



October 19, 2018

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

Attn: Jennifer Carloni

**Re: Dunkin'**  
**101 Belleville Avenue**  
**New Bedford, MA**

Dear. Members of the Board,

On behalf of the applicant Weekly Grind II Realty, LLC, Bohler Engineering has prepared the enclosed application for Special Permit and Site Plan Review of a proposed Dunkin' restaurant at 101 Belleville Avenue in New Bedford, Massachusetts. The proposed project consists of the removal of a 1,866 SF care sales building and parking area to allow for the construction of a new 1,267 SF Dunkin' Donuts Restaurant and drive through with a 180 SF walk in freezer. In the existing condition, the property is developed as Buttonwood Auto Exchange, which will be demolished as part of the proposed work. Weekly Grind II Realty, LLC will be purchasing the property, and is under a current purchase and sale agreement with the current owners. There is also a billboard existing on the property which will remain on the site after construction. 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. Site Plan Review is being sought as the proposed construction will include a drive-thru window, and less 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, with limited walk-up options for customers. There will be no seats for customers within the restaurant.

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 10/18/18.
- "Architectural Elevations" Prepared by Aharonian & Associates, Inc. Dated 10/16/18.



- "Drainage Report" Prepared by Bohler Engineering, Dated 09/17/18.
- "Trip Generation Assessment" Prepared by McMahon Associates, Dated 09/14/18

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: \$242,000  
Electrical: \$50,000  
Plumbing: \$40,000  
Heating, air conditioning: \$18,000  
Other: \$150,000 (site)

Total Value of Construction: \$500,000

### **Requested Waivers:**

Below is a list of the waivers from strict compliance with the New Bedford Site Plan Review Checklist is provided below. 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 Belleville Avenue, and is shown on the bottom of the page (north to the right of page).
- Plan sets shall be comprised of separate sheets a listed below unless otherwise approved by the City Planner: separated sheets proposed for further clarity.
- Front, Side and Rear Parking Area Setbacks on Title Sheet: shown on the Site Plan, Sheet 4.
- 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.
- Test pit locations including groundwater depths when encountered to be shown on existing conditions plan: shown on the Grading and Drainage Plan, Sheet 5.
- 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



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- Emergency Vehicle and Truck Access are shown on a separate truck turn exhibit attached with the application package.
- 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.
- All existing landscaping to be removed or retained on Landscape Plan: see Demolition Plan, Sheet 3.
- 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 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,

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James A. Bernardino PE