



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

REPORT DATE

October 29, 2018

PLANNING BOARD MEETING

November 14, 2018

Case #35-17: SITE PLAN REVIEW MODIFICATION

ES Bolton Street
Map 9 Lot 1 &
Map 23 Lot 158

Applicant/ Howland Place, LLC
Owner: 283 Sawyer Street
New Bedford, MA 02746

Overview

The project is a modification to a previously approved site plan (Case #37-17); which was for a parking lot located next to and intended to serve Howland Place (651 Orchard Street New Bedford, MA).

The modification request is for the construction of two solar carport/canopies (5,400 SF & 8,400 SF) over the proposed off-street parking lot. The 1.02± acre site is known as the East Side of Bolton Street (Map: 9 Lot 1 and Map 23 Lot 158) and is located in a Mixed Use Business [MUB] zoned district.

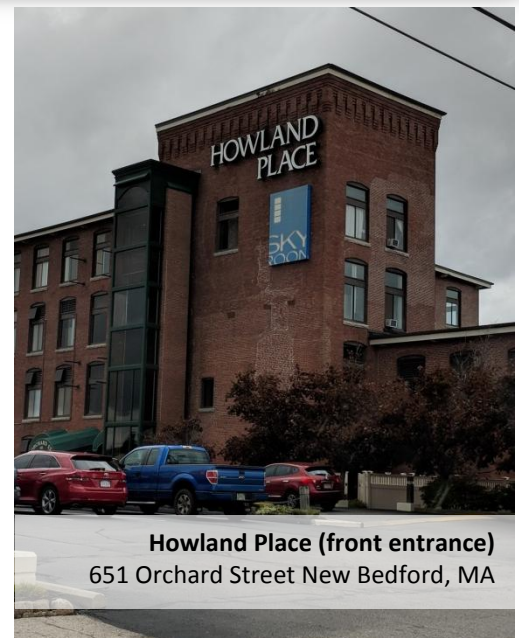
Existing Conditions

The project site is located in the south end of the city on a portion of the site formerly known as Goodyear Tire. The 1.02± acre vacant lot is located on the east side of Bolton Street and directly adjoining the rear parking lot of Howland Place located just south of the site. The site has been cleared and graded for the site development as previously approved by this board. The site slopes down southeasterly from approximately 21' at Bolton Street to 11' at the south side of the site. There is an Activity and Use Limitation (AUL) on the site, as a result of the historical use of tire manufacturing on the site. The AUL recorded for this site requires that access to the existing



ES Bolton Street

Looking west from SE corner of site



Howland Place (front entrance)
651 Orchard Street New Bedford, MA

(impacted) soil be prevented by fencing the site, covering it with pavement or covering it with a three foot depth of clean soil.

Howland Place is a mixed-use, rehabilitated former mill building with professional and medical offices.

The surrounding neighborhood is a mix of commercial, residential, and social club properties. A dense residential neighborhood and properties are located directly east of the site. The United Fishermen's social club is located directly abutting to the southeast and Howland Place is directly abutting to the south of the site. Also, present in the neighborhood are general retail stores, grocery stores, a multi-tenant retail plaza, fast-food restaurants, and the city owned Ashley Park.

Project History

This project initially was before this board on October 18, 2017 for site plan review (Case #37-17). The project was for a 119 space parking lot with site improvements including grading, drainage, landscaping, and lighting.

On February 14, 2018, a request was made and approval was granted for a minor modification to the previous approval. The minor modification was a change to the site grading and the elimination of the Bolton Street driveway entrance. Instead of the Bolton Street entrance an additional driveway was added internally from the existing Howland Place parking lot. Two additional trees were added to the landscaping plan. The layout change also resulted in a reduction of three parking spaces, bringing the total spaces proposed to 116.

Proposed Modification

The applicant proposes to install two solar canopies over the parking lot. One canopy 40'x 207' is proposed over the 46 parking spaces in the center of the lot. A second canopy 20'x 277.5' is proposed over the 30 parking spaces along the northern edge of the site. The canopy roof will be titled for the optimization of solar energy collection on the panels. The canopies as proposed would have 10' clearance from the ground to the lowest point of the canopy beams. The structures will be comprised of a steel constructed canopy with solar cell panels installed on top.

With a 10' clearance at the lowest point of the canopy, the board may wish to consider requesting the applicant provide highly visible clearance warning signage for safety of the solar electrical apparatus.

Parking & Loading. The parking and loading plan remains unchanged from the previous approvals. The parking lot as proposed would have 116 parking spaces. These spaces are in addition to the existing 131 parking spaces already located on the Howland Place property. The total parking spaces intended to serve Howland Place would therefore be 247 spaces. Access to the new lot would be via two internal driveways linking the existing parking lot to the new lot.

Circulation. Vehicles will access the site via the internal driveway linking the existing Howland Place parking lot to the proposed parking lot. There will not be any direct access to the new lot from Bolton Street.

Landscaping. The landscaping proposed remains unchanged from prior approvals. The proposal includes: landscape beds around the perimeter of the proposed parking lot and two landscaped islands at each end of the center parking stalls area. Trees and shrubs are proposed along the perimeter, two trees each are proposed the center islands, and four new street trees are proposed along the Bolton Street frontage in a new sidewalk grass ribbon.

The landscape trees proposed and previously approved are: one (1) Heritage Clump Birch tree, one (1) Valley Forge Elm tree, four (4) Pin Oaks trees, two (2) Red Sunset Maple trees, six (6) Yashino Cherry trees, one (1) Shade Master Locust tree, and one (1) Zelkova tree.

The landscape shrubs proposed and previously approved are: Dwarf Japanese Garden Juniper, Inkberry, Japanese Holly Jersey Pinnacle, Northern Bayberry, Seagreen Juniper, Mixed Spraea: Anthony Waterer, Flaming Mound, Gold Flame, and Little Princess.

Snow storage areas. The snow storage areas proposed remain unchanged from previous approvals. Snow storage areas would be in the southeast corner, northeast corner, and along the western edge of the site.

Stormwater. The applicant has requested a waiver for an updated storm water management plan. The site engineer, Richard Rheume, PE has provided a letter certifying that the solar carport array will result in no significant change to storm runoff conditions. Therefore, the storm water management plans remain unchanged from the previous approval.

As proposed and previously approved the stormwater will drain to a deep sump catch basin in the southeast corner of the parking lot. The stormwater would be treated with a Stormceptor brand storm water treatment system and then discharged to a storm drain main which will be installed and connected to a drain manhole in front of the abutting Fisherman's Club. The Stormwater report notes "due to the presence of impacted soil, on site infiltration of stormwater is ill advised."

Lighting. The lighting plan submitted also remains unchanged from the previous approvals. However, staff has requested the applicant submit a new lighting plan to reflect the presence of the solar carport structures on site and to adjust the lighting for any impacts that may result as a result of the solar canopy.

An updated lighting plan was not submitted at the time of this report. Any plans received will be made available at the public meeting.

Signage. No signage is shown or proposed. Any future proposed signage should be provided to the City Planner for a determination as to whether the signage plans must return to the board for further review.

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 supports the active and ongoing use of a renovated mill space while providing off-street parking in a dense neighborhood. Additionally, the modified proposal produces renewable energy on an environmentally impacted site. The proposal is consistent with the master plan's proactive development strategy which includes supporting businesses, attracting emerging industries, and to develop strategic sites¹.

Materials for Consideration

The engineered plan submission is shown as "Off Street Parking Lot Bolton Street New Bedford, Massachusetts" dated revised February 5, 2018, date stamped received by City Clerks' Office October 11, 2018 Plans were

¹ A City Master Plan 2020, City of New Bedford. 2010. Executive Summary S-2.

prepared by Prime Engineering, Inc, in Lakeville, MA and stamped by Richard Rheume, PE. The plan set consists of the following sheets:

- Sheet 1 Cover Sheet
- Sheet Ex-1 Existing Conditions and Demolition Plan
- Sheet L-01 Overall Site Layout Plan
- Sheet GD-1 Grading and Drainage/ Layout Plan
- Sheet LS-1 Landscape and Lighting Plan
- Sheet EC-1 Erosion Control Plan
- Sheet D-1 Details Sheet 1
- Sheet D-2 Details Sheet 2

The following additional sheet, last revision dated 9/19/2018, and date stamped received by City Clerk's Office October 11, 2018, was also provided to replace Sheet GD-1 listed in the above plan set:

- Sheet GD-1 Grading and Drainage/ Layout Plan – last revision dated 9/19/2018

The following foundation and framing plans were also provided titled “Bolton Street Parking Solar Project – Bolton Street New Bedford, Massachusetts”, dated 7/13/2018, date stamped received by City Clerk's Office October 11, 2018, prepared by Structural Solar, LLC, unstamped. The plans consist of the following sheets:

- Sheet S1.01 Solar Canopy Foundation Plan
- Sheet S1.02 Solar Canopy Framing Plan
- Sheet S2.01 Typ. Frame Section
- Sheet S2.02 Typ. Frame Section
- Sheet S3.01 Details
- Sheet S500 Foundation Plan Canopy A
- Sheet S501 Foundation Plan Canopy B

The following additional materials were also provided titled “Renderings, Sketches, and Information prepared of Solar Canopy Project Off Street Parking Lot Bolton Street New Bedford, Massachusetts”, not dated, prepared by Structural Solar, LLC; including a cover page and five pages of drawings.

In addition to the foregoing submitted materials, the Planning Board may also wish to consider:

- **Waivers**

The applicant submitted the following waiver petitions for consideration by the Planning Board:

- **Development Impact Statement (DIS)**

The applicant has requested a waiver of this requirement as it was previously provided in the initial Site Plan review. Development Impact Statements are not required unless requested by the Board.

- **Traffic Impact & Access Study**

The applicant has requested a waiver of this requirement. Traffic Impact and Access studies are not required unless the Board requests it.

- **Stormwater Management Report**

The applicant has requested a waiver of this requirement as it was previously provided in the initial Site Plan review. The site engineer, Richard Rheume, PE has provided a letter certifying that the solar carport array will result in no significant change to storm runoff conditions.

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 be applied to this decision:
 - The conditions of approval for the initial Case #37-17 remain in place and apply to this approval.
 - Height clearance warnings are to be posted in conspicuous locations.
 - The applicant provide an updated lighting plan to the City planner for approval and/or a determination as to whether the updated lighting plan must return to the board for further review.
 - Any proposed signage should be provided to the City Planner for a determination as to whether the signage plans must return to the board for further review.
- 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/planning-board-agenda-info-2018/>.

ES Bolton Street Map: 9 Lot: 1 & Map: 23 Lot: 158

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

Legend

