




CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Memorandum

TO: City of New Bedford Planning Board

FROM: Jamie Ponte, Commissioner 

DATE: August 8, 2022

SUBJECT: Planning Board Case #22-34
Former Revere Copper Products Site Redevelopment
ES N. Front St (fka 26 N. Front Street)
Plot 79, Lot(s) 2 & 3

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the submitted plans dated July 15, 2022 (latest revision date 7/22/2022), titled "Former Revere Copper Products Site- Phase I Redevelopment", prepared by Pare Corporation, along with all supporting documents submitted, for the redevelopment of the above referenced site. The following summarizes DPI's comments to the proposed site plan:

1. The Proposed project contains two separate parcels which may have to be combined for zoning purposes.
2. Commercial driveways are subject to Traffic Commission Board approval prior to release of the driveway permit from DPI.
3. Driveways to be built in accordance with city regulations and be cement concrete with 4-ft transition granite curb on both sides.
 - a. Engineer to revise site plan that proposes curved radius at driveway curb cut.
 - b. Proposed cement sidewalks and driveways to be updated for entire frontage of the project area. Developer to include new cement concrete driveway for northerly curb cut access and new cement concrete sidewalk alongside portion of Building 10.

c. Engineer to revise site plan detail on Sheet C9.2 for cement concrete driveway.

4. Refer to Sheet C3.0: plans to be revised to show proposed 4'-wide cement concrete sidewalks to be within city layout of N Front Street. Currently shows proposed sidewalk on private property. Also, plan to show existing curb line on the west side of N Front Street to ensure 30'-wide roadway is maintained.
5. Refer to Sheet C9.2: Typical Granite Curb Detail to be revised to meet City construction standards and specifications for 1.5" HMA top w/ 2.5" HMA binder (not dense grade).
6. Permits for driveways, sidewalks, water, sewer, and stormwater must be obtained from DPI Engineering Division.
7. Existing fire suppression line (private property network of yard hydrants and services to each structure) does not have a backflow preventor in place. This service must be brought up to code prior to any sign off or permits to be released by DPI.
8. Engineer must update plans to clearly show all utilities, including labeling of sizes and material type for all utility mains within the Right of Way and existing services to the property.
9. Developer to check condition of existing sewer and water services to be reused.
 - a. All services to be reused must meet current City Construction standards and specifications for size, material type, condition of pipe, and utility separation requirements.
 - b. All unused services must be cut and capped in accordance with city construction standards.
10. All utilities to be installed in accordance with City Construction Standards and Specifications.
11. Refer to Sheet C1.1- Stormwater Management System Inspection and Maintenance Notes
 - a. "During Construction (Contractor's Responsibility)" – Note 2: The City is required to be included in inspections during installation of the new 24-inch stormwater overflow. Note on plan to be revised.
 - b. "Post Construction (City and Shoreline Responsibilities)" – Note to be added that Shoreline is responsible for preparing a recordable plan with a minimum of 10-ft offset (each side) of the new 24-inch pipeline centerline. Plan to include all required bearings & distances and applicable dimensions to locate the easement.

This plan shall be prepared by a Registered Professional Land Surveyor in the Commonwealth of Massachusetts.

- i. The “extinguishing” of the existing easement and acceptance of the new easement will need to be approved by the New Bedford City Council.
12. The stormwater system improvements need to comply with the city stormwater management rules and regulations for a redevelopment project. Coordinate with DPI’s Engineering Division for further discussion of site runoff mitigation methods and discharge to the Acushnet River.
 - a. Plans, specific to the relocation of the 24-inch overflow, must address all comments from the DPI Memorandum, dated May 4, 2022, addressed to the City of New Bedford Conservation Commission. See attachment.
13. Refer to Sheet C8.0: Engineer to revise plan to include curb line of the west side of N. Front Street as well as all street layout furniture (utility poles, hydrants, Bradley heads (drainage structures), etc.).
 - a. Label on truck sizing too small. What was this Autoturn sized for?
 - b. No use of northerly driveway by large vehicles?
14. Developer must contact DPI’s Engineering Division to assign the legal address number for each unit of the townhouse.
15. DPI requires a final set of plans to be submitted that reflects all revisions made prior to the start of construction and/or any permits that require DPI signoff.
16. Developer must schedule a preconstruction meeting with DPI’s Assistant Engineer prior to the start of the construction. DPI will not sign off on any permits until the preconstruction meeting has taken place.
17. Upon completion of work, developer must submit a stamped As-Built drawing of all utility work prior to Certificate of Occupancy being issued.

CC: Planning Department
Shoreline Marine Terminal, LLC
Pare Corporation

Attachment: DPI Memorandum, dated May 4, 2022, addressed to the City of New Bedford Conservation Commission