**

DRAWING TITLE:  
**SITE LAYOUT PLAN**  
**COLOR EXHIBIT**

SCALE: 1" = 30'  
 SHEET NO.

**7 OF 14**



# INDUSTRIAL SITE DEVELOPMENT PLANS

CITY CLERKS OFFICE  
NEW BEDFORD, MA

2016 JUN -9 P 1:40

CITY CLERK

# SITE PLAN APPROVAL MODIFICATION

2301 Purchase Street  
New Bedford, Massachusetts

REVISED 6/7/2016



**SITE DESIGN  
ENGINEERING, LLC.**

11 CUSHMAN STREET  
MIDDLEBORO, MA 02346  
T:508.967.0673 F:508.967.0674  
WWW.SDE-LDEC.COM

NO.	DATE	DESCRIPTION	APPROVED
2	6/7/16	GENERAL SITE REVISIONS	DOM
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT	DOM

**PLAN REVISIONS**

DATE: SEPTEMBER 11, 2015

DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DCM/TWH

PROJECT NO. 14101

ISSUED FOR:  
APPROVAL

SITE PLAN APPROVAL  
 MODIFICATION  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR  
 SID WAINER & SON, INC.

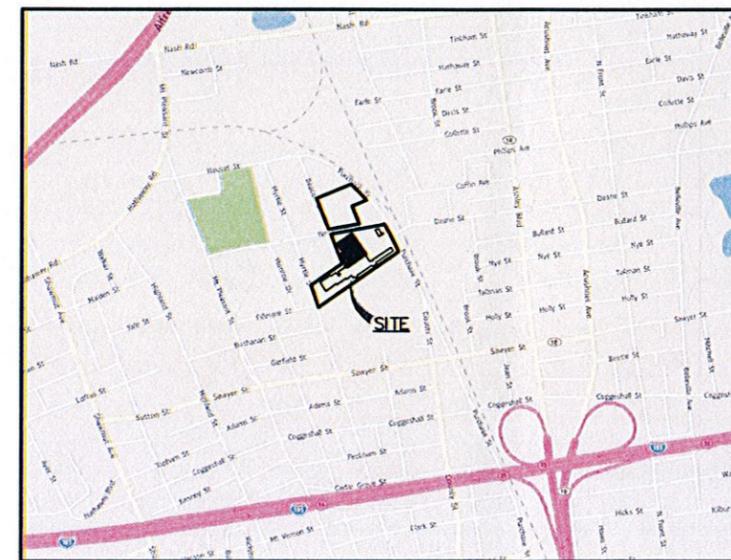
DRAWING TITLE:  
COVER

SCALE: AS SHOWN

SHEET NO.  
1 OF 14

## PLAN INDEX

TITLE	SHEET NO.
COVER SHEET	1
EXISTING CONDITIONS PLAN	2-3
EROSION CONTROL PLAN	4
SITE DEMO PLAN	5
SITE LAYOUT PLAN	6-7
GRADING & DRAINAGE PLAN	8-9
UTILITY PLAN	10
LANDSCAPE PLAN	11
LIGHTING PLAN	12-13
CONSTRUCTION DETAILS	14-15



LOCUS MAP  
SCALE: 1" = 800'

APPROVAL OF  
INDUSTRIAL LAND DEVELOPMENT  
NEW BEDFORD PLANNING BOARD

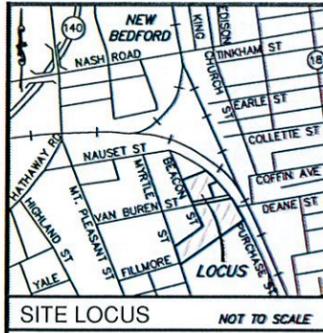
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

FILE NO.: \_\_\_\_\_





**NOTES:**

1. THE LOCUS PARCELS ARE SHOWN ON THE CITY OF NEW BEDFORD ASSESSORS MAP 97 AS LOTS 9, 151-153, 176 AND 180. THE CURRENT OWNER OF RECORD IS FRIENDS REALTY INC. AS DETERMINED FROM CERTIFICATES #11822 (LOTS 9 AND 180), #11824 (LOT 151), #11823 (LOT 152), #20476 (LOT 153) AND #20068 (LOT 176).
2. PROPERTY LINES ARE REFERENCED TO LAND COURT PLAN NO. 6644C, 6644F, 6644I AND PLAN RECORDED IN PLAN BOOK 156, PAGE 86 (LOT 11).
3. TOPOGRAPHIC INFORMATION HAS BEEN COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY CULLINAN ENGINEERING CO., INC. ON APRIL 12-14, 2005 AND SUPPLEMENTED BY SITE DESIGN ENGINEERING, LLC ON APRIL 15, 2014, MAY 12, 2014, JUNE 26, 2014 AND DECEMBER 2015.
4. ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
5. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEW BEDFORD FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 255216 0391 F (EFFECTIVE DATE JULY 7, 2009).
6. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.
7. WETLAND RESOURCE AREAS SHOWN HEREON WHERE DELINEATED AND LOCATED BY SITE DESIGN ENGINEERING, LLC IN JUNE, 2014.

**LEGEND**

○	BOLLARD	○	SEWER MANHOLE
⊠	BUILDING OVERHANG	⊠	SPOT ELEVATION
⊙	BUSH/SHRUB	⊠	TRAFFIC SIGNAL
⊞	CATCH BASIN	⊞	TREE (2"/3" DIA.)
⊟	DOWN SPOUT (ROOF DRAIN)	⊟	UTILITY POLE
⊠	ELECTRIC HANDHOLE	⊠	WATER GATE
⊡	ELECTRIC MANHOLE	⊡	WATER MANHOLE
⊢	FIRE HYDRANT	⊢	WETLANDS
⊣	GAS GATE	⊣	WETLAND FLAG
⊤	GUARD RAIL	⊤	CHAIN LINK FENCE
⊥	MANHOLE	⊥	OVERHEAD WIRES
⊦	MONITORING WELL	⊥	UNDERGROUND DRAIN
⊧	POST INDICATOR VALVE	⊥	UNDERGROUND ELECTRIC
		⊥	UNDERGROUND GAS
		⊥	UNDERGROUND SEWER
		⊥	UNDERGROUND UTILITY

**SITE DESIGN ENGINEERING, LLC.**  
 11 CUSHMAN STREET  
 MIDDLEBORO, MA 02346  
 T:508-967-0673 F:508-967-0674  
 WWW.SDE.EDC.COM

NO.	DATE	DESCRIPTION
2	9/7/16	GENERAL SITE REVISIONS
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT

DATE: SEPTEMBER 11, 2015  
 DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DCM/TWH  
 PROJECT NO. 14101  
 ISSUED FOR: APPROVAL

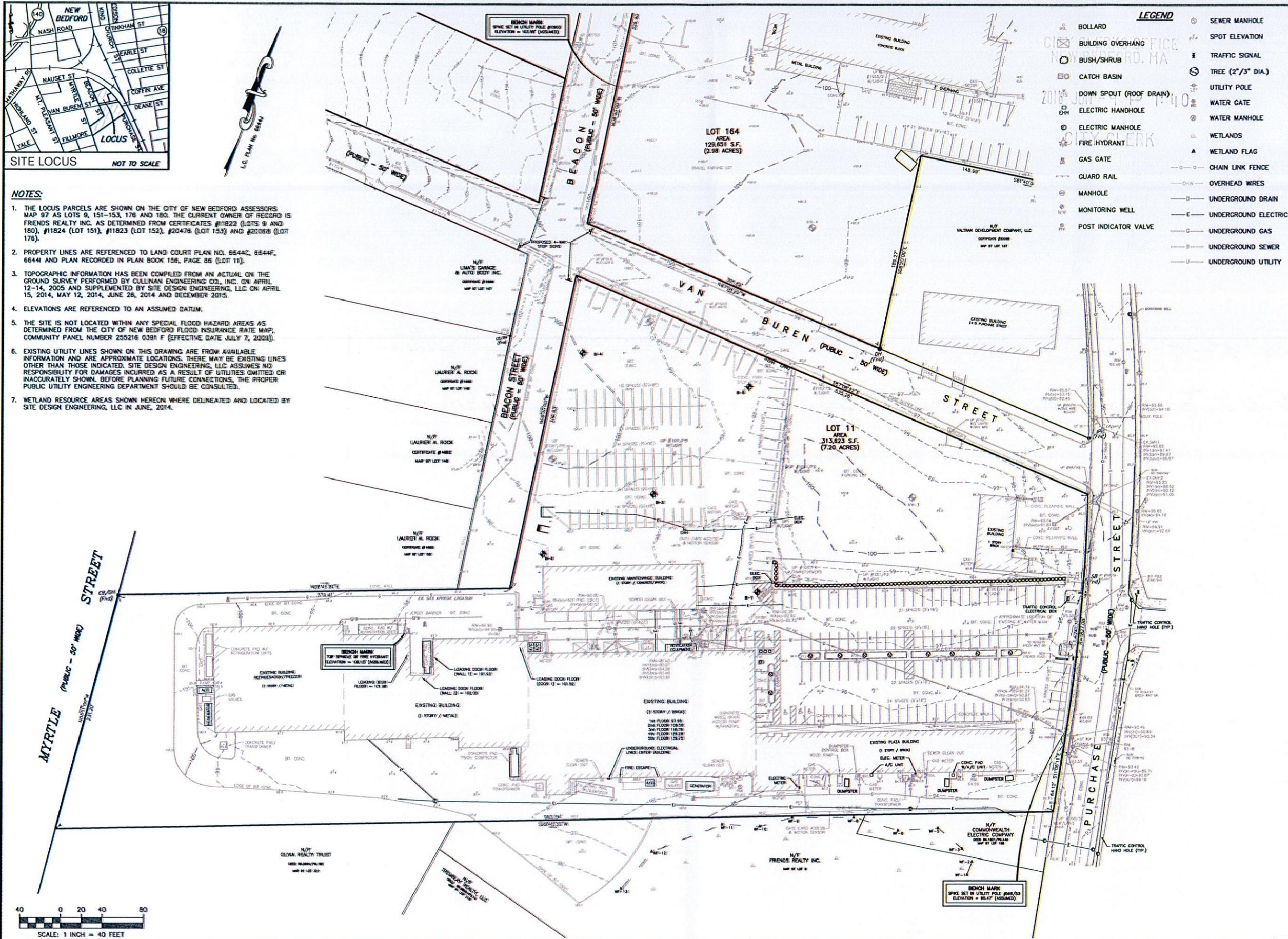


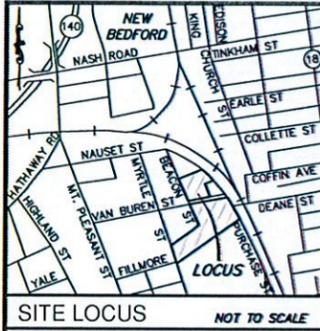
**SITE PLAN APPROVAL  
 MODIFICATION  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS**

PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**EXISTING CONDITIONS PLAN**

SCALE: 1" = 40'  
 SHEET NO.



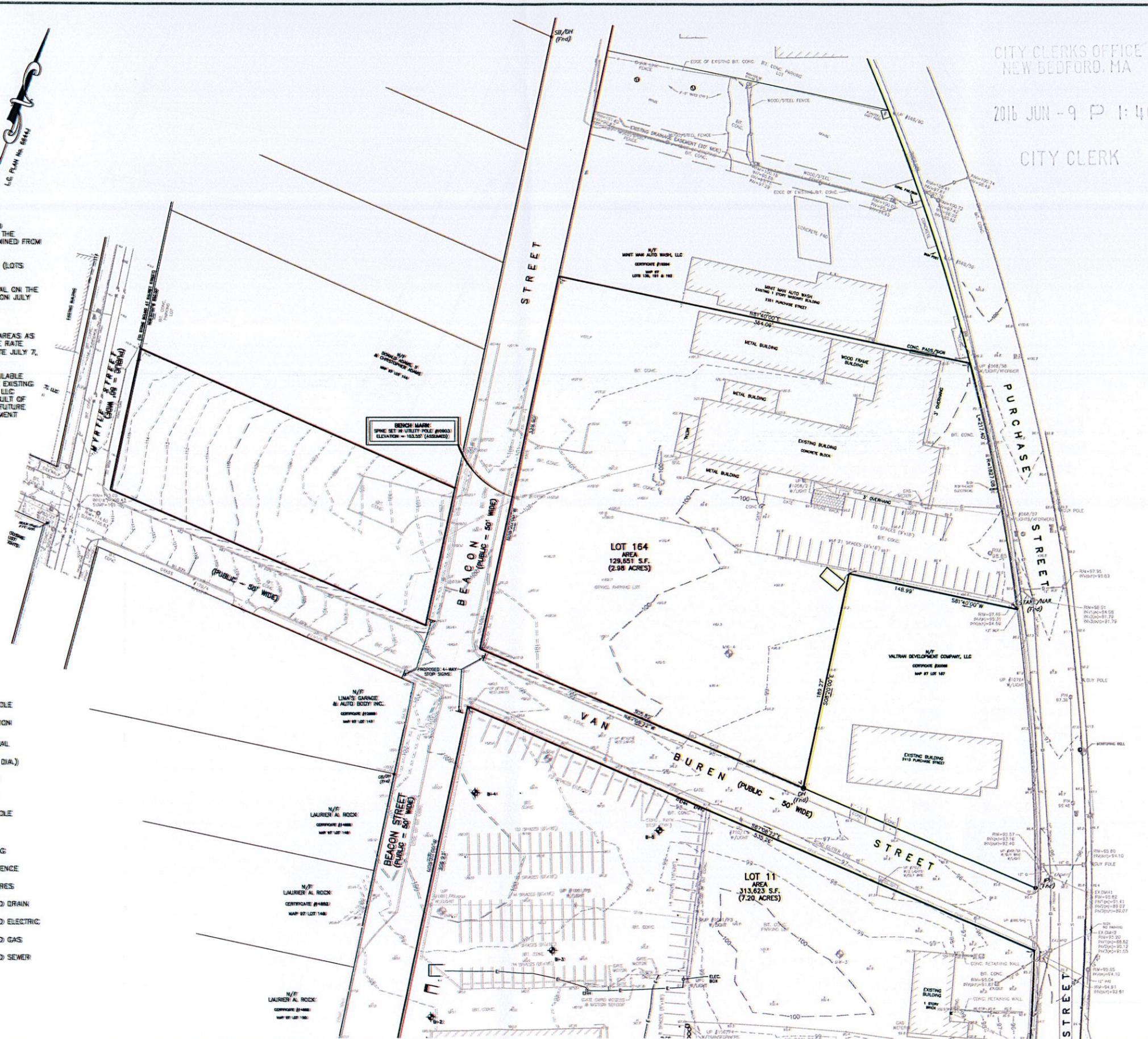
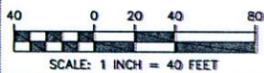


**NOTES:**

1. THE LOCUS PARCELS ARE SHOWN ON THE CITY OF NEW BEDFORD ASSESSORS MAP 97 AS LOTS 154-156, 158-159 AND 163-164. THE CURRENT OWNER OF RECORD IS FRIENDS REALTY INC. AS DETERMINED FROM CERTIFICATE #1995B.
2. PROPERTY LINES ARE REFERENCED TO LAND COURT PLAN 6644F (LOTS B13-B15, B17-18 AND B22-B23).
3. TOPOGRAPHIC INFORMATION HAS BEEN COMPILED FROM AN ACTUAL ON THE GROUND SURVEY PERFORMED BY SITE DESIGN ENGINEERING, LLC ON JULY 15-17, 2014 AND DECEMBER 2015.
4. ELEVATIONS ARE REFERENCED TO AN ASSUMED DATUM.
5. THE SITE IS NOT LOCATED WITHIN ANY SPECIAL FLOOD HAZARD AREAS AS DETERMINED FROM THE CITY OF NEW BEDFORD FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 255216 0391 F (EFFECTIVE DATE JULY 7, 2009).
6. EXISTING UTILITY LINES SHOWN ON THIS DRAWING ARE FROM AVAILABLE INFORMATION AND ARE APPROXIMATE LOCATIONS. THERE MAY BE EXISTING LINES OTHER THAN THOSE INDICATED. SITE DESIGN ENGINEERING, LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACURATELY SHOWN. BEFORE PLANNING FUTURE CONNECTIONS, THE PROPER PUBLIC UTILITY ENGINEERING DEPARTMENT SHOULD BE CONSULTED.

**LEGEND**

- |                           |                          |
|---------------------------|--------------------------|
| ⊙ BOLLARD                 | ⊙ SEWER MANHOLE          |
| ⊠ BUILDING OVERHANG       | ⊙ SPOT ELEVATION         |
| ⊙ BUSH/SHRUB              | ⊙ TRAFFIC SIGNAL         |
| ⊙ CATCH BASIN             | ⊙ TREE (2"/3" DIA.)      |
| ⊙ DOWN SPOUT (ROOF DRAIN) | ⊙ UTILITY POLE           |
| ⊙ EHH ELECTRIC HANDHOLE   | ⊙ WATER GATE             |
| ⊙ ELECTRIC MANHOLE        | ⊙ WATER MANHOLE          |
| ⊙ FIRE HYDRANT            | ⊙ WETLANDS               |
| ⊙ GAS GATE                | ⊙ WETLAND FLAG           |
| —○— CHAIN LINK FENCE      | —○— OVERHEAD WIRES       |
| —○— GUARD RAIL            | —○— UNDERGROUND DRAIN    |
| ⊙ MANHOLE                 | —○— UNDERGROUND ELECTRIC |
| ⊙ MONITORING WELL         | —○— UNDERGROUND GAS      |
| ⊙ POST INDICATOR VALVE    | —○— UNDERGROUND SEWER    |



CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2016 JUN -9 P 1:40  
CITY CLERK

**SITE DESIGN ENGINEERING, LLC.**  
11 CUSHMAN STREET  
MIDDLEBORO, MA 02346  
T:508-967-0673 F:508-967-0674  
WWW.SDE-LEDC.COM

NO.	DATE	DESCRIPTION
1	4/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
2	6/7/16	GENERAL SITE REVISIONS
DCM		DCM
APPROVED		

DATE: SEPTEMBER 11, 2015  
DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DCM/TWH  
PROJECT NO. 14101  
ISSUED FOR: APPROVAL



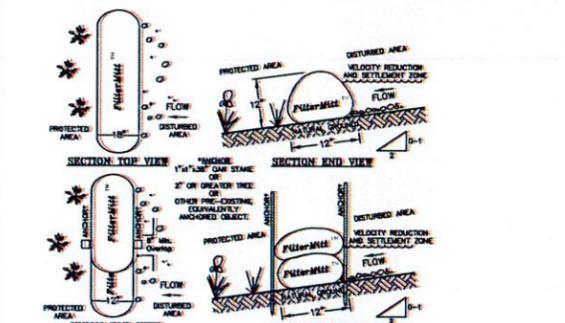
**SITE PLAN APPROVAL**  
**MODIFICATION**  
**2301 PURCHASE STREET**  
**NEW BEDFORD, MASSACHUSETTS**  
PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 40'  
SHEET NO.

**3 OF 14**

**SOIL EROSION AND SEDIMENTATION CONTROL NOTES**

- PRIOR TO INITIATING CONSTRUCTION, ALL SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS, AS DIRECTED BY THE ENGINEER AND/OR AS NECESSITATED BY FIELD CONDITIONS. THE CONTRACTOR SHALL MAINTAIN THESE MEASURES UNTIL ALL WORK IS COMPLETED AND ALL AREAS HAVE BEEN STABILIZED.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR OR AS DIRECTED BY THE ENGINEER.
- AFTER THE INSTALLATION OF DRAINAGE STRUCTURES, HAYBALES OR OTHER APPROVED MATERIALS SHALL BE PLACED TO PROTECT THE INTEGRITY OF THE STRUCTURES.
- DISTURBED AREAS SHALL BE STABILIZED WITH THE APPLICATION OF A MINIMUM OF FOUR INCHES (4) OF LOAM AND SHALL BE SEEDED WITH AN APPROVED GRASS MIX OR SHALL BE RIPRAPPED AS SOON AS POSSIBLE AFTER THE FINISHED GRADE HAS BEEN MET. IF FINAL GRADING DOES NOT OCCUR DURING THE GROWING SEASON, THESE AREAS SHALL BE MULCHED WITH HAY AND SECURED BY JUTE NETTING WITH STAPLES. SLOPES EXCEEDING 2:1 SHALL BE LOAMED AND STABILIZED WITH PEGGED SOD OR APPROVED EROSION CONTROL BLANKETS UNLESS OTHERWISE NOTED.
- THE MOUTHS OF ALL CATCH BASINS SHALL BE FITTED WITH FILTER FABRIC DURING THE ENTIRE CONSTRUCTION PROCESS TO RETARD SILTATION.
- WHERE APPLICABLE, PROPER DUST CONTROL MEASURES SHALL APPLY TO REDUCE THE SURFACE AND AIR TRANSPORT OF DUST GENERATED DURING CONSTRUCTION. THE FOLLOWING METHODS SHALL BE USED:
  - WET SUPPRESSION WITHOUT WETTING AGENT SHALL BE APPLIED DURING LOAD IN / LOAD OUT AND EARTH MOVING CONSTRUCTION ACTIVITIES, SPECIALLY ON STOCKPILES.
  - INACTIVE STOCKPILES SHALL BE STABILIZED THROUGH APPLICATION OF SOIL STABILIZERS OR SEEDING.
  - WIND SCREENS OR BARRIERS AND PLASTIC TARP COVERS SHALL BE SECURED TO PREVENT WIND DISLODGE AND DAMAGE. ANY DAMAGES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
- CONTRACTOR SHALL CONSTRUCT A TEMPORARY CRUSHED STONE CONSTRUCTION ENTRANCE APPROXIMATELY 20' WIDE BY 50' LONG BY 6" DEEP FOR USE DURING CONSTRUCTION ACTIVITIES AS NECESSARY TO REMOVE SEDIMENT FROM VEHICLES. THE CONSTRUCTION ENTRANCE IS TO BE LOCATED AT THE ENTRANCE TO THE SITE FROM VAN BUREN STREET AND BEACON STREET.



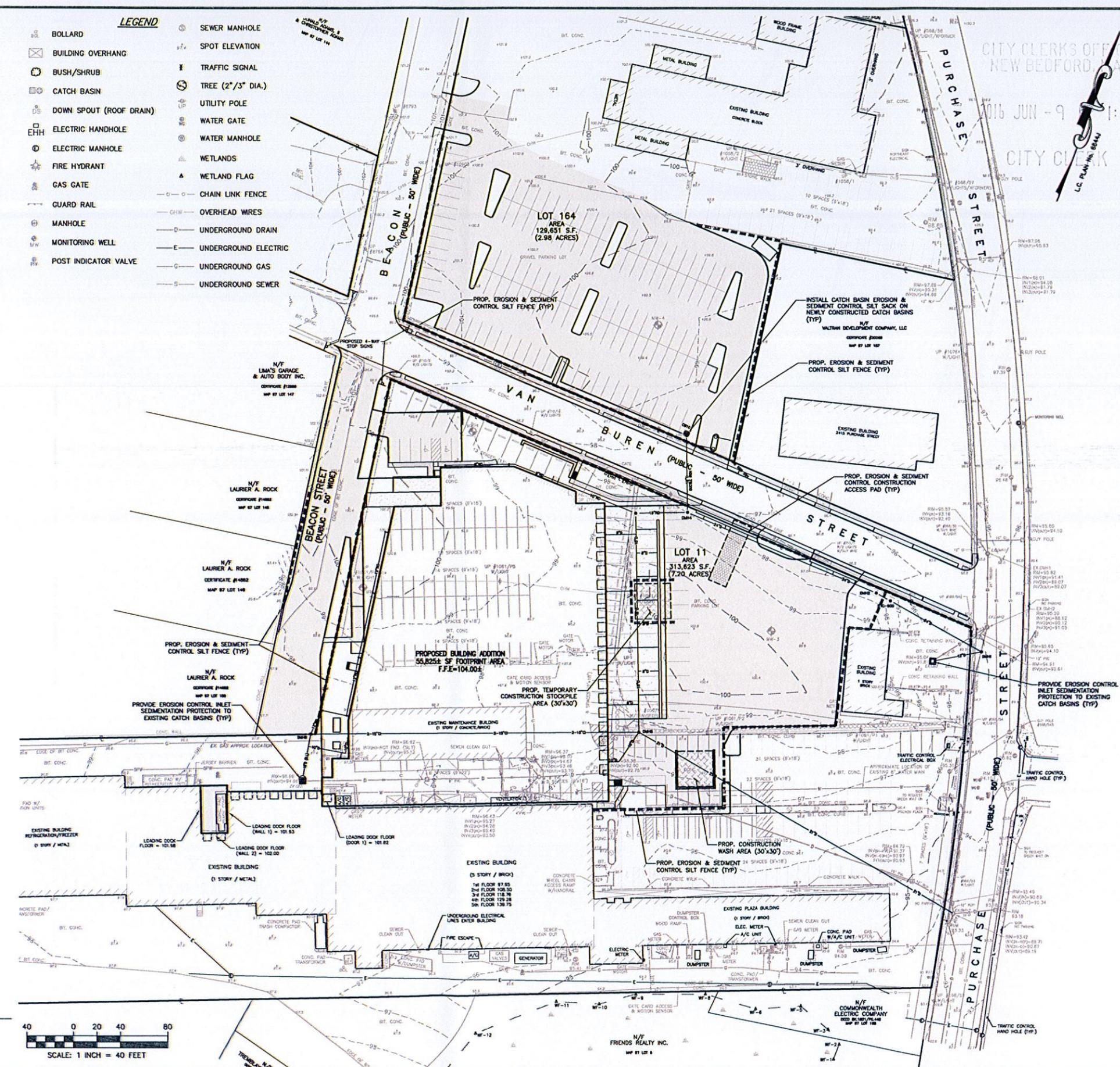
**INLET SEDIMENTATION CONTROL DETAIL**  
NOT TO SCALE

**EROSION CONTROL FENCE DETAIL**  
NOT TO SCALE

**CONSTRUCTION ENTRANCE DETAIL**  
NOT TO SCALE

NOTE:  
CONSTRUCTION ENTRANCE IS A TEMPORARY STONE - STABILIZED PAD LOCATED AT POINTS OF VEHICULAR INGRESS AND EGRESS ON THE CONSTRUCTION SITE TO AND FROM A PAVED PUBLIC ROAD OR OTHER PAVED AREAS.

- LEGEND**
- BOLLARD
  - BUILDING OVERHANG
  - BUSH/SHRUB
  - CATCH BASIN
  - DOWN SPOUT (ROOF DRAIN)
  - EHH ELECTRIC HANDHOLE
  - ELECTRIC MANHOLE
  - FIRE HYDRANT
  - GAS GATE
  - GUARD RAIL
  - MANHOLE
  - MONITORING WELL
  - POST INDICATOR VALVE
  - SEWER MANHOLE
  - SPOT ELEVATION
  - TRAFFIC SIGNAL
  - TREE (2" / 3" DIA.)
  - UTILITY POLE
  - WATER GATE
  - WATER MANHOLE
  - WETLANDS
  - WETLAND FLAG
  - CHAIN LINK FENCE
  - OVERHEAD WIRES
  - UNDERGROUND DRAIN
  - UNDERGROUND ELECTRIC
  - UNDERGROUND GAS
  - UNDERGROUND SEWER



**SITE DESIGN ENGINEERING, LLC.**  
11 CUSHMAN STREET  
MIDDLEBORO, MA 02345  
T: 508-967-0673 F: 508-967-0674  
WWW.SDEDEC.COM

NO.	DATE	DESCRIPTION
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
2	6/7/16	GENERAL SITE REVISIONS
DCM		
DCM		
APPROVED		

DATE: SEPTEMBER 11, 2015  
DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DCM/TWH  
PROJECT NO. 14101  
ISSUED FOR: APPROVAL

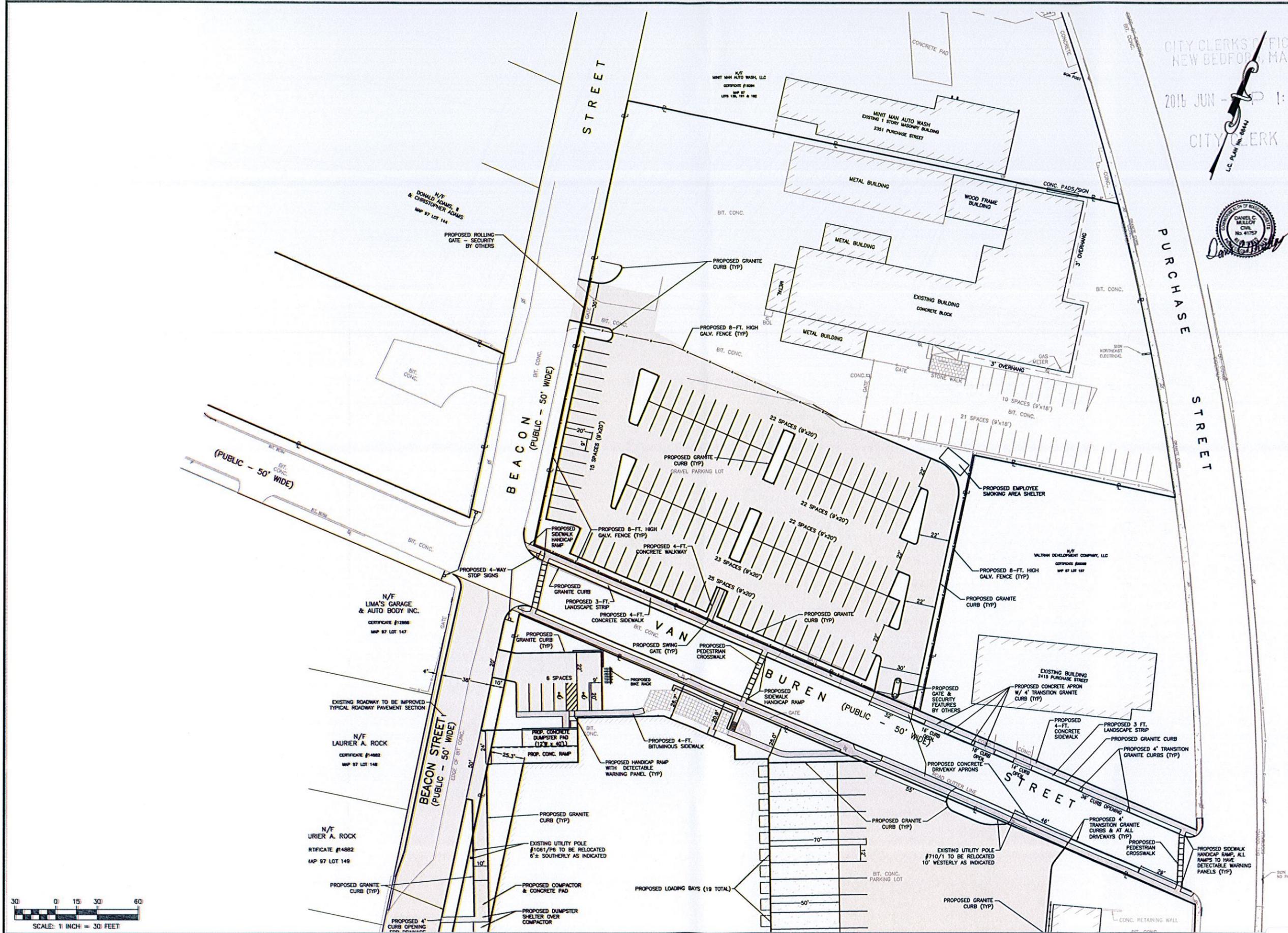


**SITE PLAN APPROVAL**  
**MODIFICATION**  
**2301 PURCHASE STREET**  
**NEW BEDFORD, MASSACHUSETTS**  
PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**EROSION CONTROL PLAN**  
SCALE: 1" = 40'  
SHEET NO.  
**4 OF 14**







CITY CLERK'S OFFICE  
 NEW BEDFORD, MA  
 2016 JUN - 10 1:40  
 CITY CLERK  
 L.C. PLAN No. 08141



**SITE DESIGN  
 ENGINEERING, LLC.**  
 11 CUSHMAN STREET  
 MIDDLEBORO, MA 02345  
 T: 508-967-0673 F: 508-967-0674  
 WWW.SDE.LDEC.COM

NO.	DATE	DESCRIPTION
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
2	6/7/16	GENERAL SITE REVISIONS

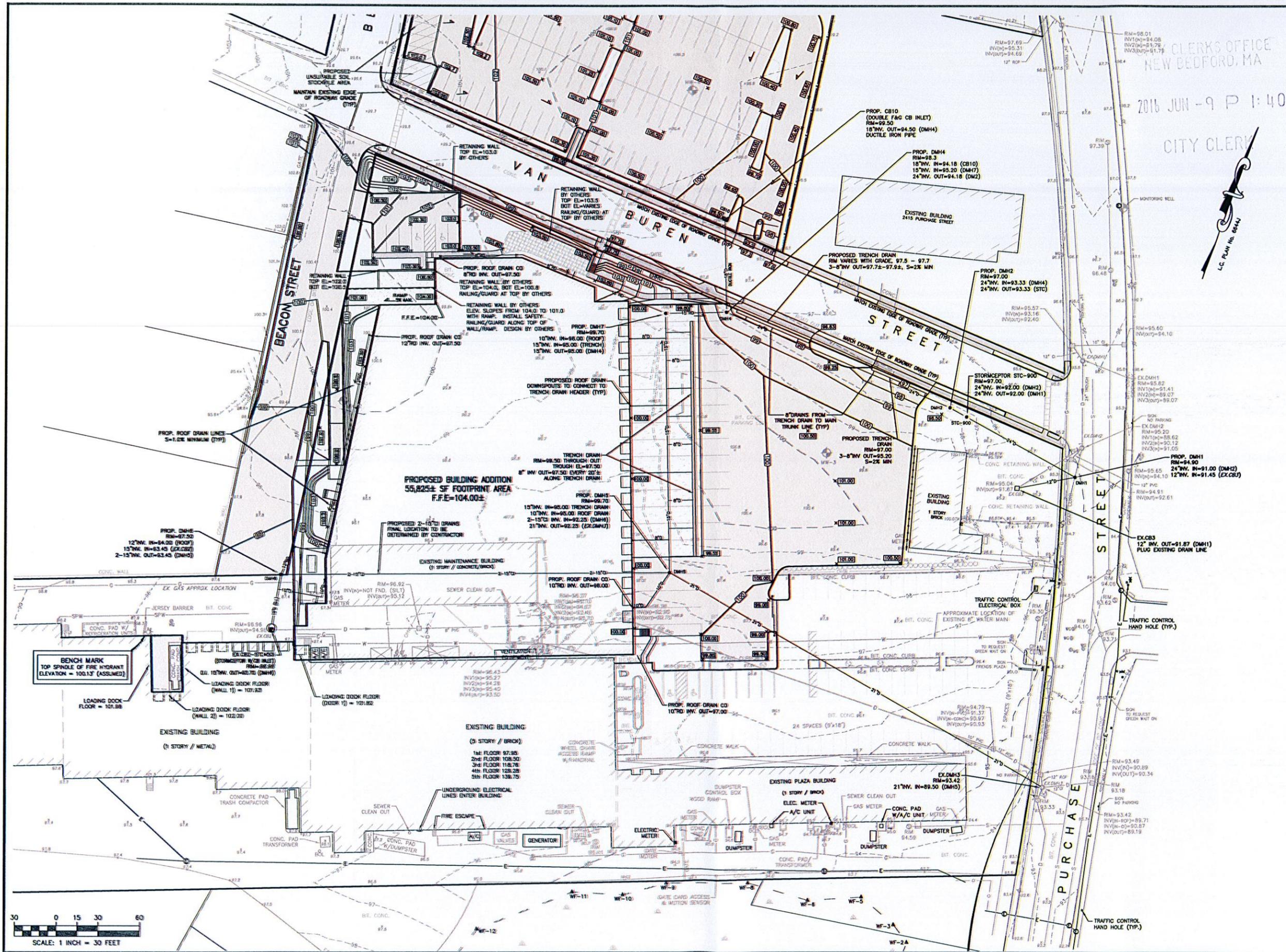
DATE: SEPTEMBER 11, 2015  
 DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DCM/TWH

PROJECT NO. 14101  
 ISSUED FOR: APPROVAL



**SITE PLAN APPROVAL  
 MODIFICATION  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS**  
 PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**SITE LAYOUT  
 PLAN**  
 SCALE: 1" = 30'  
 SHEET NO.  
**7 OF 14**



**SITE DESIGN ENGINEERING, LLC.**  
 11 CUSHMAN STREET  
 MIDDLEBORO, MA 02346  
 T: 508-967-0673 F: 508-967-0674  
 WWW.SDE-LEEC.COM

CLERKS OFFICE  
 NEW BEDFORD, MA  
 2016 JUN -9 P 1:40  
 CITY CLERK

NO.	DATE	DESCRIPTION	APPROVED
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT	DCM
2	6/7/16	GENERAL SITE REVISIONS	DCM

DATE: SEPTEMBER 11, 2015

DRAWN BY: RLM/RT    DESIGN BY: RT/DCM    CHECK BY: DCM/TWH

PROJECT NO. 14101

ISSUED FOR: APPROVAL

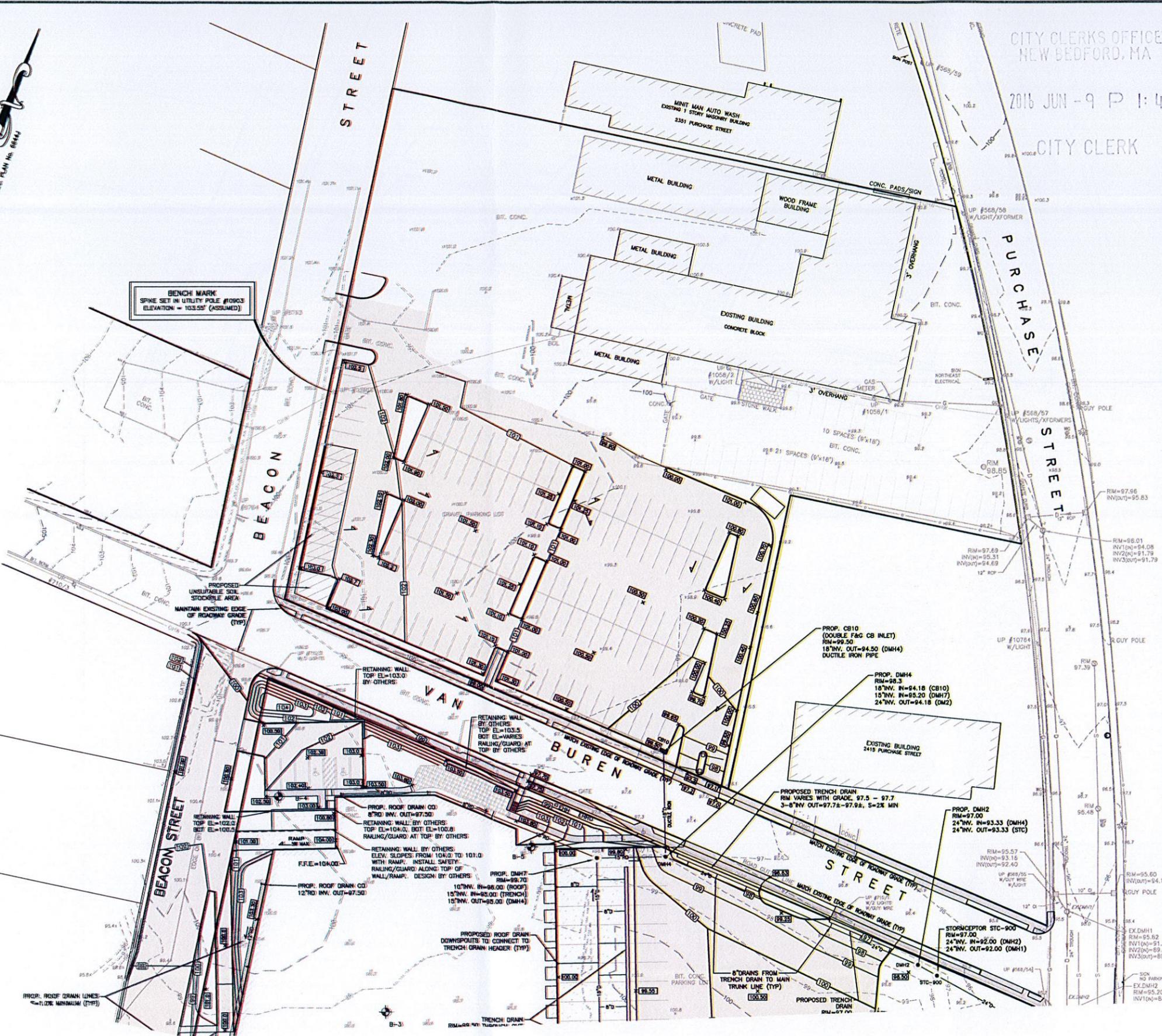


**SITE PLAN APPROVAL**  
**MODIFICATION**  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS  
 PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**GRADING & DRAINAGE PLAN**

SCALE: 1" = 30'  
 SHEET NO.  
**8 OF 14**

Case 21-16  
 06/09/2016



CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2016 JUN - 9 P 1:40  
CITY CLERK

**SITE DESIGN ENGINEERING, LLC.**  
11 CUSHMAN STREET  
MIDDLEBORO, MA 02346  
T:508-967-0673 F:508-967-0674  
WWW.SDE-LEDC.COM

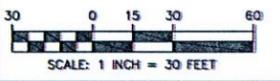
NO.	DATE	DESCRIPTION
2	6/7/16	GENERAL SITE REVISIONS
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT

DATE: SEPTEMBER 11, 2015  
DRAWN BY: [ ] DESIGN BY: [ ] CHECK BY: [ ]  
PROJECT NO. 14101  
ISSUED FOR: APPROVAL



**SITE PLAN APPROVAL**  
**MODIFICATION**  
2301 PURCHASE STREET  
NEW BEDFORD, MASSACHUSETTS  
PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**GRADING & DRAINAGE PLAN**  
SCALE: 1" = 30'  
SHEET NO.  
**9 OF 14**



NO.	DATE	DESCRIPTION	APPROVED
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT	DCM
2	5/17/16	REVISIONS FOR PERMITS DESIGN	DCM

PLAN REVISIONS  
DATE: SEPTEMBER 11, 2015  
DRAWN BY: RLM/RT DESIGN BY: RT/DCM CHECK BY: DCM/TWH  
PROJECT NO. 14101  
ISSUED FOR: APPROVAL

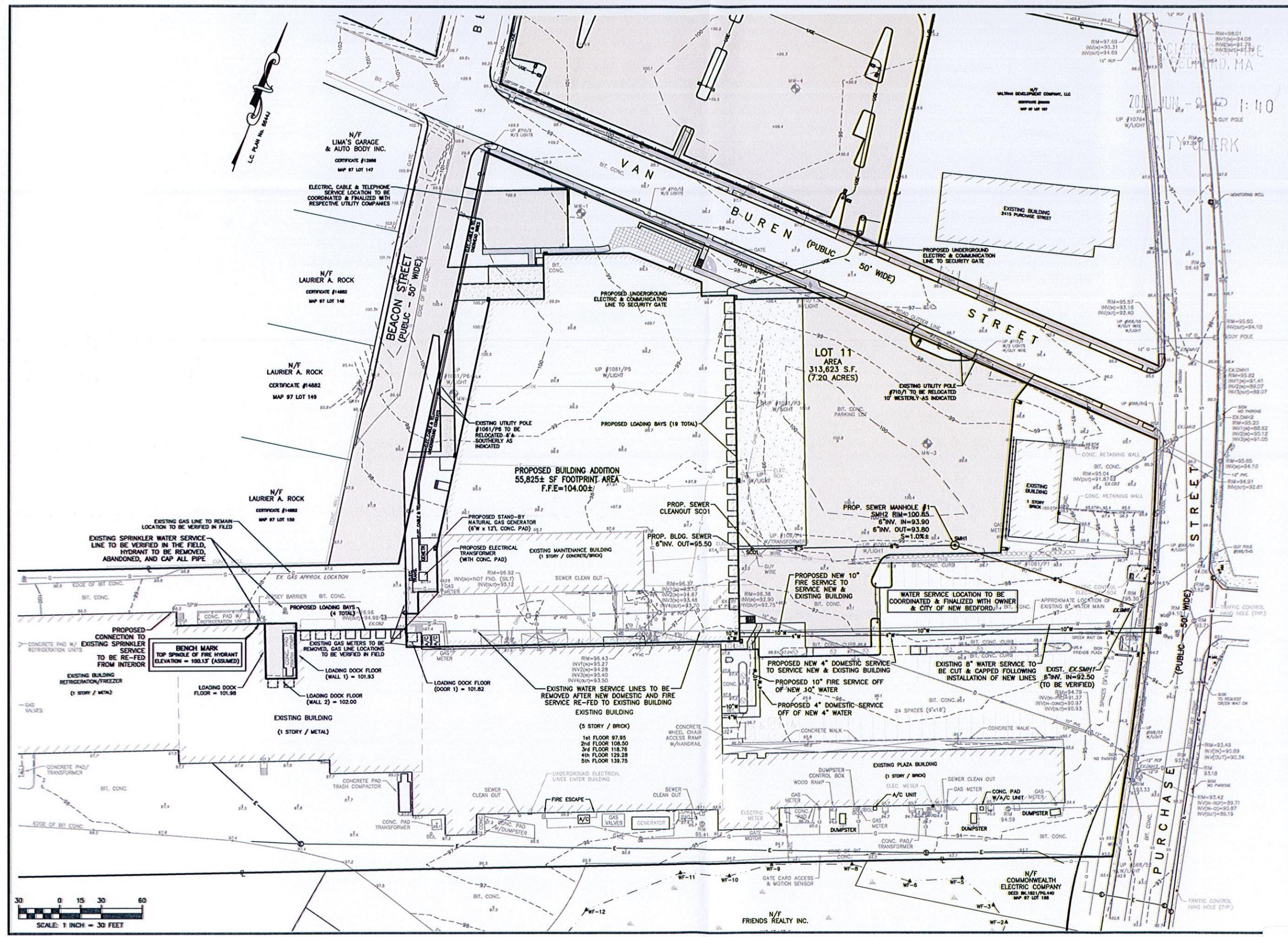


**SITE PLAN APPROVAL  
MODIFICATION  
2301 PURCHASE STREET  
NEW BEDFORD, MASSACHUSETTS**

PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**UTILITY PLAN**

SCALE: 1" = 30'  
SHEET NO.  
**10 OF 14**



NO.	DATE	DESCRIPTION	APPROVED
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT	DCM

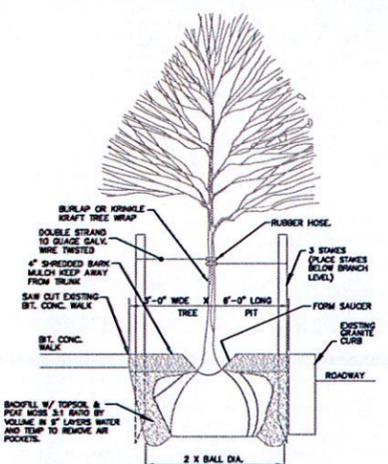
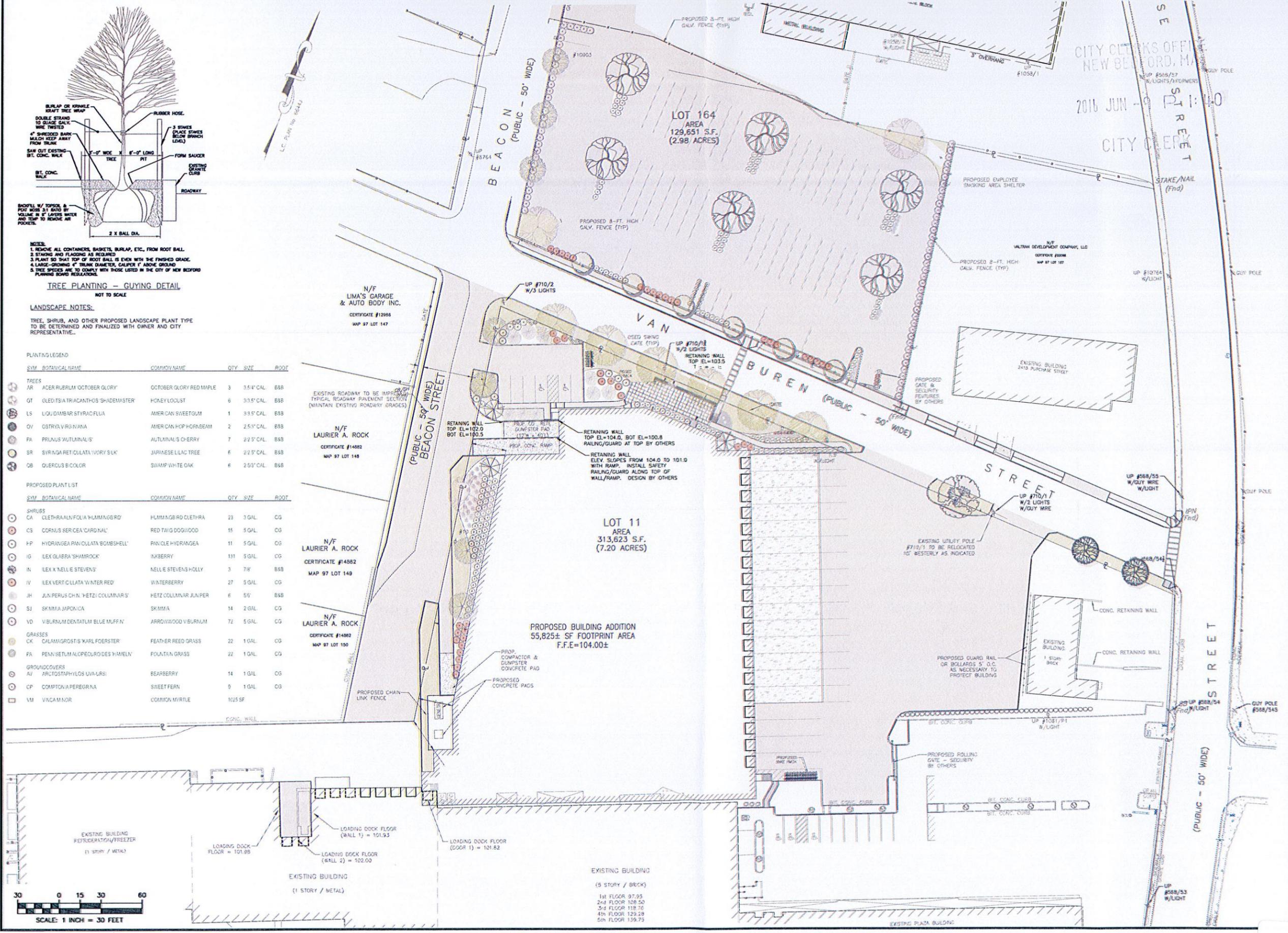
DATE: SEPTEMBER 11, 2015  
 DRAWN BY: DESIGN BY: CHECK BY:  
 RLM/RT RT/DCM DCM/DWH  
 PROJECT NO. 14101  
 ISSUED FOR: APPROVAL

**SITE PLAN APPROVAL  
 MODIFICATION  
 2301 PURCHASE STREET  
 NEW BEDFORD, MASSACHUSETTS**

PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE:  
**LANDSCAPE PLAN**

SCALE: 1" = 30'  
 SHEET NO.  
**11 OF 14**



- NOTES:**
1. REMOVE ALL CONTAINERS, BASKETS, BURLAP, ETC., FROM ROOT BALL.
  2. STAKES AND FLAGGING AS REQUIRED.
  3. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.
  4. LARGE-GROWING 4\"/>

**TREE PLANTING - GUYING DETAIL**  
 NOT TO SCALE

**LANDSCAPE NOTES:**

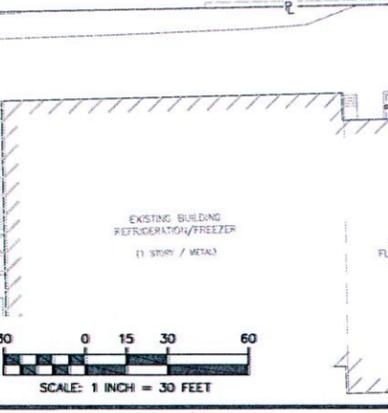
TREE, SHRUB, AND OTHER PROPOSED LANDSCAPE PLANT TYPE TO BE DETERMINED AND FINALIZED WITH OWNER AND CITY REPRESENTATIVE.

**PLANTING LEGEND**

SYM.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT
<b>TREES</b>					
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3	3.5\"/>	

SYM.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ROOT
<b>PROPOSED PLANT LIST</b>					
<b>SHRUBS</b>					
CA	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	23	3 GAL	CG



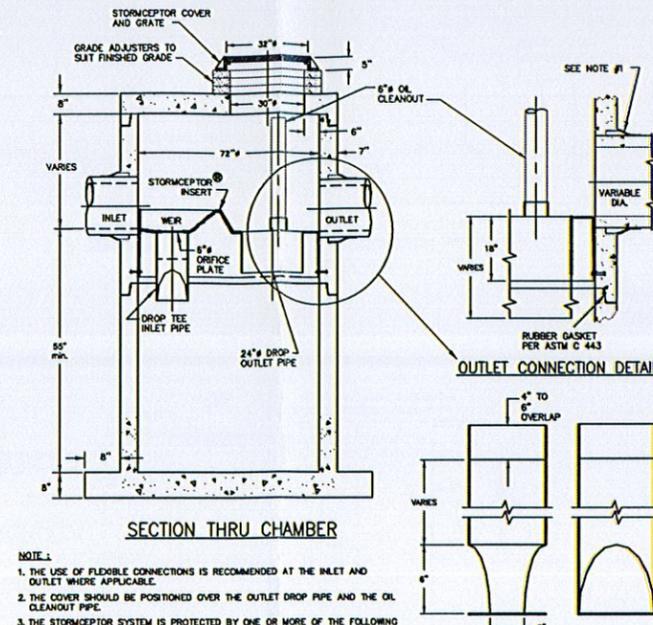
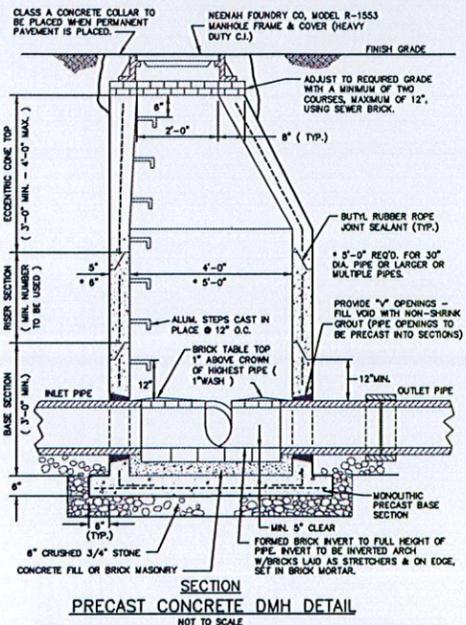


**CONSTRUCTION NOTES:**

- THE LOCATION OF UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE ONLY. THE ENGINEER DOES NOT GUARANTEE THEIR ACCURACY OR THAT ALL UTILITIES AND SUBSURFACE STRUCTURES ARE SHOWN. THE CONTRACTOR SHALL VERIFY SIZE, LOCATION AND INVERT ELEVATIONS OF THE UTILITIES AND STRUCTURES, AS REQUIRED PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES WITH RECORD DATA SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY. THE CONTRACTOR IS CAUTIONED TO CONTACT DIG SAFE (1-888-344-7233) 72 HOURS BEFORE DIGGING.
- ALL TRENCH EXCAVATION CONTRACTORS SHALL COMPLY WITH MASSACHUSETTS GENERAL LAWS CHAPTER 82A, TRENCH EXCAVATION SAFETY REQUIREMENTS, TO PROTECT THE GENERAL PUBLIC FROM UNAUTHORIZED ACCESS TO UNATTENDED TRENCHES. TRENCH EXCAVATION PERMIT REQUIRED. THIS APPLIES TO ALL TRENCHES ON PUBLIC AND PRIVATE PROPERTY.
- ALL MATERIALS AND CONSTRUCTION PRACTICES SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITIONS OF THE CITY OF NEW BEDFORD STANDARD SPECIFICATIONS, PLANNING BOARD RULES AND REGULATIONS, THE LATEST EDITION OF THE MASSACHUSETTS DEPARTMENT OF PUBLIC WORKS (MOPW) CONSTRUCTION STANDARDS, AND THE MOPW STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, UNLESS OTHERWISE SPECIFIED BY LOCAL AUTHORITY OR THE ENGINEER. ALL MATERIALS AND WORK NOT MEETING THESE SPECIFICATIONS SHALL BE IMMEDIATELY REMOVED FROM THE SITE AT THE FULL EXPENSE OF THE CONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE HIS WORK WITH THE APPROPRIATE CITY OF NEW BEDFORD HIGHWAY & UTILITY DEPARTMENTS.
- THE APPLICANT WILL HAVE TO APPLY FOR A BUILDING PERMITS WITH THE DEPARTMENT OF INSPECTORIAL SERVICE PRIOR TO ANY CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE ENGINEERING DIVISION AND SCHEDULING AN APPOINTMENT AS EARLY AS POSSIBLE. THE UTILITIES WILL BE MADE AVAILABLE FOR AN INSPECTION OF WATER SERVICES, SEWER SERVICE, AND DRAINAGE SYSTEM INSTALLATION. THE UTILITY IN QUESTION SHALL BE FULLY EXPOSED FOR THE INSPECTOR TO VIEW; BACKFILL SHALL ONLY TAKE PLACE WHEN THE CITY'S INSPECTOR HAS GIVEN THEIR APPROVAL.
- THE APPLICANT WILL HAVE TO APPLY FOR STREET OPENING, SIDEWALK CROSSING, AND UTILITIES CONNECTING PERMITS WITH THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
- CONNECTION TO THE MUNICIPAL DRAINAGE SYSTEM REQUIRES A CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION AND WITNESSED BY THE ENGINEERING DIVISION PRIOR TO APPROVAL OF THE BUILDING PERMIT. POST-CONSTRUCTION CCTV INSPECTION SHALL ALSO BE PERFORMED AND WITNESSED.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING AND NEWLY INSTALLED UTILITIES IN GOOD WORKING ORDER AND SHALL PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
- THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF NEW BEDFORD WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS DIRECTED OTHERWISE, ALL WATER PIPES SHALL BE INSTALLED 5' - 0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
- THE SANITARY SEWER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF NEW BEDFORD SEWER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR).
- ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION UTILITY CONNECTIONS AND SERVICES SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPECTIVE UTILITY.
- THE CONTRACTOR SHALL CONTACT THE LOCAL ELECTRIC COMPANY FOR CONSTRUCTION SPECIFICATIONS, STANDARDS AND RESPONSIBILITIES.
- THE REMOVAL OR EVIDENCE OF EXISTING UNDERGROUND OIL OR FUEL TANKS THE CITY OF NEW BEDFORD FIRE DEPARTMENT AND BOARD OF HEALTH SHALL BE INFORMED AND NOTIFIED.
- THE CONTRACTOR SHALL UTILIZE ALL MEASURES AND MATERIALS NECESSARY TO ENSURE THE SAFETY OF ALL PERSONS AND PROPERTIES AT THE SITE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL CONFORM TO CURRENT OSHA STANDARDS.
- DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR(S) TO RECORD IN NOTE FORM (PREFERABLY IN A SURVEY FIELD NOTEBOOK) THE LOCATION OF ALL UTILITIES INSTALLED WHEN SURVEYORS ARE NOT AT JOB SITE. THESE NOTES WILL BE UTILIZED FOR THE PREPARATION OF REQUIRED AS-BUILT PLANS.
- THE CONTRACTOR(S) SHALL NOTIFY THE DESIGN ENGINEER AND OR SURVEYOR FOR PROPER LOCATION OF PROPOSED UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR MUST PRESERVE ALL GRADE STAKES SET BY SURVEYORS. GRADE STAKES WILL BE USED BY SURVEYORS AND CITY OF NEW BEDFORD ROADWAY ENGINEERS FOR FINAL GRADE INSPECTIONS.
- ALL TREE REMOVAL SHALL COMPLY WITH THE CITY OF NEW BEDFORD TREE ORDINANCE.
- THE STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE PLAN UPON ADOPTION BY THE APPLICANT AND OWNER MUST BE INCORPORATED IN THE DEEDS AND RECORDED AT THE BRISTOL REGISTRY OF DEEDS. A COPY OF THE RECORDING INSTRUMENT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.
- PRIOR TO OCCUPANCY PERMIT BEING ISSUED, AN AS-BUILT PLAN SHALL BE SUBMITTED TO THE ENGINEERING DIVISION IN BOTH DIGITAL FORMAT AND IN HARD COPY. THE PLAN SHOULD SHOW ALL UTILITIES AND FINAL GRADES, ANY EASEMENTS AND FINAL GRADING.
- ALL SITE WORK BEING COMPLETED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.

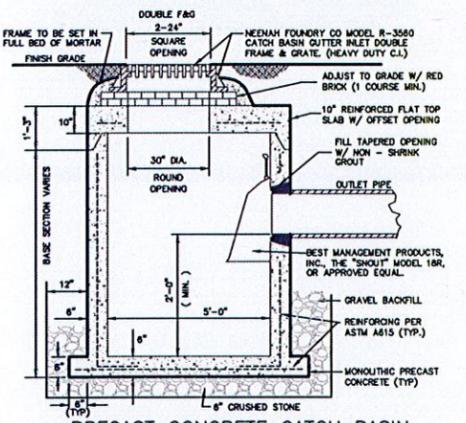
**STORMWATER FACILITY OPERATION AND MAINTENANCE**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSPECTION AND MAINTENANCE OF ALL STORMWATER FACILITIES UNTIL SUCH TIME AS THE ROADWAYS AND ASSOCIATED UTILITIES ARE ACCEPTED BY THE OWNER.
- ALL STORMWATER FACILITIES SHOULD BE INSPECTED AFTER EVERY MAJOR RAINFALL EVENT FOR THE FIRST 3 MONTHS AFTER CONSTRUCTION TO ENSURE PROPER STABILIZATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL INSPECT AND CLEAN ALL FACILITIES OF SEDIMENT AND DEBRIS PRIOR TO THE OWNER'S ACCEPTANCE.
- ACCUMULATED SILT AND SEDIMENT SHOULD BE REMOVED FROM ALL FACILITIES AT LEAST ONCE A YEAR OR MORE FREQUENTLY IF ACCUMULATED DEPTH OF SEDIMENT EXCEEDS THREE INCHES.
- ALL REMOVED SEDIMENTS ARE TO BE PROPERLY DISPOSED AT A LOCATION TO BE APPROVED BY THE BOARD OF HEALTH, TRANSPORTATION AND DISPOSAL OF SEDIMENTS SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ANY DEFICIENCIES NOTED DURING MAINTENANCE SHALL BE REPORTED TO THE OWNER AND CORRECTED IMMEDIATELY.
- CONNECTION TO THE MUNICIPAL DRAINAGE SYSTEM REQUIRES A CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION AND WITNESSED BY THE ENGINEERING DIVISION PRIOR TO APPROVAL OF THE BUILDING PERMIT. POST-CONSTRUCTION CCTV INSPECTION SHALL ALSO BE PERFORMED AND WITNESSED.
- DEWATERING OPERATIONS SHALL BE PROVIDED, IF REQUIRED; ALL DISCHARGE SHALL PASS THROUGH SEDIMENTATION CONTROL DEVICES TO PREVENT IMPACTS UPON WATER BODIES, BORDERING VEGETATED WETLANDS, DRAINAGE SYSTEMS AND ADJUTING PROPERTIES.
- THE STORMWATER MANAGEMENT SYSTEM OPERATIONS AND MAINTENANCE PLAN UPON ADOPTION BY THE APPLICANT AND OWNER MUST BE INCORPORATED IN THE DEEDS AND RECORDED AT THE BRISTOL REGISTRY OF DEEDS. A COPY OF THE RECORDING INSTRUMENT SHALL BE SUBMITTED TO THE ENGINEERING DIVISION.

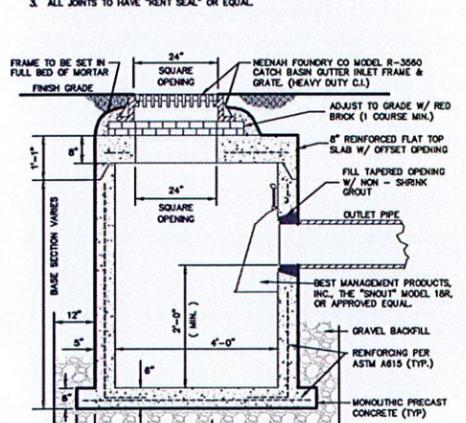


**SECTION THRU CHAMBER**  
NOT TO SCALE

**ENLARGED INLET TEE DROP PIPE**  
NOT TO SCALE



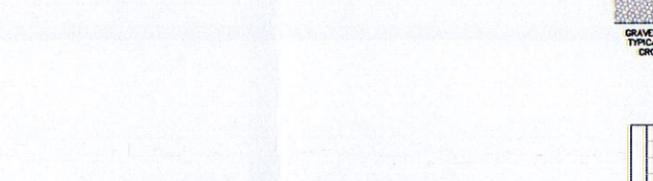
**PRECAST CONCRETE CATCH BASIN DOUBLE FRAME & GRATE**  
NOT TO SCALE



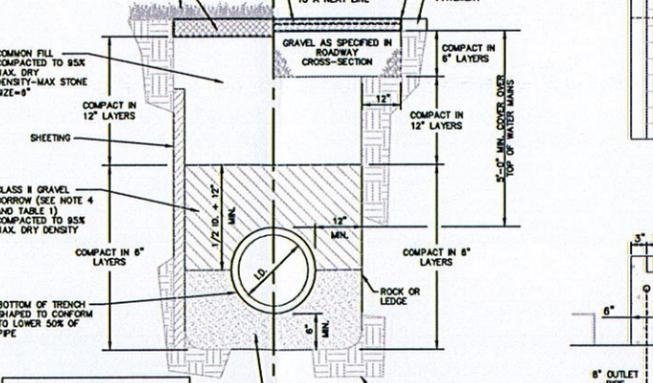
**PRECAST CONCRETE CATCH BASIN**  
NOT TO SCALE

**Hydro Conduit**  
**STC 900 Precast Concrete Stormceptor®**  
(900 US Gallon Capacity)

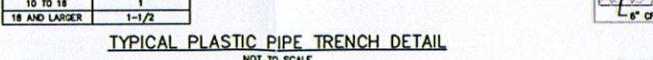
**STORMCEPTOR**  
NOT TO SCALE



**PAVEMENT SAW CUT & SEAL**  
NOT TO SCALE



**TYPICAL PLASTIC PIPE TRENCH DETAIL**  
NOT TO SCALE



**TYPICAL TRENCH DRAIN**  
NOT TO SCALE

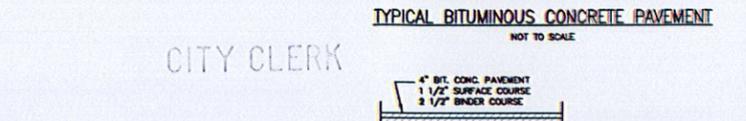
**TABLE 1**

NOMINAL PIPE SIZE (IN.)	MAXIMUM STONE SIZE (IN.)
2 TO 4	1/2
6 TO 8	3/4
10 TO 18	1
18 AND LARGER	1-1/2

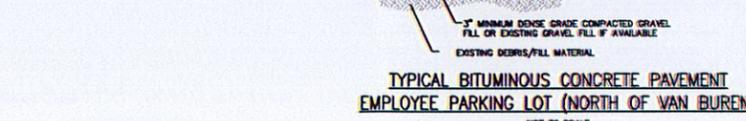
- NOTES:**
- SHEETING IF USED, IN ALL CASES SHALL BE LEFT IN PLACE BELOW A LINE 1'-0" ABOVE THE TOP OF THE PIPE. UNLESS OTHERWISE INDICATED OR DIRECTED.
  - "COVER" AT ANY POINT SHALL BE DEFINED AS THE VERTICAL DISTANCE FROM THE UNDERMOST POINT OF THE PIPE, TO A LINE WHICH CONTACTS THE SURFACE OF UNDISTURBED GROUND AT EITHER SIDE OF THE TRENCH AND IS AT RIGHT ANGLES TO THE DIRECTION OF THE PIPE.
  - SCREENED GRAVEL SHALL BE HARD, DURABLE, ROUNDED PARTICLES, FREE FROM SAND, LOAM, CLAY, EXCESS FINES AND DELETERIOUS MATERIAL, UNIFORMLY GRADED SUCH THAT NOT LESS THAN 95% WILL PASS A 1/2 INCH SIEVE AND NOT MORE THAN 5% PASS A NO. 4 SIEVE.
  - CLASS II GRAVEL BORROW SHALL BE A CLEAN, COARSE GRAINED GRAVEL-SAND MIXTURE, THE MIXTURE SHOULD CONTAIN LESS THAN 5% PASSING THE #200 SIEVE AS WELL AS COMPLYING TO THE REQUIREMENTS OF TABLE 1.
  - WHERE FUTURE EXTENSION OF A PLUGGED PIPE OR A PLUGGED BRANCH WILL ENTER ROCK EXCAVATION, TRENCH EXCAVATION IN ROCK SHALL BE EXTENDED FOR A DISTANCE OF 5'-0" BEYOND THE PLUG.



**TYPICAL BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



**TYPICAL BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



**TYPICAL BITUMINOUS CONCRETE PAVEMENT**  
NOT TO SCALE



**TYPICAL GRAVEL PARKING SECTION**  
NOT TO SCALE



**TYPICAL PAVEMENT/PARKING CONSTRUCTION MATERIAL NOTES**  
NOT TO SCALE

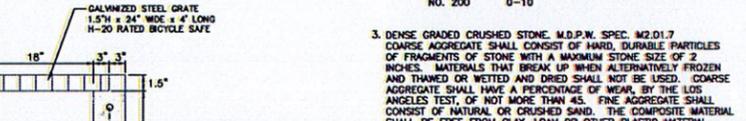
**TYPICAL PAVEMENT/PARKING CONSTRUCTION MATERIAL NOTES**

- BITUMINOUS CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M3.11.00.
- GRAVEL BORROW TYPE C SHALL CONFORM TO MASSACHUSETTS HIGHWAY DEPARTMENT SPECIFICATION M1.03.00 AS LISTED BELOW:

SIEVE DESIGNATION	PERCENT PASSING	MAXIMUM SIZE OF STONE IN LARGEST DIMENSION
1/2 IN	50-85	2 INCHES
NO. 4	40-75	GRAVEL SHALL BE 2 INCHES
NO. 50	8-28	LARGEST DIMENSION
NO. 200	0-10	

- DENSE GRADED CRUSHED STONE, M.D.P.W. SPEC. M2.01.7 COARSE AGGREGATE SHALL CONSIST OF HARD, DURABLE PARTICLES OF FRAGMENTS OF STONE WITH A MAXIMUM STONE SIZE OF 2 INCHES. MATERIALS THAT BREAK UP WHEN ALTERNATIVELY FROZEN AND THAWED OR WETTED AND DRIED SHALL NOT BE USED. COARSE AGGREGATE SHALL HAVE A PERCENTAGE OF NEAR, BY THE LOS ANGELES TEST, OF NOT MORE THAN 45. FINE AGGREGATE SHALL CONSIST OF NATURAL OR CRUSHED SAND. THE COMPOSITE MATERIAL SHALL BE FREE FROM CLAY, LOAM OR OTHER PLASTIC MATERIAL, AND SHALL CONFORM TO THE FOLLOWING GRADING REQUIREMENTS:

SIEVE DESIGNATION	PERCENT PASSING
2 IN.	100
1-1/2 IN.	70-100
3/4 IN.	50-85
NO. 4	30-55
NO. 50	8-24
NO. 200	3-10



**CONCRETE PAD DETAIL FOR TRUCK PARKING & DUMPSTER PADS**  
NOT TO SCALE

CITY CLERKS OFFICE  
NEW BEDFORD, MA  
2016 JUN - 9 P 1:41  
CITY CLERK

**SITE DESIGN ENGINEERING, LLC.**  
11 CUSHMAN STREET  
MIDDLEBORO, MA 02346  
T: 508-967-0673 F: 508-967-0674  
WWW.SDE-LEDC.COM

NO.	DATE	DESCRIPTION
1	6/27/16	GENERAL SITE REVISIONS
2	6/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
3	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
4	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
5	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
6	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
7	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
8	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
9	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
10	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
11	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
12	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
13	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
14	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
15	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
16	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
17	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
18	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
19	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
20	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
21	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
22	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
23	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
24	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
25	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
26	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
27	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
28	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
29	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
30	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
31	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
32	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
33	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
34	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
35	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
36	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
37	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
38	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
39	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
40	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
41	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
42	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
43	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
44	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
45	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
46	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
47	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
48	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
49	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT
50	6/29/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT

DATE: SEPTEMBER 11, 2015  
DRAWN BY: DESIGN, BY: CHECK BY:  
RUM/RT RT/DCM DCM/TWH  
PROJECT NO. 14101  
ISSUED FOR: APPROVAL



**SITE PLAN APPROVAL**  
**MODIFICATION**  
**2301 PURCHASE STREET**  
**NEW BEDFORD, MASSACHUSETTS**  
PREPARED FOR  
**SID WAINER & SON, INC.**

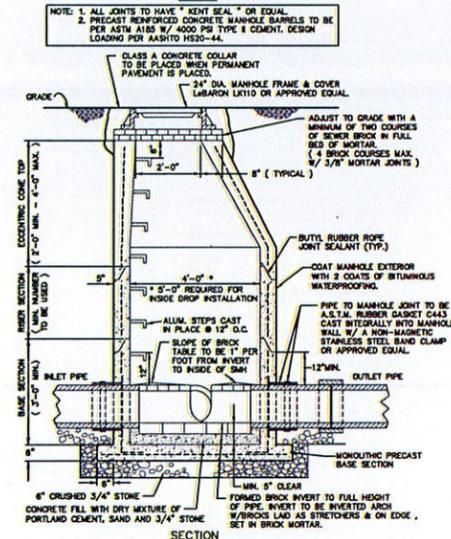
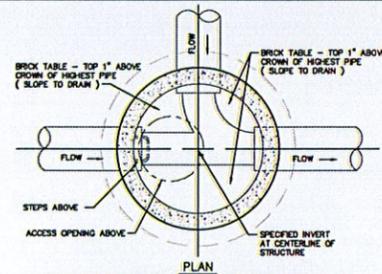
DRAWING TITLE:  
**CONSTRUCTION DETAILS**  
SCALE: NOT TO SCALE  
SHEET NO.

**SEWER CONNECTION CONSTRUCTION NOTES**

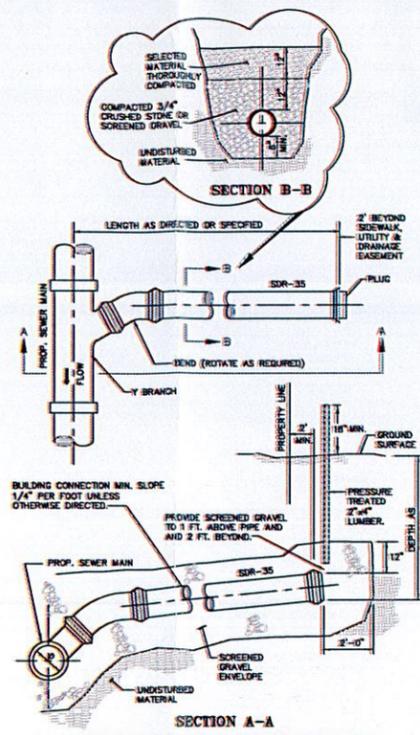
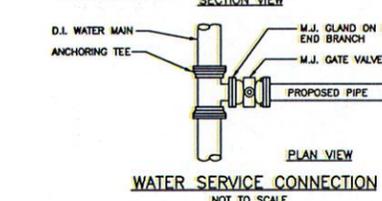
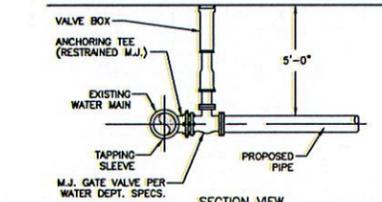
1. THE SEWER SERVICE SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF NEW BEDFORD SEWER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS OTHERWISE DIRECTED, ALL SEWER PIPES SHALL BE INSTALLED 3'-0" BELOW GRADE.
2. THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW SEWER LINE AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE CITY'S SEWER DEPARTMENT IN THE FIELD.
3. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE CITY OF NEW BEDFORD SEWER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
4. ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE TESTED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD SEWER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE. TEST MUST BE COORDINATED WITH THE CITY OF NEW BEDFORD UTILITIES DIVISION.
5. APPROVAL OF THE FINAL CONFIGURATION OF THE SEWER SERVICES SHALL BE DETERMINED BY THE UTILITIES DIVISION AND AN ENGINEER PREPARED FINAL PLAN APPROVED BY THE DIRECTOR OF UTILITIES.
6. THE CITY'S SEWER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE SEWER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
7. THE CONTRACTOR SHALL INTERRUPT SEWER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE CITY'S SEWER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
8. IN THE EVENT THAT NORMAL SEWER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.

**WATER CONNECTION CONSTRUCTION NOTES**

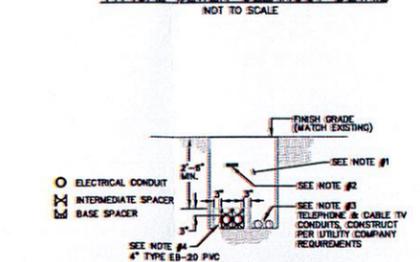
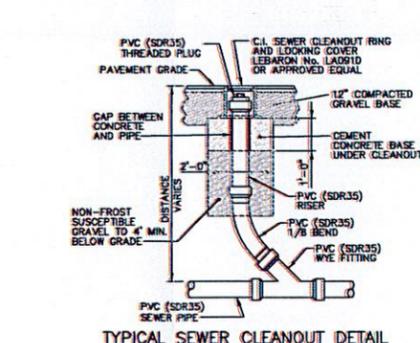
1. THE WATER SUPPLY SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF NEW BEDFORD WATER DEPARTMENT. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH APPLICABLE PERMITS (TO BE OBTAINED BY THE CONTRACTOR). UNLESS OTHERWISE DIRECTED, ALL WATER PIPES SHALL BE INSTALLED 5'-0" BELOW GRADE. APPROPRIATE THRUST BLOCKING SHALL BE INSTALLED.
2. THE CONTRACTOR SHALL MAINTAIN CLEARANCE BETWEEN THE NEW WATER MAIN AND OTHER EXISTING UTILITIES OF AT LEAST (12) TWELVE INCHES OR AS DETERMINED BY THE CITY'S WATER DEPARTMENT IN THE FIELD.
3. ALL CONSTRUCTION METHODS AND MATERIALS, AS WELL AS ALL MATERIAL SHOP DRAWINGS AND MANUFACTURERS DATA SHALL RECEIVE THE WRITTEN APPROVAL OF THE CITY OF NEW BEDFORD WATER DEPARTMENT AND THE PROJECT ENGINEER PRIOR TO FABRICATION AND INSTALLATION.
4. ALL COMPLETED SECTIONS OF THE PROPOSED SYSTEM SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH THE CITY OF NEW BEDFORD WATER DEPARTMENT SPECIFICATIONS. ANY PORTION OF THE WORK NOT MEETING THE REQUIRED TESTING STANDARDS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
5. FIRE FLOW TESTING IS REQUIRED FOR THE PROPOSED FIRE SUPPRESSION SYSTEM. TEST MUST BE COORDINATED WITH THE CITY OF NEW BEDFORD FIRE DEPARTMENT AND UTILITIES DIVISION. REPRESENTATIVES OF EACH DEPARTMENT SHALL WITNESS AND TEST RESULTS AND A WRITTEN REPORT SHALL BE SUBMITTED. HYDRAULIC CALCULATION SHALL BE PROVIDED TO THE CITY'S FIRE DEPARTMENT FOR APPROVAL.
6. ALL WATER CONNECTIONS SHALL BE CHLORINATED AND PRESSURE TESTED IN ACCORDANCE TO ANWA AND THE CITY OF NEW BEDFORD CONSTRUCTION STANDARDS AND SPECIFICATIONS PRIOR TO OPENING THE CONNECTION TO EXISTING PIPES.
7. APPROVAL OF THE FINAL CONFIGURATION OF THE WATER SERVICES SHALL BE DETERMINED BY THE UTILITIES DIVISION AND AN ENGINEER PREPARED FINAL PLAN APPROVED BY THE DIRECTOR OF UTILITIES.
8. THE CITY'S WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL APPROVE ALL FIELD CHANGES IN THE WORK PRIOR TO IMPLEMENTATION. NO FIELD CHANGES SHALL BE MADE IN ANY SPECIFIED SITE WORK OR ANY MATERIALS FOR WHICH SHOP DRAWINGS HAVE BEEN SUBMITTED AND APPROVED WITHOUT PRIOR CONSULTATION OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER. ANY CHANGES SO MADE WITHOUT THE CONSENT OF THE WATER SUPERINTENDENT AND THE PROJECT ENGINEER SHALL, IF DEEMED UNACCEPTABLE BY EITHER PARTY, BE PROMPTLY REMOVED FROM THE WORK AT NO EXPENSE TO THE OWNER OF THE PROJECT.
9. THE CONTRACTOR SHALL INTERRUPT WATER SERVICE AND DISRUPT THE NORMAL FUNCTIONING OF THE DISTRIBUTION SYSTEM AS LITTLE AS POSSIBLE. THE CONTRACTOR SHALL NOTIFY THE CITY'S WATER DEPARTMENT 72 HOURS IN ADVANCE OF ANY REQUIREMENT FOR UNWATERING OF ISOLATING A SECTION OF THE MAIN.
10. IN THE EVENT THAT NORMAL WATER SERVICE WILL BE INTERRUPTED FOR AN EXTENDED PERIOD, THE CONTRACTOR SHALL PROVIDE TEMPORARY SERVICE LINES.
11. THE CONTRACTOR SHALL NOT OPERATE WATER DISTRIBUTION SYSTEM VALVES WITHOUT THE SUPERVISION OF THE WATER DEPARTMENT. IF SUCH SUPERVISION IS PROVIDED BY THE OWNER, AT TIMES OTHER THAN DURING REGULAR WORKING HOURS OF THE WATER DEPARTMENT, THE CONTRACTOR SHALL REIMBURSE THE WATER DEPARTMENT FOR ALL SALARY EXPENSES INCURRED BY THE WATER DEPARTMENT IN PROVIDING SUCH SUPERVISION.



- NOTES:**
1. PRECAST REINFORCED CONCRETE DESIGN SHALL BE CERTIFIED FOR H-30 LOADS.
  2. USE FLAT TOP H30 LOADS SLAB WHEN HEIGHT OF COLE SECTION IS LESS THAN 2'-0".
  3. FILL OUTSIDE FACE OF ALL MANHOLE JOINTS WITH NON-SHRINK MORTAR.
  4. ALL JOINTS TO HAVE "HOT SEAL" OR EQUAL.

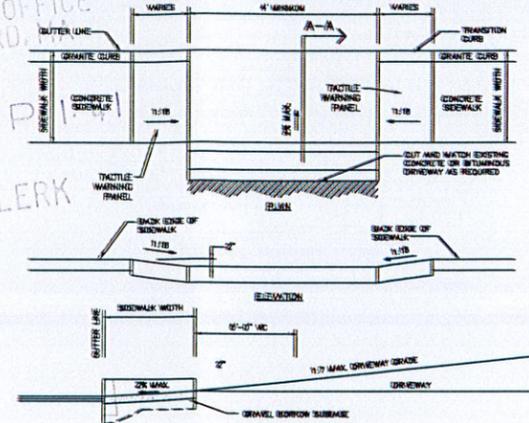


**BUILDING SEWER CONNECTIONS FOR P.V.C. PIPE**



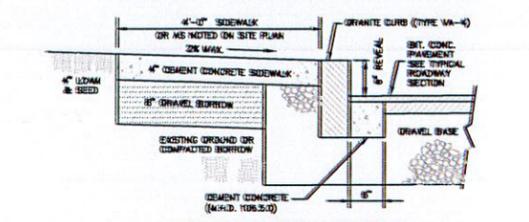
- NOTES:**
- (1) BACKFILL TO BE FREE OF STONES GREATER THAN ONE INCH AND SHALL NOT CONTAIN ASPES, CHIPS, SHELL, OR FROZEN MATERIAL.
  - (2) WARNING TAPE TO BE PLACED 12" BELOW FINISH GRADE AND DIRECTLY ABOVE POWER CONDUIT.
  - (3) MINIMUM SEPARATION BETWEEN ELECTRICAL CONDUIT AND FOREIGN CONDUIT OR PIPES IS AS FOLLOWS:  
COMMUNICATION - 3" OF CONCRETE ENCASEMENT  
WATER, GAS, SEWER - 18" WHERE THE PATH OF THESE UTILITIES INTERSECT AT APPROXIMATELY RIGHT ANGLES WITH ELECTRICAL CONDUIT.  
24" SEPARATION SHALL BE MAINTAINED BETWEEN PARALLEL PLACEMENT OF THESE UTILITIES AND ELECTRICAL CONDUIT.
  - (4) CONCRETE THICKNESS AROUND THE OUTSIDE DUCTS SHALL BE 3 TO 8 INCHES. CONCRETE SHALL BE IN ACCORDANCE WITH STANDARD 021.

CITY CLERKS OFFICE  
NEW BEDFORD,  
2016 JUN -9 P  
CITY CLERK



**HANDICAP RAMP DETAIL**

- NOTES:**
1. SHALL BE IN ACCORDANCE WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT RULES AND REGULATIONS.



**VERTICAL GRANITE CURB & CONCRETE SIDEWALK DETAIL**

- NOTES:**
1. SHALL BE IN ACCORDANCE WITH MASSACHUSETTS ARCHITECTURAL ACCESS BOARD AND THE AMERICANS WITH DISABILITIES ACT RULES AND REGULATIONS.
  2. CONCRETE SHALL CONFORM TO MASSACHUSETTS HIGHWAY STANDARDS AND SPECIFICATIONS FOR CONCRETE SIDEWALK CONSTRUCTION.
  3. ALL CURBING JOINTS TO BE MORTARED.

**SITE DESIGN ENGINEERING, LLC.**  
11 CUSHMAN STREET  
MIDDLEBORO, MA 02346  
T:508-967-0673 F:508-967-0674  
WWW.SDE-LLC.COM

NO.	DATE	DESCRIPTION	DCM	APPROVED
1	4/28/16	REVISED BUILDING FOOTPRINT AND SITE LAYOUT	DCM	
2	6/7/16	GENERAL SITE REVISIONS	DCM	

**PLAN REVISIONS**

DATE: SEPTEMBER 11, 2015

DRAWN BY: RLM/RTI DESIGN BY: RT/DCM CHECK BY: DCM/TWH

PROJECT NO. 14101

ISSUED FOR: APPROVAL



**SITE PLAN APPROVAL**  
**MODIFICATION**  
2301 PURCHASE STREET  
NEW BEDFORD, MASSACHUSETTS  
PREPARED FOR  
**SID WAINER & SON, INC.**

DRAWING TITLE: CONSTRUCTION DETAILS

SCALE: NOT TO SCALE

SHEET NO. 14 OF 14