



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

REPORT DATE

July 27, 2018

PLANNING BOARD MEETING

August 8, 2018

Case #18-35: SITE PLAN REVIEW

100 Duchaine Boulevard
Map 134 Lot 5

Applicant: Tim Cusson – SMRE 100, LLC
255 State Street - 7th Floor
Boston, MA 02109

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

Owner: SMRE 100, LLC
255 State Street - 7th Floor
Boston, MA 02109



100 Duchaine Blvd
Front Entrance (south elevation)

Overview

The request by the applicant is for Site Plan approval for a 27,500± SF addition on the east side of an existing warehouse building to be converted into a recycling facility. The 65.1± acre site is located at 100 Duchaine Boulevard (Map: 134 Lot: 5) in an Industrial A [IA] and Residential A [RA] zoned district. The project area is a subarea within the larger parcel. The limits of the project area are within the IA zoned area of the site.

The project is a modification to a previously approved site plan (Case #32-17) for the same site and proposed use as a recycling facility. The previous proposal included a 15,000± SF addition on the west side of the existing warehouse building, new parking area with solar canopy, and associated site improvements.

The project would allow Parallel Products to expand their current operations located at 969 Shawmut Avenue New Bedford to this site.



100 Duchaine Blvd
Looking towards proposed location for addition (east elevation)

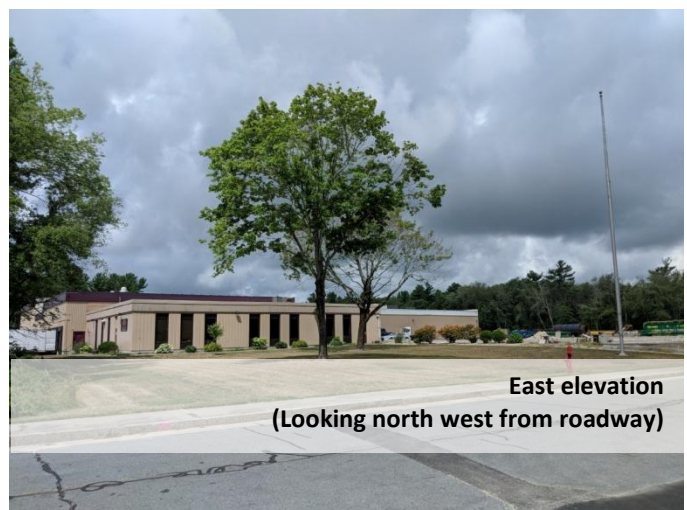
Existing Conditions

The project site is located in the New Bedford Business Park in the city's far north end. The site is a 65.1± acre site located at the southern terminus of Duchaine Boulevard. The parcel was formerly known as and was a part of the 127'± acre Polaroid site; therefore the site and abutting parcels are served by an interior private shared roadway loop network. Abutting properties along the shared private roadway network include Eversource to the south, and Farland Corp. to the northwest. The project site is currently occupied by NWD, a refrigerated trucking company.

The existing development is located in the rear (south) portion of the site, away from bordering wetlands present in the northern half of the site. The present conditions on the southern portion of site include active use areas, area of prior demolition, and areas in development. In the actively used area there is an "L" shaped single story warehouse distribution style building. An unpaved gravel parking/loading area is present on the west side of the building providing access to four (4) loading bays. An asphalt paved parking/loading area is present on the south side of the building providing access to sixteen (16) loading docks and the main office area. To the rear and northeast of the building is the foundation of a previously demolished building, outdoor storage of various equipment and construction materials, and a sixteen (16) space parking area. To the south east of the building is a parking area with recently constructed solar panel canopies over it. The covered parking area includes sixty (60) parking spaces for employees, forty-two (42) parking spaces for tractor trailers, and eleven (11) parking spaces for box trucks. Another parking lot is present to the northeast of the building and is not associated with this proposal as it is located on a separate parcel.

Existing stormwater management includes three stormwater catch basins, a subsurface recharge system, and a rain garden. Existing formal landscaping is limited to a lawn area located on the the east side of the building by the office.

Located in the industrial/business park, the surrounding area is primarily comprised of similar industrial properties, woodlands, and wetlands. However, to the east of the site a series of single family dwellings are under construction along Phillips Road.



Proposed Conditions

The applicant proposes to develop the site into a recycling facility for Parallel Products. The current proposal before the board is a major modification of a previous site plan approval (Case #32-17) granted for the development of this site and the intended use as a recycling facility. Therefore, the board should review this application with an understanding that the plans and conditions of the previous approval should still apply to this proposal.

The previous approval (#32-17) included a 15,000 SF addition on the west side of the existing building and in the southeast corner of the site a new parking area with solar canopies. It also included on the west side of the building an enlargement of the stormwater basin and the installation of a subsurface recharge system, and in the south east corner a rain garden near the new parking area. Construction has not begun on the west side of the site which is highlighted on the current plans as "Phase 1". The new parking area, solar canopy, and rain garden have been constructed/ installed in the south east corner of the site.

The current proposal before the board adds a 27,500± SF addition on to the east side of the building. The addition is proposed to be installed on a section of an existing slab concrete foundation of a previously demolished building. Two overhead bay doors are proposed on the north side of the addition. A connecting hallway (19' wide x 15' length) near the south west corner of the addition will connect it to the main building. No additional site alterations are proposed other than the building.

Parking & Loading.

The parking and loading plan remain unchanged from the previous approval. However, staff notes the numbers on the cover sheet do not match the totals depicted on the plan set.

Staff notes there are 140 parking spaces and 21 loading spaces depicted on the plan.

The plan shows sixteen (16) spaces on the east side of the building near the proposed addition, which include two (2) ADA accessible spaces. One hundred and thirteen (113) parking spaces in the south east corner parking area – including sixty (60) parking spaces for employees, forty-two (42) parking spaces for tractor trailers, and eleven (11) parking spaces for box trucks. Lastly, eleven (11) parking spaces are located on the west side gravel parking area.

The plans show sixteen (16) loading bays to remain on the south side of the building, three (3) drive-in loading bays to be constructed on the west side of the western addition, and two (2) overhead doors on the north side of eastern addition.

The parking and loading requirements and calculations are available in the following tables. Please note the number of vehicles utilized in the business is not available in the application materials. The number used in staff calculations is assumed based on the 21 loading bays. The board may wish to confirm the total number of vehicles utilized in the business. Even with more vehicles than assumed the site well exceeds the required number of parking spaces.

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Businesses engaged in the warehousing and distribution of goods & materials including building & construction contractors, equipment & supplies on premises, motor freight terminal, facilities for storing & servicing of motor vehicles used in conducting a business or public transportation, industrial machinery & equipment, grain, petroleum products & junkyards	One (1) space per 1500 sq. ft. of gross floor area up to 15,000 sq. ft. Thereafter, one (1) additional space for each 5,000 sq. ft. or portion thereof in excess of 15,000 sq. ft., plus one (1) space for each vehicle utilized in the business	Two (2) loading spaces for each building containing 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area or for each fifteen (15) feet of dock, platform or opening in the building where the loading or unloading of commodities is intended to occur, whichever is the greatest

<u>Required Parking Calculations</u>			
	10 parking spaces (2 per 10,000 SF)		2 Loading spaces (1 for 10,000 SF)
	24 parking spaces (1 per 5,000 SF in excess of 15,000 SF)		15 Loading spaces (1 per 15' of dock)
+	21 parking spaces (1 per vehicle utilized in the business)	+	
	55 Total parking spaces required		17 Loading spaces
<u>Parking Totals Proposed</u>			
	140 Total parking spaces proposed		21 Loading spaces proposed

Circulation. Vehicles will access the site via the shared one-way internal roadway loop that surrounds the project area. There are four entrances from the shared roadway loop to the project area. It is unclear from the plans how vehicles will move through the site. The Board may wish to require the applicant to submit a circulation diagram.

Based on the plan, it seems most tractor trailer activity will be around the west side of the site where the in-bound and out-bound trailer scales are proposed and along the south side of the site where the loading bays are predominantly located. It is unclear if the northernmost shared roadway/ramp located nearest this proposed addition will be utilized.



**Temporary construction driveway entrance on east side
(Looking west from roadway)**

Staff also notes a construction entrance is being utilized just north of the smaller eastern parking area. The board should confirm this area is to be returned to a grassed area after construction is complete.

Landscaping. A waiver request has been submitted for the landscape plan. The waiver request states that the area was previously developed with necessary landscaping and should provide adequate screening. Also, the

waiver request notes the project meets the green space requirement. Staff identified that the formally landscaped areas are on the east side of the building where there is a grassed lawn area with a few trees and shrubbery lining a walkway and building edge; and again at the rain garden area near the canopied parking. Otherwise the site is predominantly wooded with bordering wetlands. As noted in the circulation section above staff recommends the temporary construction entrance be returned to a grassed area after the completion of construction.

Snow/Trash Removal. The proposed site plan identifies two areas for snow disposal: one on the northwest side in a grassed lawn area and along the north side of the proposed east addition. The City Conservation Agent has noted the proposed northwest snow storage area should be relocated to be outside of the 100' wetlands buffer. Planning staff notes that snow storage areas are not identified for the parking areas on the east side nor the south side loading areas.

No outdoor areas are identified on the plans for waste disposal. The board may wish to confirm with the applicant, that outdoor waste facilities are not needed for the proposed use.

Storm water. The applicant has submitted a waiver request for the Stormwater Management plan. The applicant petitions there is no change to the current stormwater conditions as the area where the new addition is proposed is already impervious area. The addition is proposed to be erected on a portion of an existing slab concrete foundation of a previously demolished building. According the Project Narrative the proposed new building will have "roof gutters and downspouts that empty to the existing concrete slab and sheet flow as it does in the existing conditions." Planning staff defers to DPI for a determination relative to the storm water management requirements.

Lighting. The lighting plan (sheet 5) depicts six (6) wall pack luminaries to be installed on the proposed east addition; three (3) on the north façade, two (2) on the east façade, and one (1) on the south façade. The plans do not provide lighting specifications however. Staff noted existing wall pack lighting on the east side and northeast side of the current building. The board may wish to confirm that this lighting is to remain to illuminate the space between the buildings.

Signage. The applicant has submitted a waiver of the sign plan requirements as there is existing signage on-site and no new signage proposed. **Note:** The Planning Board previously reviewed and approved a Site Plan Review (Case #42-17) for the new pylon ground sign which has been installed at the entrance to the site. Any additional proposed signage would require a separate permit with review by the city's Zoning Enforcement Officer.

Operations. Operational information (number of employees, number of customers, hours of operation, days of operation, and hours and frequency of deliveries) has not been submitted with the application.

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.



The Conservation Agent on behalf of the Conservation Commission (ConCom) has submitted comments dated July 27, 2018 for the Planning Board's review. The comments note that the proposed building is shown on plans previously approved by the Conservation Commission. However, on the plans submitted to the Planning Board a

snow storage area is proposed within the 100' Buffer Zone in the northwest corner of the site and should be relocated elsewhere. Further, the building is within several feet from the 100' Buffer Zone and the applicant needs to demonstrate to the Conservation Commission that work to construct the building will not extend into the Buffer Zone. Lastly, the comments note that no stormwater facilities are proposed for the new building. If the Planning board decides to require stormwater management the Conservation Commission would like to review the revised plans.

Executive Director of the New Bedford Economic Development Council, Derek Santos, on behalf of The Greater New Bedford Industrial Foundation (GNBIF) has confirmed that the GNBIF has approved the master plan for this site which includes this phase of the project.

Additional 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 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 relocates a business to a location that can best support the business needs via a larger space. 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 "Site Plan 100 Duchaine Boulevard, Assessors Map #134 Lot 5 New Bedford, Massachusetts" Owner: SMRE, 100, LLC; dated June 14, 2018 with revisions dated through July 12, 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
- Sheet 2 Existing Conditions
- Sheet 3 Layout
- Sheet 4 Utilities and Grading
- Sheet 5 Lighting
- Sheet 6 Notes and Legend

The following additional architectural plan set materials were also provided titled "Parallel Products Inc.", prepared by Mesco Building Solutions in Irving, TX. The plan set consists of the following sheets:

- Architectural – (A) Parallel Products
- Front Structural Elevation – (A) Parallel Products
- Back Structural Elevation – (A) Parallel Products
- Left Structural Elevation – (A) Parallel Products
- Right Structural Elevation – (A) Parallel Products
- 3 Dimensional Mock Up – (A) Parallel Products

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:

- Topography and Drainage Plan
- Landscape Plan

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

- Sign Plan

- **Development Impact Statement (DIS)**

The applicant has not provided a DIS for the proposed development and has requested a waiver of this requirement. Development Impact Statements are not required unless requested by the Board.

- **Traffic Impact & Access Study**

The applicant has not provided a traffic analysis for the proposed development and has requested a waiver of this requirement. Traffic Impact and Access studies are not required unless the Board requests it.

#18-11 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.

The proposed development maintains an active industrial use within an industrial zone and creatively reuses a previously developed site. As a development on a previously developed site this phase of the project makes no new site alterations in terms of cut or fill. The development has adequate vehicular access to and throughout the site and adequate utilities to serve the site. The project area within the site is not visible from any exterior roadways. The only area of visual concern would be the eastern edge of the site where new residential construction is underway. However, there is no new disruption to this portion of the site as a result of the current proposal and it has been previously conditioned that a landscaped buffer remains between the site and residential neighborhood on Phillips Road. Staff finds that with the conditions presented under "staff recommendations" the proposal satisfies the Site Plan Review objectives.

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 Case #32-17 remain in place and apply to this approval.

- The temporary construction driveway entrance on the east side of the site is returned to a grassed area after the completion of construction.
- Snow storage areas to be revised and located outside of the 100' wetlands buffer zone.
- Outdoor waste areas, if needed, be identified and added to the plans.
- 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 project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure received and placed on file and the Planning Board incorporates the DPI memo as part of these conditions.
 - 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.
 - 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/>):

100 Duchaine Boulevard Map: 134, Lot: 5

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

