PROJECT NARRATIVE

Site Description

The subject property encompasses approximately 61.5+/- acres of mostly developed commercial land located at the southern terminus of Duchaine Boulevard within the Business Industrial Park of New Bedford, Massachusetts. The property can then be accessed by a common access loop that circulates the existing building, and allows entry to a privately owned piece of property just to the south of the locus site. The site is currently occupied by a food packaging and distribution company with the intention to re-locate, and the proposed business will deal in recycling plastic and glass products. It is bounded on the west and north by private businesses, and bounded to the south and east by residential properties. Having been mostly developed, the topography is relatively flat throughout the project site with minimal slopes to allow for the proper movement of stormwater. More specifically, the area to be further developed encompasses a large concrete slab that was previously the location of a large commercial building that has been demolished several years ago. Due to the nature of the proposed work, the soil conditions of the site have not been investigated in the immediate project area. However, in previous soil borings, the profile has been found to be mostly of urban fill with deposits of loamy sand throughout.

Project Description

The Applicants seek approval for the construction on the premises for a 27,500 S.F. addition to the existing commercial building. As previously stated the future business will deal with recycling glass and plastic products, and this proposed addition would be an area where items can be sorted upon delivery. The proposed addition itself will be a steel warehouse type structure consistent with the existing building, and include several drive-in overhead doors and a connecting hallway to the main building. The location of the building has been chosen to minimize the disturbance to the site, as well as keeping the total area of impervious coverage the same. The proposed building will have a slanted roof with roof gutters and down spouts that will empty to the existing concrete slab, and sheet flow as it does in the existing conditions. Due to this process the stormwater treatment of the site will not change and no additional treatment practices have been proposed.

The anticipated traffic circulation throughout the property is not expected to change in volume as the two businesses in question have similar hours and rates of deliveries. By proposing this addition with the added number of overhead doors and entry points into the building, the flow of traffic will have better direction and less congestion at the existing loading docks located at the southern side of the existing building.

Furthermore, the access loop that provides a means of travel throughout the property will flow more consistently in the manner it was meant to function.

Zoning Information

The proposed addition has a side setback of 33.9+/- feet from the nearest property line, and is the only dimensional change to the current setbacks. All other setbacks have been measured to be further than any other existing setback to the existing building keeping the structures in conformance with setback regulations per the Zoning By-Laws.

The construction has been designed to comply in all respects with the requirements of the Zoning By-Laws. Specifically the lot is in compliance with the building coverage, impervious coverage and building height requirements of the By-Laws.

Construction Sequence

The preparation of the site for the proposed construction will follow the normal procedures for work of this type. The steps that follow are to be used as a guideline and may have to be adjusted due to site or weather conditions or unforeseen circumstances.