



December 7, 2018

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**

Dear. Members of the Board,

On behalf of the applicant Yearly Grind II Realty, LLC, Bohler Engineering has prepared the enclosed application for Special Permit and Site Plan Review of a proposed Dunkin' restaurant at 970 Ashley Boulevard in New Bedford, Massachusetts. The proposed project consists of the removal of a 1,179 SF retail building and outdoor display area to allow for the construction of a new 2,002 SF Dunkin' Donuts Restaurant and drive through. In the existing condition, the property is developed as Hancock Monument Co., which will be demolished as part of the proposed work. Yearly Grind II Realty, LLC will be purchasing the property, and is under a current purchase and sale agreement with the current owners. The project will include a new Dunkin' restaurant and drive through window, with associated paved parking areas and driveways, landscaping, utilities, and stormwater management system.

Site Plan Review and Special Permits under sections 3100, 3110, 3130, 5300-5390, 5400, 5410, 5420, 5423, 5425, 5427, and 5430-5490B of the Code of the City of New Bedford are being sought from the Planning Board. Note that additional Special Permits are being sought through the Zoning Board of Appeals for this project. Site Plan Review is being sought as the proposed construction will include a drive-thru window, and greater than 2000 square feet of new floor area requiring a new curb cut. A Special Permit is being requested as a reduction from the required parking is being proposed. A reduction in the parking spaces is appropriate for this site as the intended use focuses on drive through services.

Note that a list of requested waivers from the Site Plan Review checklist is included in this narrative for review. The project is estimated to be completed within approximately 4 months after construction is started. Detailed projected costs of all site improvements planned is provided below. Drainage calculations showing the conformity of the storm drainage design with the City of New Bedford Subdivision Regulations for 2, 10, 25, and 100-year storm events is provided in the "Drainage Report" prepared by Bohler Engineering as part of this application package.

Enclosed, please find stamped/sealed (as appropriate) copies of the following materials:

- "Site Development Plans" Prepared by Bohler Engineering, Dated 12/06/18.
- "Architectural Elevations" Prepared by Aharonian & Associates, Inc. Dated 12/05/18.
- "Drainage Report" Prepared by Bohler Engineering, Dated 12/06/18.
- "Traffic Assessment" Prepared by McMahon Associates, Dated 12/05/18



Also included are 12 reduced size plan sets including color architectural elevations, certified abutters lists, proof of ownership in the form of a purchase and sale agreement authorizing the owner to apply for and receive permits for the site, and an electronic version of the entire application package.

Projected Project Costs:

Costs listed below are in accordance with the building permit denial package application that was previously prepared for this project.

Building Construction: \$330,000
Electrical: \$67,000
Plumbing: \$66,000
Heating, air conditioning: \$40,000

Total Value of Construction: \$503,000

Requested Waivers:

Below is a list of the waivers from strict compliance with the New Bedford Site Plan Review Checklist. Note that the waivers are primarily requested for information showing on different plan sheets than noted on the Checklist.

- A separate owner authorization letter is not provided, as the purchase and sale agreement that is signed by the owner and authorized owners representative (applicant) states the applicant is authorized to apply for permits related to this site and project.
- All plans oriented so that north arrow points to top of sheet: main site access is to Ashley Boulevard, and is shown on the bottom of the page (north to the left of page).
- Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner: separated sheets proposed for further clarity.
- Plan index with latest revision date of each individual plan on title sheet: the revision date on the title block represents the revision date of each individual sheet as well.
- Monuments were not set/found at all lot corners by surveyor
- Listing of all existing utility owners and contact information located within the project limits was no listed by surveyor
- Test pits were not performed at the time of the application, a geotechnical exploration is scheduled for the project
- Dust Control Measures to be shown on demolition plan: notes are shown on the General Notes Sheet, sheet 2 note 15 of "General Demolition Notes"
- Construction Layout Plan is named Site Plan, Sheet 4.
- Proposed contours at 2 foot intervals on Construction/Layout Plan: 1 foot proposed contours are provided on the Grading and Drainage Plan, Sheet 5.
- Parking lot grades shown on Construction/Layout Plan: grading of parking areas is shown on the Grading and Drainage Plan, Sheet 5.
- Spot Grades at 4 Building corners on Construction/Layout Plan: shown on the Grading and Drainage Plan, Sheet 5.
- Overall plan showing areas of cut and fill on Construction/Layout Plan: shown on a separate cut/fill exhibit attached with the application package
- Truck Access is shown on the Truck Turn Plan, Sheet 12.



- Grading at entrances with spot grades on Construction/Layout Plan: shown on the Grading and Drainage Plan, Sheet 5.
- Provide safety fencing around stockpiles over 10 feet in height or otherwise restrict site access on Grading and Drainage Plan: a fencing note has been added to the Soil Erosion and Sediment Control Plan, Sheet 7.
- Sewer profile showing all utility crossings on Utility and Grading Plan: the proposed Utility Plan sewer inverts shown adequately to allow for installation.
- Proposed irrigation methods: No irrigation system is proposed.
- Sign Plan: a sign plan per the requirements of the checklist has been attached under separate cover to this application package.
- Provide cut sheets for all lighting fixtures: cut sheets have been provided under separate cover from the plan set as part of this application package.

We trust that the above as well as the attached information is sufficient for your review of the project. 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