



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

REPORT DATE

February 22, 2019

PLANNING BOARD MEETING

March 13, 2019

Case #19-05: SITE PLAN REVIEW
145 Cove Street
Map: 20 Lots: 104, 158, & 102, 103

**Owner/
Applicant:** Bank of America
101 South Tyron Street,
Suite 4000
Charlotte, NC 28208

**Applicant's
Agent:** Bisbano & Associates
188 Valley Street
Providence, RI 02909



145 Cove Street
Drive-Thru ATM (looking west from parking lot inside site)

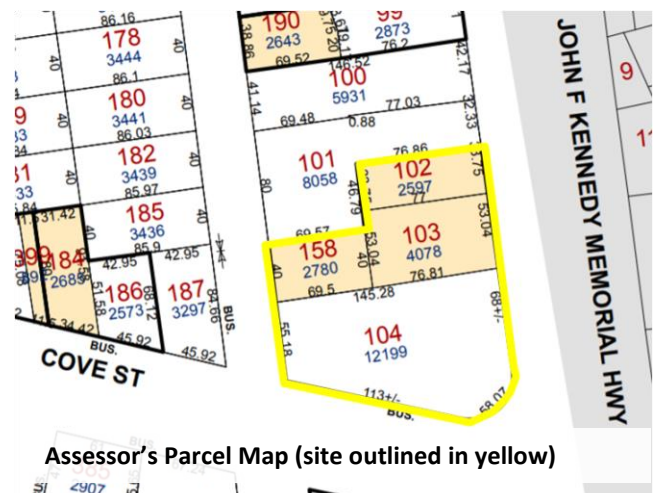
Overview

Request by applicant for Site Plan approval for the installation of a new ATM at an existing drive-thru island; located at 145 Cove Street (Map:20 Lot: 104, 158, 102, & 103) on a .50 + acre site in a Mixed Use Business [MUB] zoned district.

Existing Conditions

The project site is a 21,264 SF, corner lot, located at the northwest corner of the JFK Memorial Highway (Route 18). The site has frontage on three streets: 154'± on JFK Highway, 113'± on Cove Street, and 95'± on South First Street. The site is comprised of four parcels of land as outlined in the image to the right.

A one story brick bank building is located in the southwest corner of the site. On the northern side of the building is a two lane drive-thru with canopy. The drive-thru lanes are separated by a concrete island. The lane closest to the building is used for a drive-up ATM, the second lane is currently unused but previously was used for a pneumatic tube teller service. A third lane, not under the canopy, is a by-pass exit lane.



Assessor's Parcel Map (site outlined in yellow)

Site circulation is one-way. Vehicles enter the site at Cove Street, travel counter clockwise around the building, and exit onto South First Street. South First Street is a one-way southbound.

Pavement markings, including painted arrows and lane markings, direct traffic through the site.

Parking is provided along the eastern half of the site. There are 20 parking spaces, including one handicapped accessible parking space.

Landscaped areas are present around the building and parking area. They consist of gravel planting beds with shrubbery and small trees, as well as turf grassed areas.

Site drainage is provided in the northeast and southeast corners of the parking lot.

An unscreened dumpster has been placed along the northern edge of the parking lot.

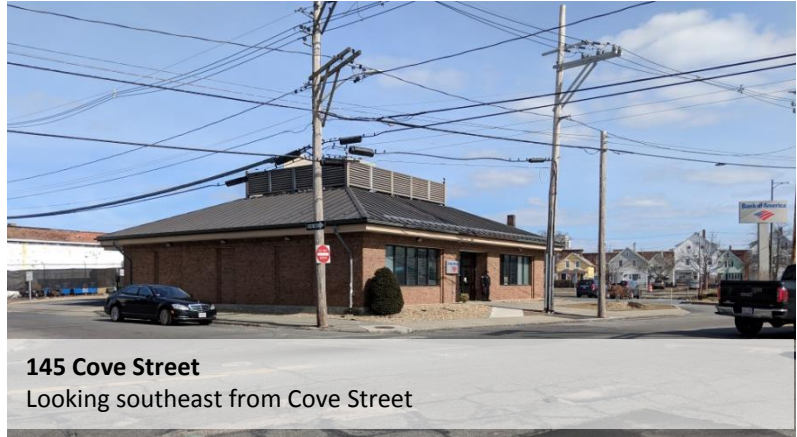
The surrounding neighborhood consists of commercial, residential, and civic properties. Directly south from the site is Howland Green Public Library. Directly west across South Front Street is a restaurant. Directly abutting in the rear (north) is a moving and storage company. To the west is the JFK Memorial Highway (Rt.18). Also, present in the immediate vicinity are multifamily residential properties, a vehicle sales and repair business, and a laundromat. The police department south end station is also located on the same block.

Proposed Conditions

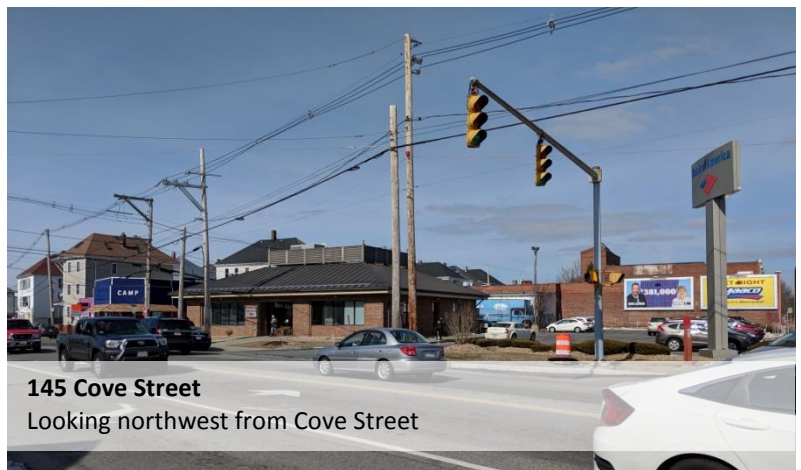
The proposal is for the installation of an additional ATM on the existing concrete island under the drive-thru canopy. The ATM would serve the second lane and bring the lane back into active use.

The ATM is proposed to address an existing stacking issue the bank is experiencing with the one ATM. The addition of the second ATM is intended to distribute the waiting vehicles at peak times.

Demolition & Site Preparation. The proposed site work is limited in scope to



145 Cove Street
Looking southeast from Cove Street



145 Cove Street
Looking northwest from Cove Street



145 Cove Street
Drive-Up ATM canopy and concrete island

the north side of the building in the area of the drive-thru, as identified on the plans. The applicant proposes to remove the middle portion of the concrete island and a portion of the pavement in order to lay new conduit connections between the proposed ATM and the building.

The proposed ATM will be installed on top of the concrete island and have three 6" bollards and four 4" bollards surrounding it.

In order to accommodate the proposed ATM and the safety bollards the concrete island is proposed to be expanded six inches (6") to four feet (4') overall width.



The disturbed pavement will be replaced, and pavement markings will be repainted as necessary.

Parking & Loading. The proposal makes no changes to the existing parking or loading conditions on site.

Circulation. There will be no changes to the overall site circulation as a result of the proposal. Traffic flow will remain one-way through the site.

The second ATM is intended to improve site circulation by addressing an existing stacking issue the bank is experiencing with the one ATM. The addition of the second ATM is intended to accommodate the waiting vehicles

Operations. There are no proposed changes to existing operations. The bank hours of operation are Monday-Saturday 9am-5pm, with six employees, serving 300 customers per day. They have deliveries bi-weekly between 9am-4pm.

Traffic Impact & Access Study. The applicant has not provided a traffic impact and access study. Traffic studies are not required unless requested by the Board.

Landscaping. No changes are proposed to the existing site landscaping.

Stormwater. No changes are proposed that would require additional storm water management.

Signage. There is existing signage on-site. No new signage is proposed as part of this proposal.

Lighting. No changes are proposed to the site lighting. There is existing lighting under the drive-thru canopy that will provide light for the new ATM unit. The board may wish to condition new lighting lens cover be installed, as the current overhead florescent tubes are exposed.

Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

Comments were not received as of the publication of this report; any comments received will be made available at the public meeting.

Master Plan Goal

The proposal is consistent with the master plan’s goal to expand workforce opportunities and communicates a positive message for business development.

Materials for Consideration

The plan submission is shown as “Bank of America ATM Install 145 Cove Street New Bedford, MA”, date stamped received by City Clerks’ Office February 20, 2019. Plans were prepared by Bisbano+Associates, Inc, in Providence, RI. The plan set consists of the following sheets:

- Cover Sheet
- Certified Plot Plan, prepared by Romanelli Associates, Inc., stamped by Curt A Nunes, PE.
- Sheet C01.01 Site Plan
- Sheet A00.30 Location Map & Project Information
- Sheet A00.31 Notes & Legend
- Sheet A01.01 Demolition Plan, Construction Plan, & Equipment Plan

Waivers. A set of waiver requests have been submitted with this application. The applicant requests the following waivers:

- Grading & Drainage, as no changes are proposed to the existing grade or drainage plan.
- Utility & Grading Plan, as no utility changes are proposed entering the site.
- Landscape plan, as the existing landscape will not be altered by the proposal.
- Erosion control plan, as no changes are being made to grading, existing structures, or landscaping.
- Floor plan, no alterations are proposed to the existing building.
- Sign plan, no changes are proposed to existing signage.
- Lighting plan, no changes are proposed to existing lighting.
- Development Impact Statement, the project does not add any additional use to the site.
- Traffic Impact Study (TIAS), the project does not add increased traffic on site.
- Stormwater Management Report, the project does not impact the site grading or roof area or subsequent site storm water.

Site Plan Approval

In considering Site Plan Approval for the proposed project, the Board must find that the plan meets a number of objectives identified in Section 5470 of the City’s (c.9) Zoning Ordinance including:

- **Adequate access to each structure for fire and service equipment;**
- **Adequate provision for utilities and stormwater drainage;**
- **Site alteration shall be designed after considering the qualities of the specific location, proposed land use, the design of building form, grading, egress points and other aspects of the development so as to:**
 - Minimize cut/fill volumes, removal of 6” caliper trees and larger, removal of stone walls , displacement of wetland vegetation, extent of stormwater flow increase from the site, soil erosion and the threat of air/water pollution;
 - Maximize pedestrian/vehicular safety to/from the site;
 - Minimize the obstruction of scenic views from publicly accessible locations;
 - Minimize visual intrusion by controlling layout/visibility of parking, storage and outdoor service areas viewed from public ways and residential areas;
 - Minimize glare from vehicle headlights and lighting fixtures;
 - Minimize unreasonable departure from the character, materials and scale of buildings in the vicinity;
 - Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling or containment of solid/liquid wastes and hazardous substances;
 - Ensure compliance with the Zoning Ordinance;
 - Minimize damage to existing adjacent public ways;
 - Promote orderly and reasonable internal circulation within the site so as to protect public safety.

Staff Recommendations



Site Plan Approval. Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it act favorably on the requested site plan approval for the project:

- That the following specific conditions also be applied to this decision:
 - The drive-thru florescent lighting lens cover is to be reinstalled/replaced.
- That the following general conditions also be applied to this decision:
 - The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
 - The applicant shall submit final plan revisions to the Planning Division in the following formats: one (1) -11" x 17" Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
 - The applicant shall ensure that a copy of the Notice of Decision, bearing the certification of the New Bedford City Clerk signifying no appeal has been made against the project's approval, be provided for the Planning Division Case file folder.
 - That the applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds.
 - The applicant shall ensure that a copy recorded decision be provided for the Planning Division Case file folder.
 - The applicant shall present any proposed 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 rights authorized by the granted 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 the decision was granted or they will lapse.

Materials Provided by the Applicant are available at: <http://www.newbedford-ma.gov/planning/planning-board-agenda-info-2019/>

145 Cove Street Map: 20 Lots: 104, 158, 102, 103

NOTE: Property line is approximate; for discussion purposes, only. Aerial map is oriented north.

