



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

REPORT DATE

October 5, 2018

PLANNING BOARD MEETING

October 10, 2018

Case #18-41: SITE PLAN REVIEW

127-127D Duchaine Blvd

Map: 133 Lot: 21

Owner: The Milhench 2001
Nominee Trust c/o Heike
Milhench
127 Duchaine Blvd
New Bedford, MA 02745

Applicant: Farland Corp.
401 County Street
New Bedford, MA 02740



127-127D Duchaine Boulevard

Looking southwest from Duchaine Blvd.

Overview

Request by applicant is for **Site Plan** approval for a 10,680 SF addition in the rear of an existing warehouse, located at 127-127D Duchaine Boulevard, in an Industrial C [IC] zoned district. Site Plan review is required for any industrial or commercial expansion over 2,000 gross square feet under Chapter 9 Comprehensive Zoning section 5421.

Background

The board previously reviewed and approved a site plan (Case #18-02) at its February 14, 2018 meeting for this same location. The previous proposal was for an 18,000 SF addition on the north side of the existing warehouse. The current plans were reviewed by the City Planner and were deemed to be significantly different from the previous approved plan (Case #18-02). The current plans before the board are therefore considered a completely new and separate site plan review application.

Existing Conditions

The 5± acre lot located in the New Bedford Business Park is on the west side of Duchaine Boulevard near intersection of Duchaine Boulevard and Samuel Barnet Boulevard. The site has 375' of frontage on Duchaine Boulevard and is 583'± in depth. The parcel angles slightly northerly to form a parallelogram shape. On the site is the existing warehouse and headquarters for Milhench Company, a distributor of washroom and janitorial cleaning and maintenance supplies, packaging supplies, and safety and materials handling supplies.

The southeastern portion of the site is developed while the rear and northern portions of the site are wooded wetlands. The site has an existing 30,564 SF building (96'x306') flanked by parking lots on either side of the building. On the south side of the building is a parking area with twelve (12) parking spaces. The northern parking lot also has twelve (12) parking spaces along with six (6) loading bays along the north façade. In total the site has twenty-four (24) parking spaces and six (6) loading docks/spaces. Vehicular traffic is controlled into the northern parking area via a large grassed traffic island that channels incoming vehicles through the southern drive and exiting vehicles through the northern drive. Near the northwest corner of the north parking lot is radio tower and associated structures enclosed by chain link fencing. Lighting on-site is provided via wall pack light fixtures; four on the north side elevation and one on the south side elevation. As the majority of the site is wooded, minimal landscaping exists on site. Formal landscaping consists primarily of a grassed area in front of the building with shrubbery along the front edge of the building, a few trees along the frontage and in the driveway traffic island area. An individual letter wall sign with the words "Milhench, Inc." is located on the front of the building and a flag pole is located in the lawn area.

As the site is located in the New Bedford Business Park the surrounding area is comprised of industrial style commercial buildings and wooded areas. Abutting the property to the rear is Imtra Corporation, a commercial marine supply company. Directly south of the site are power lines running east-west. Directly west across Duchaine Boulevards is New England Plastics, a plastic fabrication company.

Proposed Conditions

The applicant proposes to construct a 10,680 SF addition, 41' in overall height, with corrugated metal siding on the rear of the existing warehouse building. An infiltration basin is proposed on the south side of the building to capture roof run-off. Two wetland replication areas are proposed as the project will disturb wetlands.

Looking south west towards North Elevation



Looking west towards South Elevation



South Elevation looking west towards proposed infiltration basin location



Parking.

No new or additional parking or loading spaces are proposed.

Circulation.

Circulation is expected to remain unchanged as no new drives or parking areas are proposed.

Landscaping.

No new landscaping is proposed except as required for the wetlands replication areas.

Snow/Trash Removal.

Snow storage areas are not shown on plans. The board may wish to inquire about the existing snow removal operations on site. Waste and recycling locations are not identified on the plan nor did staff observe any existing exterior facilities on the site. The board may wish to confirm that all waste and recycling is contained on the interior.

Stormwater.

An infiltration basin is proposed on the south side of the building adjacent to the existing parking lot. As the proposed building will disturb an existing wetland area, the applicant proposes two wetlands replication areas; one 3,530 SF area on the south side of the proposed building, and another 4,070 SF area on the northern corner of the site near the radio tower. The project is also being reviewed by the Conservation Commission.

Lighting.

No lighting specifications have been provided but lights are noted on the architectural drawings as located above the egress doors on the north and south sides of the proposed additions. The board may wish to confirm these lights will match the existing wall pack lighting present on the existing warehouse.

Signage.

No new signage is proposed.

Site Plan Approval

Site Plan Review is required for commercial or industrial ground signs (Ch. 9 Section 5427)

In considering Site Plan Approval for the proposed project, the Board must find the plan to meet 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:
 - 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;
 - Ensure compliance with the Zoning Ordinance;
 - Minimize damage to existing adjacent public ways;

The proposed addition is similar in scale and style to the buildings in the surrounding area. As it is to the rear of the site surrounded by a wooded area there is minimal visual obstruction or intrusion from publicly accessible locations. The plan is required to meet stormwater management standards and proposes an infiltration basin and wetlands replication areas.

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.

Jamie Ponte, Commissioner of the Department of Public Infrastructure (DPI), has submitted comments for six (6) items to be addressed by the applicant. As stated in his comments, utilities are to be in compliance with New Bedford standard. Drainage must meet phase II Massachusetts stormwater management standards and a drainage permit must be obtained from DPI. Prior to the start of construction, the applicant must submit final plan sets reflecting all required revisions to DPI and schedule a preconstruction meeting. After construction has completed as built plans must be submitted prior to an occupancy permit being issued.

Sarah Porter, Conservation Agent, has submitted comments, noting: "This project is currently under review by the Conservation Commission. It has already been sent out for peer review to the Conservation Commission's stormwater engineers. Their comments have been addressed. In addition the wetlands replication areas have been reviewed, commented upon, and revised to address my comments. I did note that the plans submitted to the Planning Board do have a different revised date (9/13/2018) than those submitted to the Conservation Commission (9/18/18). A comparison of the two sets revealed that the changes in the plan sets appeared to be that the Planning Board plans were not updated to include all the changes to the plans I requested regarding the wetlands replication areas."

All development proposals within the New Bedford Business Park also require review by the Greater New Bedford Industrial Foundation (GNBIF). Derek Santos, Executive Director of the New Bedford Economic Development Council on behalf of the GNBIF has confirmed in an email that "The Industrial Foundation has already reviewed the first version of this expansion (I believe I spoke in favor at their site plan review hearing) and found that the project meet all of the park's regulations. This plan is more modest and still meets all park regulations."

No other comments were received as of this report. Any additional comments received will be provided to the board at the meeting.

Master Plan Goal

The proposed project further develops a site in the business park and allows for the retention and expansion of an existing industrial business in the city. The development retains an existing business while addressing its need for a larger space. The proposal is consistent with the master plan's aggressive development strategy which includes supporting businesses, attracting emerging industries, and to develop strategic sites¹.

Materials for Consideration

The submittal is shown as Site Plan Milhench 127 Duchaine Blvd, Assessors Map 133 Lot 21 New Bedford, MA 02745, Recorded Owner Arthur Milhench, Trustee, dated August 6, 2018, last revision dated September 13, 2018. Plans were prepared by Farland Corp., in New Bedford, MA and stamped by Christian Albert Farland, PE. The plan set consists of the following sheets:

- | | |
|-----------|---------------------|
| ❏ Sheet 1 | Cover |
| ❏ Sheet 2 | Notes & Legend |
| ❏ Sheet 3 | Existing Conditions |
| ❏ Sheet 4 | Layout |
| ❏ Sheet 5 | Utilities & Grading |
| ❏ Sheet 6 | Details |

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

The submittal also includes unstamped architectural plans, shown as Milhench Warehouse Addition, 121 Duchaine Boulevard New Bedford, MA 02745, dated August 14, 2018. Plans were prepared by JM Booth and Associates, Inc, in New Bedford. The plan set consists of the following sheets:

- A-101 Proposed Floor & Roof Plan
- A-201 Proposed Elevations

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 applicant submits plans as revised per Conservation Commission approval.
- ☐ That the following general conditions 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.
 - 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/>

127-127D Duchaine Blvd Map: 133, Lot: 21

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

