

# SITEC

Civil and Environmental Engineering  
Land Use Planning

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## PROJECT NARRATIVE FEBRUARY 7, 2017

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Project: Bristol County Savings Bank  
Drive-Up ITM  
72 North Water Street  
New Bedford, MA 02740  
Assessors Map 53 – Lots 68, 291 & 295

Property Owner: New Bedford, Inc.  
29 Huttleston Avenue  
Fairhaven, MA 02719

Applicant: Bristol County Savings Bank  
29 Broadway  
Taunton, MA 02780

Zoning District: **Mixed Use Business** <sup>AND</sup> BEDFORD LANDING HISTORIC DISTRICT  
DOWNTOWN BUSINESS OVERLAY DISTRICT (DBOB)  
CENTRAL BUSINESS DISTRICT (CBD)

### EXISTING SITE CONDITIONS

The subject property is a 45,813 SF commercial development located on the east side of North Water Street at the southwest corner of Elm Street and John F. Kennedy Memorial Highway (Route 18). The property is bordered on the East by Route 18 and on the south by Rodman Street.

Existing development on the property consists of a paved parking lot and a 4 story commercial building (the Candleworks Building). The Candleworks building is situated at the southwest corner of the site and access to the parking lot is provided by two curb cuts. The primary curb cut is located on North Water Street near the Elm Street intersection. A second curb cut is located on Rodman Street to the east of the Candleworks Building.

The current building use consists of a lower level restaurant and the upper three floors serve a general office use.

The property is served by municipal water and sanitary sewer. Additionally, there is a stormwater collection system on the property that consists of a single catch basin with an overflow drain into the Route 18 system.

## **PROPOSED DEVELOPMENT**

The Applicant, Bristol County Savings Bank (BCSB) is planning on leasing space in the Candleworks building for their general banking use. No expansion of this primary building is proposed and the interior work will consist of general renovation to accommodate the bank's office needs.

Exterior site improvements will consist of the following:

1. Widen curb cut on Rodman Street to meet minimum City Standards;
2. Construct a canopy drive-up ITM facility on the eastern edge of the property;
3. Reconfigure a small portion of the existing parking facility to accommodate the ITM canopy and associated drive-up lanes;
4. Add a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation;
5. Modify the existing onsite catch basin by adding a Flo Gard Plus insert for sediment and hydrocarbon screening;
6. The sidewalk on Rodman Street will be extended to complete the linkage from North Water Street to Route 18. The sidewalk will match the existing slate and cobblestone design; and
7. Landscape improvements will be completed in the portion of the site that is being modified to accommodate the canopy.
8. The project is estimated to take 6 to 8 months to complete at a cost of \$200,000.