

Development Impact Statement

Cumberland Farms Inc.
2904 and 2914 Acushnet Avenue, New Bedford, MA
Assessors Map 130D, Lots 117, 247, 248 and 447

I. Physical Environment (Section 5351)

Currently, the site which is shown on the ALTA/NSPS Land Title Survey CFG02.0 is approximately 98,041 sq. ft. +/- being Lot 28 and Parcel D-1 on an approved Form A plan. The site is currently improved with two single family residential dwellings, a U-shaped parking lot with a barn and subsurface drainage system. There is no unusual topography, geologic archaeological or scenic features. The City of New Bedford City Council voted unanimously to allow the demolition of the two single family structures and barn. The barn, given its age, is a historic structure, but given its location, it is not a significant historic structure and thus was allowed to be razed. There are no wetlands on the locus and no significant vegetation, trails or open space. There is a stone wall which runs in essentially a north-south direction bisecting the rear portion of the lot.

The project will result in the demolition of the two homes and barn. The project will also require the relocation of curb cuts in order to minimize interference with existing traffic conditions. The proposed project will contain a Cumberland Farms convenience store (5,275 sq. ft.) and an outdoor seating area, with associated parking (50 parking spaces), a five island fuel dispensing area and a 2,640 sq. ft. car wash with associated stacking que and parking. In addition to the foregoing, there will be various landscaping amenities proposed and signage.

The proposed development is in the mixed use business district and is appropriate for that district as are the surrounding businesses. There are no proposed alterations of any marshes or seasonal wet areas. There are no limitations on the project due to soil conditions or water conditions. As mentioned before, the land area is approximately two and a quarter acres upon which there will be a 5,275 sq. ft. Cumberland Farms convenience store, and a 2,640 sq. ft. car wash. There will be 50 parking

spaces provided where the zoning regulations require 34. The lot area is significantly greater than the minimum lot area required by zoning (98,044 sq. ft. vs. 15,000 sq. ft.). Zoning doesn't require a minimum frontage in this district, however, the project will have 414.05 feet of frontage. The building height will be 32.85 feet at its height and the zoning district allows seven stories or 100 feet. The maximum lot coverage required is 70% and this project will meet that requirement. No front yard setback is required in the district. This project will provide 35.1 feet of front yard setback. Zoning requires 10 feet of side yard and rear yard setback. This project will provide 28.7 feet of side yard setback and 49.7 feet of rear yard setback.

Ground and surface water will be protected using a cultec subsurface recharge system, with inspection port, a level spreader, catch basins, and water quality infiltration systems. The construction plan calls for erosion control measures as shown on the erosion control plan (CFG06.0) to protect during construction. There will be permanent infiltration basin installed which will not be used for construction sediment control. This will protect adjacent off-site properties. There will be during construction staked wattles and silt fencing as well as a construction entrance pad.

The landscaped areas on the property are minimal given the size of the lot. The impact upon ground and surface water quality and recharge related to phosphate and nitrogen loading are negligible. Public water and sewer is available.

Most of the landscaping will include shrubs such as Leyland cypress, pyramidal white pine, white dogwood, nikko blue hydrangea, inkberry, Japanese lilac. The majority of the landscaping will be on the east and west portions of the lot. Please refer to the site landscape plan (CFG08.0).

The car wash will have an oil water separator. A 1,500 grease trap will service the convenience store. In addition, there are sanitary sewer manholes, catch basins, drain manholes, Contech CDS water quality unit, a water trench, the aforesaid Cultec Recharger, V8 HD heavy duty; and various inspection ports.

II. Circulation Systems (Section 5353)

It is estimated that the convenience store/fueling island will generate approximately 280 "trips" per peak weekday morning hour. That is 140 trip into the site, and 140 out. Meanwhile, the car wash will generate 46 trips, 23 in and 23 out. These trips will be on and from Acushnet Avenue (Route 18). Not all of the trips are new generated trips. Most of them are pass by trips. Reference is made to the McMahon & Associates traffic study which is appended to the application.

III. Support Systems (Section 5354)

Water for this site will be municipal water. They do not anticipate utilization of private wells nor is it anticipated that there will be any problem providing water for firefighting. Sewerage disposal is by way of public sewer. Refuse disposal will be by private contractor with dumpster storage onsite. It is not anticipated that hazardous materials will be onsite.

The fire protection system onsite is robust, from dispenser island foam to hand operated fire extinguishers. These canopy area fire prevention mechanisms are designed to fully contain and extinguish any fires which may occur on or about the fuel islands. The convenience store facility will meet Commonwealth of Massachusetts building and City of New Bedford building codes for fire suppressant. So too will the car wash structure. Fire hydrants to which the City of New Bedford Fire Department can connect are within seventy-five feet of the locus.

There will be no recreational facilities, public or private, provided onsite. There will be outdoor seating for consumption of purchased foods onsite. That small area is located on the south side of the convenience store building and will be fenced in and accessible through the convenience store.

As this is a retail facility, it will have no impact on the population of nursery, elementary, junior high or high school students.

IV. Phasing (Section 5355)

The site development will not be phased. It will take far less than one year to complete.

