



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.

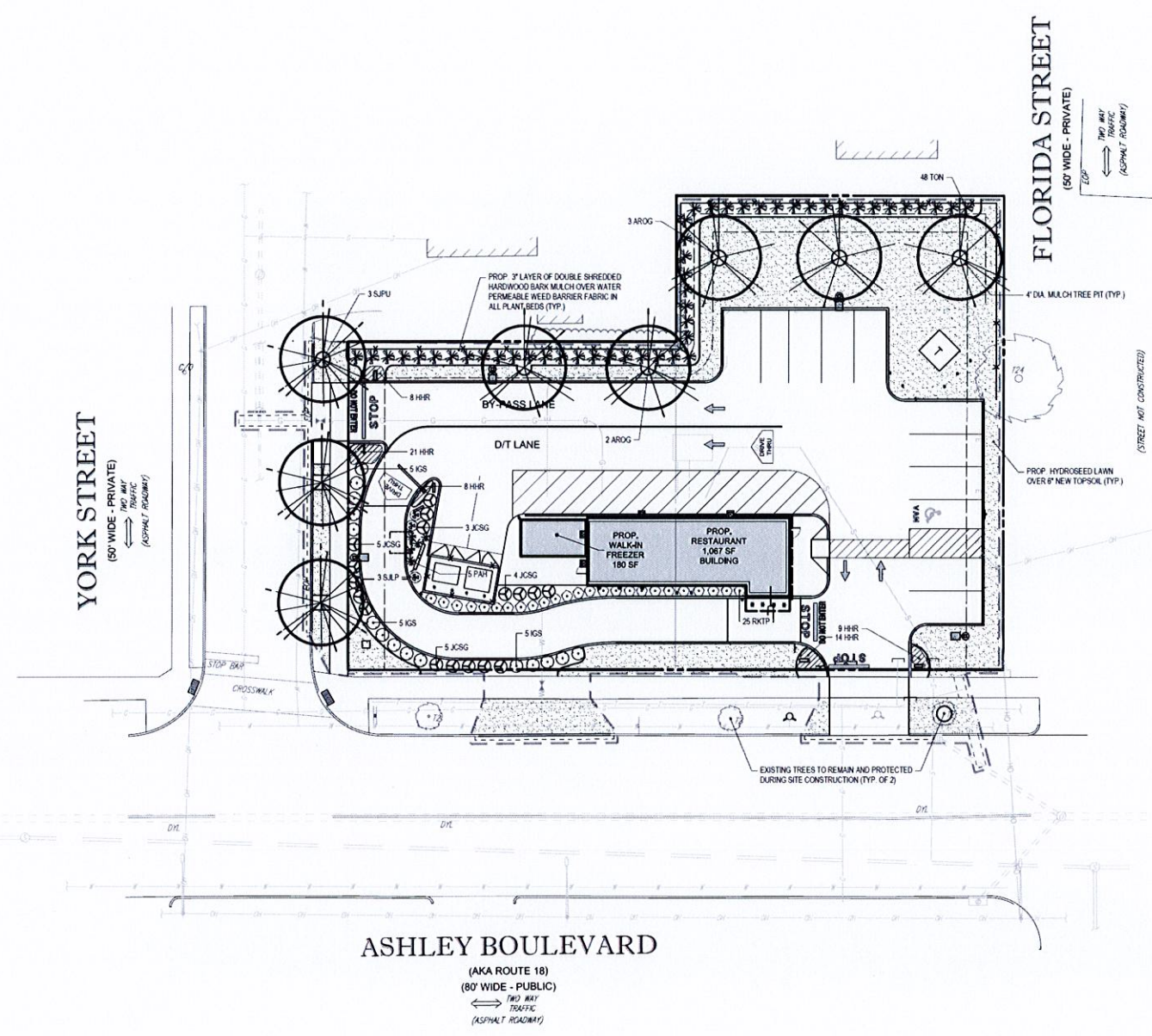
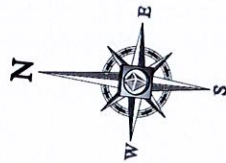
Please note, that a complete set of revised plan were not prepared. If the revised site, landscaping and lighting plans are acceptable to the Board, the Applicant would request that the Board make a condition of approval that a complete set of revised site plans be resubmitted for final review and approval 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



CITY OF NEW BEDFORD LANDSCAPE REQUIREMENTS			
SECTION OF BY LAW	DESCRIPTION	REQUIRED	PROPOSED
3330	THE STREET OR PROPERTY LINE(S) SEPARATING RESIDENTIAL USES OR DISTRICTS FROM ADJOINING OR ADJUTING NON-RESIDENTIAL USES SHALL BE SCREENED FROM THE USES SPECIFIED HEREIN BY MEANS OF A (5) FOOT WIDE STRIP OF VEGETATION, PLANTINGS, OR FENCING. A SCREEN MAY CONSIST OF PLANT MATERIALS AT LEAST THREE (3) FEET IN HEIGHT AT THE TIME OF PLANTING WHICH WILL PROVIDE A COMPACT DENSE FORM YEAR ROUND AND WILL REACH A HEIGHT AT MATURITY OF AT LEAST SIX (6) FEET OR A MASONRY WALL OR WOODEN FENCE DESIGNED IN AN ATTRACTIVE MANNER TO VISUALLY OBSOBE THE LAWN OR BARK MULCH MAY BE USED AS GROUND COVER IN CONJUNCTION WITH SUCH TREES AND SHRUBS.	YES	YES

LANDSCAPE SCHEDULE					
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONT.
SHADE TREES					
AROG	5	ACER RUBRUM OCTOBER GLORY	OCTOBER GLORY RED MAPLE	2 1/2\"/>	

BOHLER ENGINEERING

SITE CIVIL AND CONSULTING ENGINEERING
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN, PERMITTING SERVICES, TRANSPORTATION SERVICES

NEW BEDFORD, MA
 BOSTON, MA
 PITTSBURGH, PA
 NEW YORK, NY
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 LOS ANGELES, CA
 MIAMI, FL
 MINNEAPOLIS, MN
 NASHVILLE, TN
 PHOENIX, AZ
 RICHMOND, VA
 TAMPA, FL
 WASHINGTON, DC

REVISIONS			
REV	DATE	COMMENT	BY
1	02/13/19	PER CITY COMMENTS	NJS
2	02/22/19	PER SITE CHANGES	CFD
3			
4			
5			
6			
7			
8			
9			
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11			
12			
13			
14			
15			

PERMIT SET

PROJECT No.: W181193
 DRAWN BY: DJO
 CHECKED BY: S.M.J.A.B.
 DATE: 12/05/2018
 SCALE: AS NOTED
 CAD I.D.: XREF.LAND

SITE DEVELOPMENT PLANS
 FOR
DUNKIN' BRANDS
 [dunkinbrands.com]

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

BOHLER ENGINEERING

352 TURNPIKE ROAD
 SOUTHBOROUGH, MA 01772
 Phone: (508) 480-9000
 Fax: (508) 480-9080
 www.BohlerEngineering.com

M.J. MRVA

REGISTERED
 LANDSCAPE ARCHITECT

MASSACHUSETTS No. 1217
 RHODE ISLAND No. 419
 NEW YORK No. 022559
 NEW HAMPSHIRE No. 109
 CONNECTICUT No. 1358

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
9
 OF 15

REV 2 - 02/22/2019

OWNER MAINTENANCE RESPONSIBILITIES

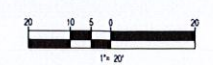
UPON OWNERS (OR OWNER CONTRACTOR'S) COMPLETION OF LANDSCAPING WORK, THE OWNER IS FULLY RESPONSIBLE FOR ALL FUTURE MAINTENANCE, CARE, UNWEED, WATERING, AND TRIMMING OF ALL INSTALLED VEGETATION PLANTS, TREE, SHRUBS, SHRUBS, GRASSES, ORNAMENTAL PLANTS AND FLOWERS, FLOWERS, GROUND COVER, AND LANDSCAPING INCLUDING ALL LANDSCAPE ISLANDS AND AREAS ADJACENT OR PART OF THE LANDSCAPED AREAS. THIS RESPONSIBILITY INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING:

- TREES ADJACENT TO WALKWAYS AND AREAS OF PEDESTRIAN TRAFFIC MUST BE MAINTAINED TO ASSURE THAT ANY BRANCHES MUST BE LIMBED UP TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PEDESTRIAN SURFACES) OR PRUNED BACK TO AVOID ANY INTERFERENCE WITH THE TYPICAL PATH OF TRAVEL.
- TREES WITHIN VEHICULAR SIGHT LINES AS ILLUSTRATED ON THE LANDSCAPE PLAN ARE TO BE TRIMMED TO A CLEARANCE HEIGHT OF 7 FT. (FROM ALL PAVED, TRAVELED SURFACES), OR AS OTHERWISE INDICATED ON THE PLANS.
- VEGETATIVE GROUND COVER, SHRUBS AND ORNAMENTAL PLANTS AND GRASSES MUST BE TRIMMED SO THAT NO PORTION OF THE PLANT EXCEEDS 36 INCHES ABOVE GRADE (OF ALL PAVED, TRAVEL SURFACES) ALONG AND WITHIN THE SIGHT LINES OF PARKING LOTS AND WALKWAYS/BIKEWAYS.
- FALLEN PLANT FLOWERS, FRUIT, SEEDS AND DEBRIS DROPPINGS ARE TO BE REMOVED IMMEDIATELY FROM VEHICULAR AND PEDESTRIAN TRAFFIC AREAS TO PREVENT TRIPPING, SLIPPING OR ANY OTHER HAZARDS.

THESE REQUIREMENTS DO NOT AFFECT THE PLANT LIFE GUARANTEES THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE.

THIS PLAN TO BE UTILIZED FOR
 LANDSCAPE PURPOSES ONLY

REFER LANDSCAPE NOTES &
 DETAILS SHEET FOR LANDSCAPE
 NOTES AND DETAILS



P:\181193\181193.dwg (Site) - 11.dwg, 1/16/2019, 4:28:00 PM, (pml) - MASSACHUSETTS/COURT/MA...

