



February 26, 2019

City of New Bedford Planning Board 133 William Street, Room 303 New Bedford, Massachusetts 02740

Attn: Jennifer Carloni

Re: Dunkin' Restaurant and Drive Through 970 Ashley Boulevard New Bedford, MA PLANNING FEB 26 2019 DEPARTMENT

Dear Members of the Board:

On behalf of the Applicant, Yearly Grind II, LLC, I offer the following as well as the attached revised site plans in response to the comments and feedback that we have received from the Board as well as members of the public during the on February 13th Public Hearing. The Applicant has revised the site, landscape and lighting plans in response to comments and feedback received regarding site circulation and access, residential screening, loading and deliveries. Below is a list of plan revisions that have been incorporated.

Site plan (See Attach)

- Smaller Building Footprint 1067 sf. To allow for better site circulation
- Removed indoor seating component, walk up counter and drive through service only. This reduces the demand for parking.
- Parking spaces reduces to 13. (included two employee spaces in front of the dumpster).
- Provided dedicated loading area to avoid site circulation conflict, see truck turn exhibit also.
- Drive through lane shifted away from Ashley Boulevard to ease customer existing onto Ashley Blvd. (See Truck turn Exhibit also).
- Modified Dumpster Location away from residential use, and to ease access, see truck turn exhibit also.
- Parking Spaces pushed further away from residential properties.
- Eastern curb line pushed approximately 4 feet closer to residential zone to facilitate site circulation.

Landscape Plan

- Additional shade trees added along the eastern property line and along street frontage.
- Additional shrubs added to block head light spillage along the drive through.

Revised Lighting Plan

• Modified to accommodate site plan revision,

Truck turn exhibit

- Revised to show WB-40 circulation and staging in dedicated loading zone.
- Revised to show larger SUV pedestrian vehicle existing from drive thru to Ashely Blvd.
- Revised to show garbage vehicle access to dumpster.



Audible Exhibit

- Provided to show sound levels of the speaker system of the drive through.
- 65 decibels at 4 from speaker (per manufacture), with a rate of sound dissipation of 6 decibels every time distance is doubled.
- At 24 feet from speaker, Decibel reading of 50 is expected which is consistent with the ambient sound of an average residence.
- It is noted that screens, vegetation, fences and the like, will further muffle sound intensities.

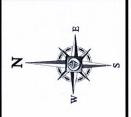
Please note, that a complete set of revised plan were not prepared. If the revised site, landscaping and lighting plans are acceptable to the Board, the Applicant would request that the Board make a condition of approval that a complete set of revised site plans be resubmitted for final review and approval by the Board and the DPI. It is expected that only minor revisions are necessary to the utility and drainage plans as a result of the modified site layout. We look forward to presenting and discussing the proposed modifications with the Board and members of the public at their upcoming hearing.

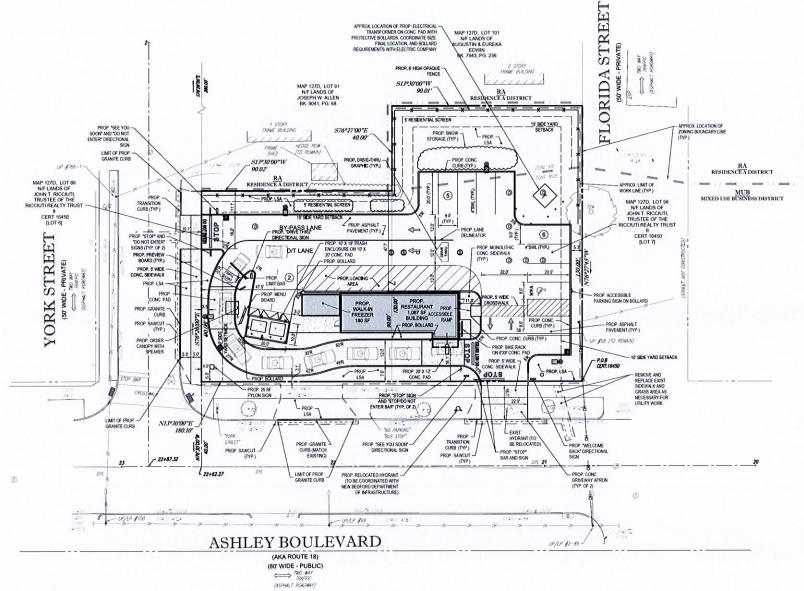
Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

Sincerely,

BOHLER ENGINEERING

James A. Bernardino PE





LAND USE / ZONING INFORMATION & NOTES

- OWNER: JOHN T. RICCIUTI JOHN T. RICCIUTI REALTY TRUST I 970 ASHLEY BLVD NEW BEDFORD, MA 02745
- 3. PARCEL:
 MAP 127D & LOTS #99 & #98
 970 ASHLEY BLVD
 NEW BEDFORD, BRISTOL COUNTY,
 MASSACHUSETTS

ZO	NING ANALY	SIS TABLE			
ZONING DISTRICT	MIXED USE BUSINESS DISTRIC "NESTAURANT, FAST-FOOD" US APPEALS COMMERICAL PARKING IN RB I OF APPEALS A REDUCTION OF REQUIRED P PLANNING BOARD	SÉ REQUIRES SPECIAL PERMIT I DISTRICT REQUIRES SPECIAL PE	ROM THE ZONING BOARD OF RMIT FROM THE ZONING BOA		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED		
MINIMUM LOT AREA	8,000 SF	19,806 SF	NO CHANGE		
MINIMUM LOT FRONTAGE	OFT	90 FT ±	NO CHANGE		
MAX. BUILDING COVERAGE	40%	6.0%	63%		
MIN. FRONT SETBACK	0	76.5 FT	16.1 FT		
MIN. SIDE SETBACK	10 FT	72FT	475FT		
MIN. REAR SETBACK	10 FT	N/A	N/A		
MAX. BUILDING HEIGHT	100 FT	13.8"	23'-1"		
MAX. IMPERVIOUS COVERAGE/GREEN SPACE	89.1% / 10.1% (3)	28.4% / 71.6%	65.3% / 34.7%		
PARKING SPACES	26	0	13 (2)		
PARKING CRITERIA (9/x20)	1 SPACE FOR EACH EMPLOYEE + 1 SPACE PER 100 SF GFA, MINIMUM 20 SP 1 LOADING SPACE = 26 SPACES REQUIRED 16 SPACES PROVIDED (2)				
ACCESSIBLE PARKING SPACES	1	1	1		
ACCESSIBLE PARKING CRITERIA (STANDARD SPACE- 8'x18' WI 5' ACCESS AISLE) (VAN ACCESSIBLE SPACE-8'x18' WI 8' ACCESS AISLE)	1 1 TOTAL PARKING 1 TO 25 = 1 ACCESSIBLE SPACE VAN ACCESSIBLE SPACES: 1 / 6 SPACES				

FEB 26 2049 DEPARTMENT

PLANNING



- ANY WORK AND MATERIAL WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF NEW BEDFORD REQUIREMENTS
- ALL ACCESSIBLE PARKING, RAMPS, AND ACCESS SHALL CONFORM TO AAB & MAAB REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION. EROSION CONTROL SHALL CONFORM TO THE CITY OF NEW BEDFORD CONSERVATION COMMISSION REQUIREMENTS AS STATED IN THE ORDER OF CONDITIONS (REFER TO EROSION CONTROL PLAN).
- 5. ALL PAVEMENT MARKINGS AND SIGNS SHALL CONFORM TO MUTCO REQUIREMENTS

REFER TO GENERAL NOTES SHEET FOR NOTES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



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PROJECT: SITE DEVELOPMENT PLANS

DUNCON BRANDS [estdrinkthint]

LOCATION OF SITE MAP #1270, LOTS #89 & #98 970 ASHLEY BLVD CITY OF NEW BEDFORD BRISTOL COUNTY, MASSACHUSETTS



352 TURNPIKE ROAD SOUTHBOROUGH, MA 01772 Phone: (508) 480-9990 Fax: (508) 480-9080 www.BohlerEngineering.com

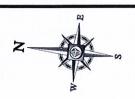
J. A. Bernardino

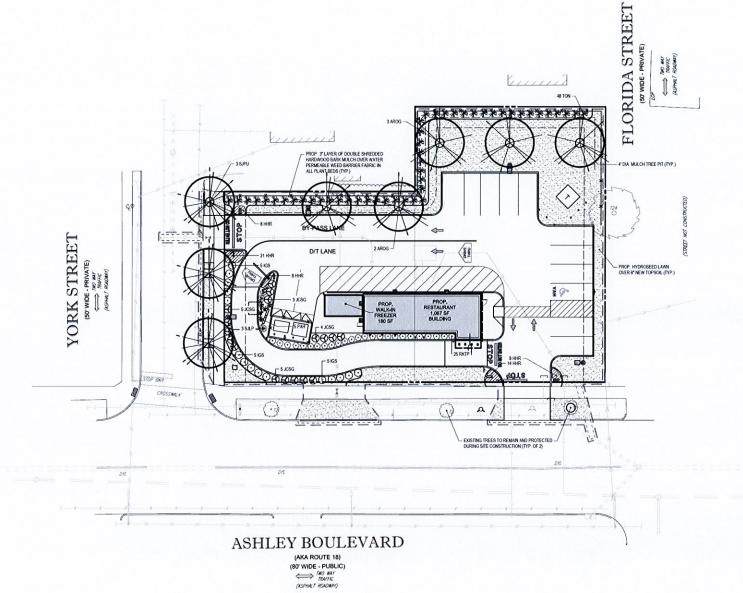
PROFESSIONAL ENGINEER

SITE **PLAN**

OF 15 REV 2 - 02/22/2019







SECTION OF BY-LAW	DESCRIPTION	REQUIRED	PROPOSED
3330	THE STREET ON PROPERTY UNKING SEPARATING DESIGNING USES OR POSTED TO FROM ADCORNING OR BUTTON WAS RESENTED. LIGES SHALL BE SCREEDED FOR THE USES SPECIFED HEREM BY MEANS OF A (6) FOOT WIDE STREP OF VEGETATION. PLANTINGS, OR FENCING AND ADDRESS OF A (6) FOOT WIDE STREP OF VEGETATION. A SCREEN MAY CONSIST OF PLANT MATERIALS, AT LEAST THREE (7) FEET IN HEIGHT AT THE TIME OF PLANTING WINGCH HEIGHT OF ADDRESS OF THE OFFICE OF A THE ARRAND AND HER REACH HEIGHT IN AUTHORITY OF A LIEST STREP, SHEET OF ADDRESS OF MULL OF A VICIONITY FOR ESSISTED IN AUTHORITY BRANDER TO CONJUNCTION WITH SHOUTHERS AND SHEETS.	YES	YES

		Lindbern	E SCHEDULE		
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	5	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2 10-3" CAL	8-8
SJPU	3	STYPHNOLOBIUM JAPONICA PRINCETON UPRIGHT	PRINCETON UPRIGHT PAGODATREE	2 1/2-3" CAL	8-8
SUBTOTAL			united the second second		
DECIDUOUS SHRUBS					
SAP	3	SPIRAEA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	15-18"	CONTAINER
SUBTOTAL	3				
EVERGREEN SHRUBS				W	V
138	15	ILEX GLABRA SHAMROCK	SHAMROCK INKBERRY HOLLY	24-30"	8+8
JCSG	17	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	24-30" SPRD.	8+8
PKTP	25	RHODODENDRON X KURUME TRADITION PINK	TRADITION PINK AZALEA	18-24"	CONTAINER
TON	48	THUA OCCIDENTALIS NIGRA:	DARK AMERICAN ARBORVITAE	5-6	8+8
SUBTOTAL:	106				
PERENNALS					
HHR	60	HEMEROCALLIS HAPPY RETURNS'	HAPPY RETURNS DAYLLY	2 GAL	CONTAINER
SUBTOTAL:	60			*	
ORNAMENTAL GRASS	ES				
PAH	5	PENNISETUM ALOPECUROIDES HAMELN	DWARF FOUNTAIN GRASS	2 GAL	CONTAINER
SUBTOTAL:	5		THE PERSON NAMED IN		

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PERMIT SET

SITE DEVELOPMENT PLANS

DUNCON BRANDS [condrinkmint]

LOCATION OF SITE MAP #127D, LOTS #89 & #98 970 ASHLEY BLVD CITY OF NEW BEDFORD BRISTOL COUNTY, MASSACHUSETTS

BOHLER

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M.J. MRVA

REGISTERED

LANDSCAPE ARCHITECT

MASSACHUSETTS NO. 1217
RICOGE ISLAND NO. 419
NEW YORK NO. 002.159
NEW HAMPSHIRE NO. 159
CONNECTICUT NO. 1359

LANDSCAPE PLAN

9 OF 15

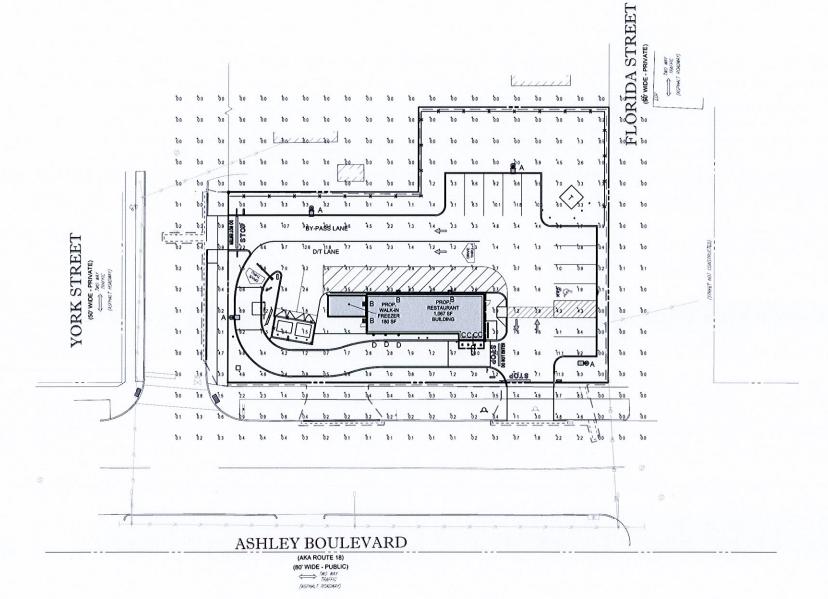
OWNER MAINTENANCE RESPONSIBILITIES

THIS PLAN TO BE UTILIZED FOR LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES & DETAILS SHEET FOR LANDSCAPE NOTES AND DETAILS







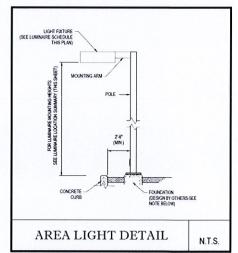
LIGHTING NOTES:

- 2 THE LIGHT LOSS FACTORS USED IN THESE LIGHTING CALCULATIONS ARE 80 FOR ALL LED LUMINARES, 0.00 FOR ALL HIGH PRESSURE SOCIMULUMINARES OR 0.7 FOR ALL METAL HALDE LUMINARES UNLESS OTHERWISE SPECIFED. THESE FACTORS ARE MICHAEL OF LYPICAL LIGHTING ROUSITRI MOCILIES TRANSAUS.
- THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. THE VALUES DEPICTED ON THIS PLAN ARE IN FOOTCAMBLES.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS LILUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LIBRORATORY DATA FOR RIMALER FUNDES, UNLESS ACTUAL FIELD WE ASSERBENTS ARE TRACH WITH A LIGHT METER AND ARE, COLSECURITY, APPROXIMATIONS ONLY. DUE TO FACTORS SUCH AS POTUCE WANTENANCE, COUPLENT TOLERANCES, WEATHER CORDITIONS, ETC. ACTUAL LIGHT LEVELS MAY DIFFER EXISTING LIGHT LEVELS DEPOTED ON THIS PLANS SHOULD BE CONSERSED APPROXIMATE.
- THIS LIGHTIND PLAN IS INTENCED TO SHOW THE LOCATIONS AND TYPE OF LUMBNARES ONLY. POWER SYSTEM, CONDUITS, WIRING, VOLTAGES AND OTHER ELECTRICAL COMPONENTS ARE THE RESPONSBULTY OF THE ARCHITECT, MEP AND CHILDHING CONTRACTOR, AS ROCIATED ON THE OFFICIAL PROSE THE WIRING THE ARCHITECT OFFICIAL PRISE THEM WIRING THE SHIPPLICAL PROSECURE OF STATE AND LOCAL REGULATIONS. LIGHT FOLE BASES ARE THE RESPONSBULTY OF THE STRUCTURAL ENGINEER, AS ROCATED AND EXPONSIBLY OF THE STRUCTURAL ENGINEER, AS ROCATED AND EXPONSIBLY OF THE STRUCTURAL ENGINEER, AS ROCATED AND EXPRESSED AND ALL OTHERS THE ARCHITECTURAL EXCHANGES THE ARCHITECTURAL POPULAGE BUILDING AND EXPERIENCE OF AND ALL OTHER APPLICAGE BUILDING AND EXPERIENCE.

- 10. THE CONTRACTOR MUST VERIFY THAT INSTALLATION OF LIGHTING FIXTURES COMPLIES WITH THE REQUIREMENTS FOR SEPARATION FROM OVERHEAD ELECTRICAL WIRES PER STATE REGULATIONS.
- 11. UPON OWNERS ACCEPTANCE OF THE COMPLETED PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR ALL MAINTENANCE SENIORIO, REPAR AND INSPECTION OF THE USHTING SYSTEM AND ALL OF ITS COMPONENTS AND RELATED SYSTEMS, TO ENSURE ADCOUNTE IDUSTRIES LEVELS ARE PRESENT AND FUNCTIONIOR AT ALL TIMES.

LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVGMIN	MAXIMIN
AREA SUMMARY	ILLUMINANCE	FC	477	24.0	0.5	954	48.00

SYME	~	OTY	ARRANGEMENT	LIBERTO	1	DESCRIPTION
STME	CL	QIT	ARCANGEMENT	LUMENS	LLF	
e	A	4	SINGLE W/ SHIELD	44000	0.90	LED AREA LIGHT WITH SHIELD MOUNTED @ 15' ARE-EHO-3M-12-E-UL-700-40K
ø	В	4	WALL PACK	650	0.90	WALL PACK, GRAY MANUFACTURED BY WAC MOUNTED @ 12; WP-LED227-30-AWK-GRAY
	С	4	CANOPY	N/A	0.90	LED 4" DOWN LIGHT MANUFACTURED BY MAXLITE MOUNTED @ 10", RR41127W
	D	3	DECORATIVE	N/A	0.90	EXTERIOR GOOSENECK FIXTURE MANUFACTURED BY HI-LITE MFG, INC. MOUNTED @ 12 GU-IO-11918-1-119



NOTE: THIS DETAIL IS FOR BID AND BUDGETARY PURPOSES ONLY. CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A FOUNDATION DESIGN PREPARED BY A QUAL FIED STRUCTURAL ENGINEER CONSIDERING LIGHTING MANUFACTURER REQUIREMENTS, LOCAL WIND LOADS AND SITE SPECIFIC SOIL PARAMETERS.

- SOME SITE CONDITIONS AND/OR LOCATIONS MAY REQUIRE VIBRATION DIMPENING MEASURES AS DETERMINED BY A STRUCTURAL ENGINEER.
 THE STRUCTURAL ENGINEERS WILL BE NOTIFIED OF THE INTENT TO MOINT ANYTHING TO THE POLE.
 ASSIGNED HE LIGHT FIXTHESS, INCLUDING BUT NOT LIMITED TO CAMERAS, BANNESS, FLAGS, SIGNAGE.
 STORT AS THAT LIMITED THE POLE AND FOUNDATION LEGISLATION.

THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY



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REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJG
2	02/22/19	PER SITE CHANGES	CFD
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SET

SJM/JAE 12/06/2018 AS NOTED

SITE DEVELOPMENT **PLANS**



LOCATION OF SITE MAP #127D, LOTS #89 & #98 970 ASHLEY BLVD CITY OF NEW BEDFORD BRISTOL COUNTY, MASSACHUSETTS



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Fax (508) 480-9080
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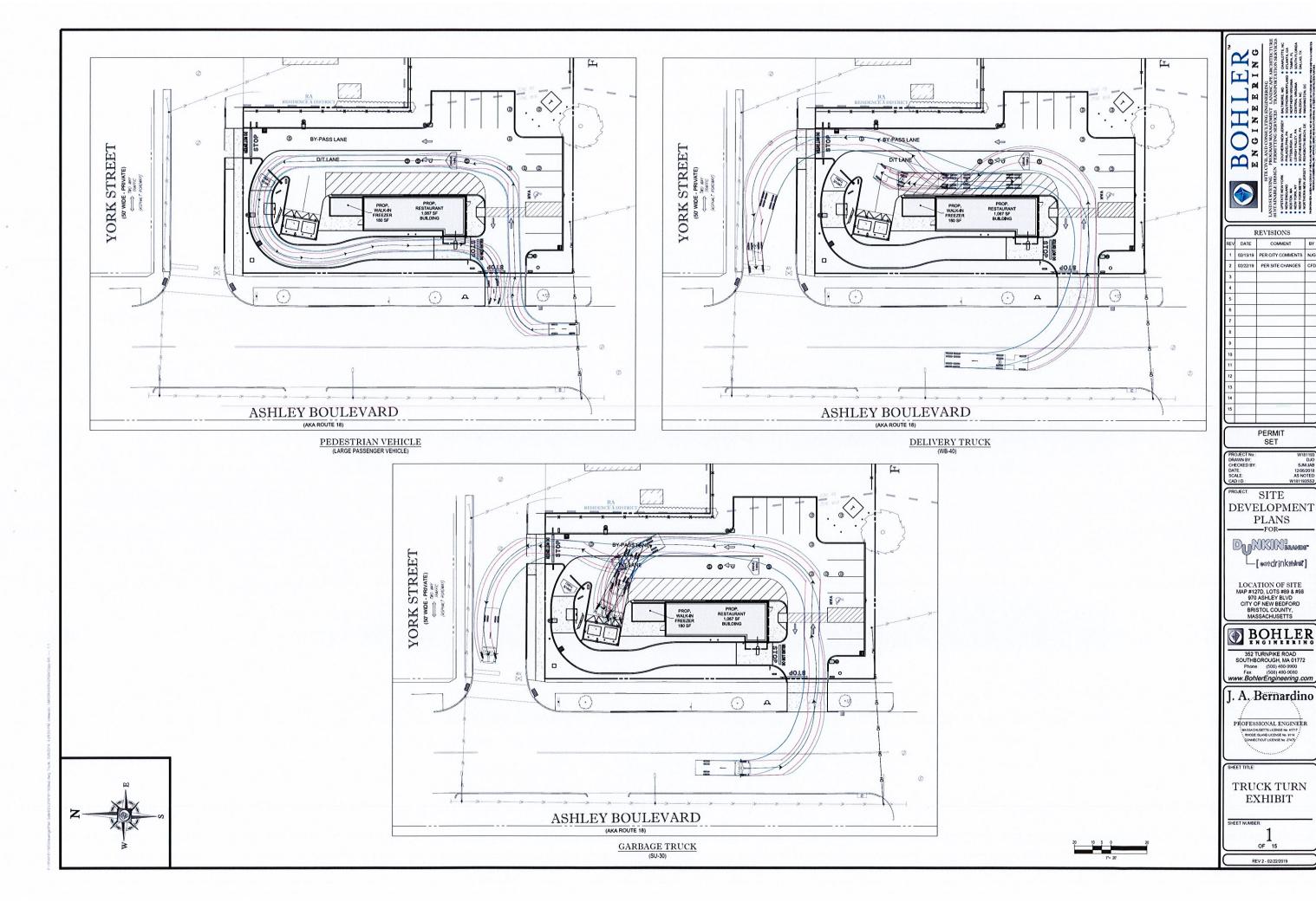
PROFESSIONAL ENGINEER MASSACHUSETTS LICENSE No. 41717 RHODE ISLAND LICENSE No. 9114 CONNECTICUT LICENSE No. 27475

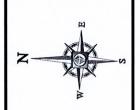
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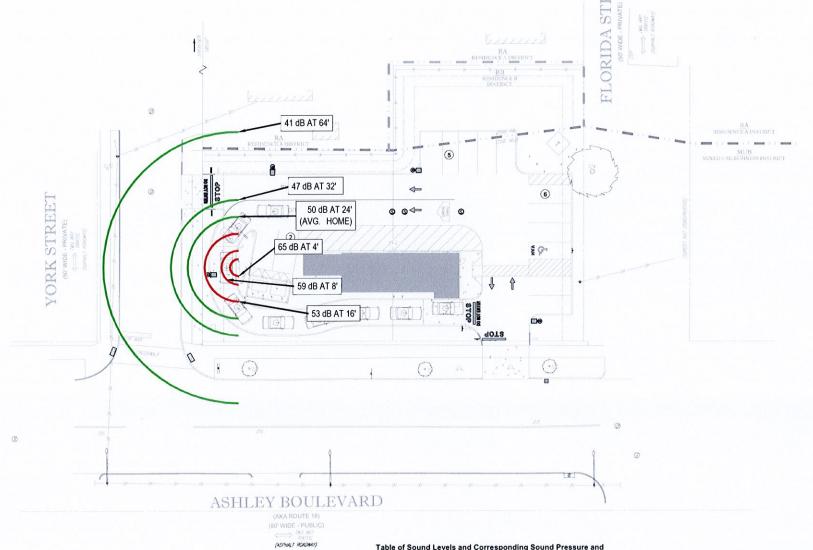
LIGHTING PLAN

OF 15 REV 2 - 02/22/2019









3M™ Wireless Communication System Model XT-1 Technical Data - #131

RATE AT WHICH SOUND DIMINISHES

(* These level measurements assume the use of recommended 3V components.)

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Table of Sound Levels and Corresponding Sound Pressure and Sound Intensity

To get a feel for decibels, look at the table below which gives values for the sound pressure levels of common sounds in our environment. Also shown are the corresponding sound pressures and sound intensities.

Chart of sound levels L and corresponding sound pressure and sound intensity					
Examples	Sound Pressure Level dBSPL	Sound Pressure P N/m² = Pa	Intensity		
Jet aircraft, 50	-275				
m away Threshold of		200	100		
pain		63.2	10		
Threshold of		1000			
discomfort	1000	20	1		
Chainsaw 1m	110	6.3	0.1		
Disco, 1 m	110	0.3	0.1		
from speaker	100	2	0.01		
Diesel truck, 10 m away	90	0.63	0.001		
Curbside of busy road, 5 m	80	0.2	0.0001		
Vacuum cleaner, distance 1 m.	70	0.063	0.00001		
Conversational					
Average home	60	0.0063	1E.07		
Questione	40	0.002	15.00		
	0.51530				
Quiet bedroom at night	30	0.00063	1E-09		
Background in TV studio	20	0.0002	1E-10		
Rusting leaf	10	0.000063	1E-11		
Threshold of hearing	o	0.00002	1E-12		

3M is a trademark of 3M

Sound Pressure and Decibel Values for Typical Sounds

sure and Decider values for Typical Sounds
Threshold of hearing
Slow moving air
Studio for Sound Movies
Soft Whisper at five feet
Hearing Test Booth
Average residence, no children
Conversational Speech at 3'
Intercom Outbound Audio Level at 4'
Very Noisy Restaurant
Printing Presses running in a Print Shop
Looms inside a Textile Mill
Pipe making shop
50 HP Siren at 100 feet
Jet aircraft at 100 feet
Rocket Launching Pad

BR

REVISIONS COMMENT

PERMIT SET

SITE

DEVELOPMENT PLANS



LOCATION OF SITE MAP #127D, LOTS #39 & #38 970 ASHLEY BLVD CITY OF NEW BEDFORD BRISTOL COUNTY, MASSACHUSETTS



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PROFESSIONAL ENGINEER

AUDIBLE **EXHIBIT**



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