



## City of New Bedford

### Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN

DIRECTOR

## STAFF REPORT

### REPORT DATE

May 4, 2018

### PLANNING BOARD MEETING

May 9, 2018

**Case #18-18: SITE PLAN REVIEW**

Flaherty Drive  
ES John Vertente Blvd  
Map 133 Lot 61

**Applicant: Plumbers Supply Co.**

P.O. Box 51687  
New Bedford, MA 02745

**Applicant's Agent:**

Field Engineering Co., Inc.  
11D Industrial Drive  
PO Box 1178  
Mattapoisett, MA 02739  
N. Dartmouth, MA 02747

**Owner:**

Greater New Bedford  
Industrial Foundation  
GNBIF/ Polaroid LLC  
1213 Purchase Street  
New Bedford, MA 02740



Flaherty Drive with Turtle Barrier  
Looking south east from the end of Flaherty Drive

### Overview

The request by the applicant is for **Site Plan Approval** for new construction of a 175,200 sq. ft. warehouse/office facility with associated site improvements. The site is located at the end of Flaherty Drive. The parcel is known as ES John Vertente Boulevard (Map 133, Lot 53) in an Industrial C [IC] zoning district.

The applicant proposes to expand an existing business, located on Church Street in New Bedford by relocating it to this site. The project includes construction of a warehouse/office, parking and loading areas, storm water management, landscaping, and extending utilities onto the site from Flaherty Drive.

### **Existing Conditions**

The project site is located in the New Bedford Business Park in the city's far north end. The site is a 44+ acre, undeveloped wooded lot, located at the end of Flaherty Drive. Flaherty Drive is a winding, private, undeveloped drive located off of Samuel Barnett Boulevard, traversed by a turtle crossing.

Located in the industrial/business park, the surrounding area is comprised of similar industrial properties, woodlands, and wetlands. Utility lines and AFC Cable Systems, Inc. are directly abutting the north side of the site. Vegetated wetlands surround the site on three sides and are present on-site. There are 19.9 acres of upland exists outside of the fifty foot wetlands buffer. The site slopes down southeasterly.

A detention basin is located in the northwestern corner of the site near the current east end of Flaherty Drive. Turtle barriers surround the basin and run the length on both sides of the Flaherty Drive extension to this site.

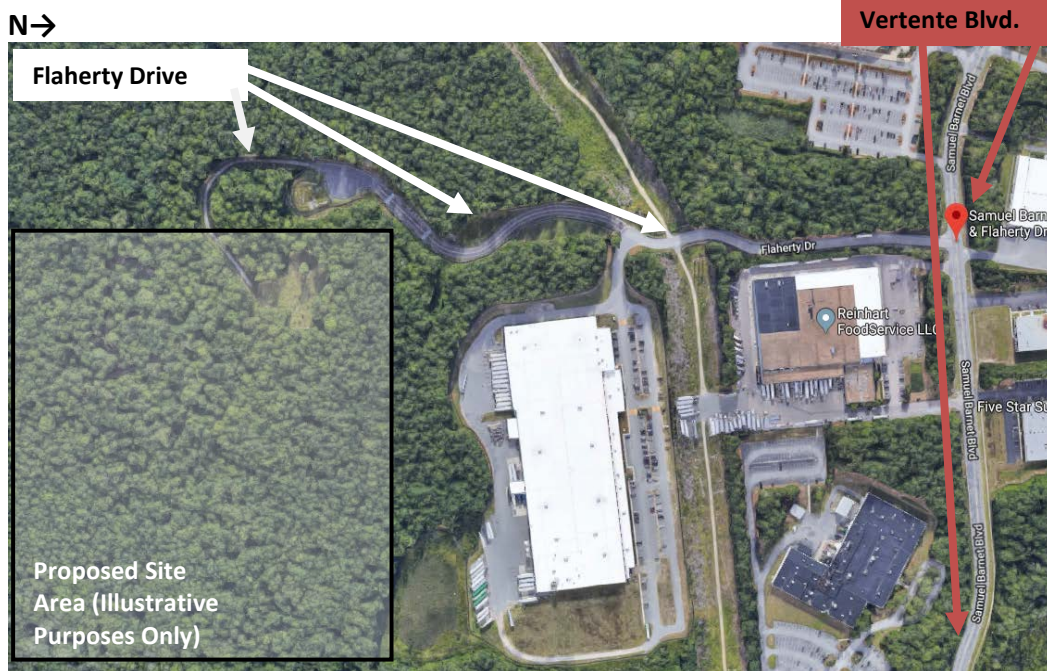
### **Proposed Conditions**

The applicant proposes to develop the site into a warehouse and office for the Plumber's Supply Company. The Greater New Bedford Industrial Foundation's Executive Committee has noted that the project proposal meets all park regulations and has received approval from the executive committee and furthermore, is in support of the proposal.

The Board should note the plans submitted show a "Phase 2" office and warehouse expansion. The elements of "Phase 2" are shown for the site design context but not part of the approval sought at this time. Subsequent permitting will be needed for "Phase 2".

At this time, the applicant proposes a 175,200 sq. ft. single story building. The west side (front) of the building would feature 18,720 sq. ft. of office space. The remaining 156,480 sq. ft. of the building would be used for warehouse operations. The proposal for the east (rear) of the building includes sixteen loading docks, one drive-in ramp with overhead door, and a dumpster/compactor area with access via overhead doors. Two outdoor storage areas are proposed to the east (rear) of the site.

The building would be built on top of the south easterly-sloped terrain. Two fire hydrants are proposed on-site.



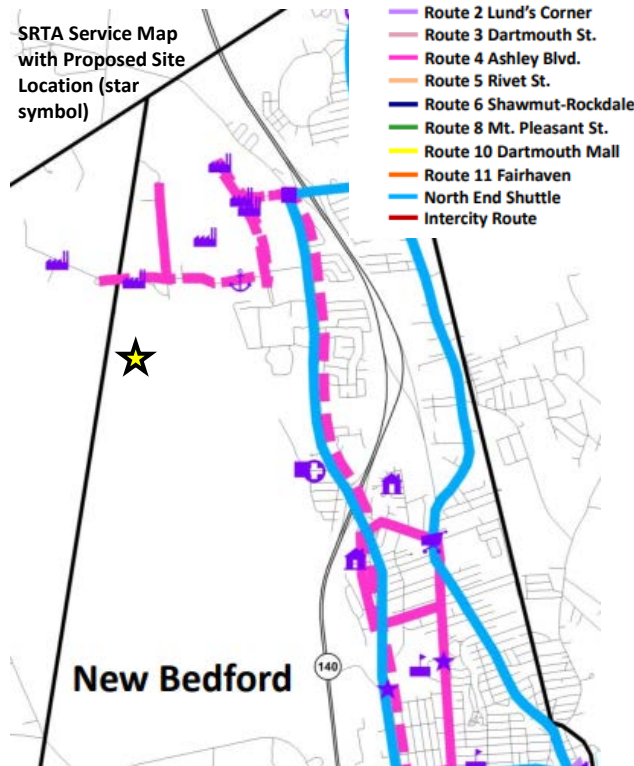


**Parking & Loading.** The site proposal includes ninety-one (91) parking spaces (9'x20') and sixteen (16) loading spaces. The ordinance requires sixty-two (62) parking spaces.

Seventy-six (76) of the ninety-one (91) parking spaces would be located on the west side (front) of the building; four (4) of which will be ADA accessible parking spaces with transfer zones. Fifteen (15) parking spaces are proposed in to the east (rear) of the building. The sixteen (16) loading space bays will be located to the east of the side (rear). There is limited SRTA service in the vicinity of the proposed site. There are no proposed bike racks depicted in plans.

**Circulation.** Vehicles will access the site via a drive located off the end of Flaherty Drive. Internal drives will provide vehicular access around the building in a looped style. Employee parking would be located in the front (west) of the building. The plan includes curbed and landscaped areas in the front of the building to direct and control vehicular movements near the entrance, and employee parking area. Cape Cod Berm curbing is proposed for roadways throughout the site. Tractor-trailers will follow the northern drive to access the rear loading bays. A separate pull-through drive along the northern drive is proposed for the installation of a snow scraper. The proposed intent of the snow scraper is to remove snow from the truck trailer roofs. There is a sidewalk transition proposed to the east of the set of 50 proposed parking spaces at the west (front) entrance of the proposed site.

**Landscaping.** The landscaping plan (sheet LAND-1) depicts several landscaped areas proposed by the entrance (west) to the site, and in the front (west) of the building. The landscaped areas are proposed at the split in the roadway, surrounding the parking area, in front of the building. The proposed plantings include (A) seven (7) 3-3 ½" caliper red sunset maple trees, (B) fourteen (14) Leyland cypress (4-5 feet in height), screening a patio area in front of the building, (C) six (6) dwarf deep pink spirea, (D) nineteen (19) blue sergeant juniper, and (E) nine (9) continuous bloom daylilies. While the landscape plan includes specific details for the majority of the landscaped areas, two areas are generally described as "consisting of flowering shrubs and ornamental grass": The first area is surrounding the proposed flag pole in the entrance landscape bed; the other is along the building near the front entrance to the office.



**Snow/Trash Removal.** The proposed site plan identifies five areas for snow disposal: one portion of the landscaped bed with the flagpole near the entrance, one area near the northwest corner of the building, (3-5) and

three areas on the south side of the site. As previously noted in the circulation section of this report, a snow scraper is proposed for installation on a pull-through drive on the north side of the site to remove snow from the top of the truck trailers.

A dumpster and compactor are proposed in the rear near the loading bays at the south east corner of the building. The architectural drawings show two overhead doors providing access to the disposal units from the inside. The board may wish to inquire about the frequency of the compactor unit's use and the level of noise/sound generated from the associated use.

**Storm water.** The project proposes an on-site storm water management system. The system will be comprised of a closed conduit drainage system with deep sump hooded catch basins, sediment forebays and a detention/infiltration system located in the rear. The system will handle the storm water from the parking areas, roadways, and roof drains. According to the Stormwater Management Report submitted with the application, the system is projected to meet or reduce the peak run-off rates for the 2 year, 10 year, 25 year, and 100-year, 24-hours Type III model predicted storm events over the predevelopment levels. The proposed plan also includes a turtle barrier that would surround the developed portion of the site and tie into an existing turtle barrier at the end of Flaherty Drive.

The Board should note the project requires an order of conditions from the Conservation Commission as well as a certificate of compliance for the construction of Flaherty Drive.

**Lighting.** The lighting plan (sheet LAND-1) depicts Cree Edge Series LED security wall pack luminaries to be installed in four locations and refers to the architectural drawings for additional details. The lighting plan illustrates proposed wall packs in the following locations: one located on the front elevation near the southwest corner of the building, one on the north elevation, and two on the rear elevation. No wall pack lighting is shown as proposed on the south side elevation. The architectural plans submitted do not provide additional details or show locations of the wall pack lighting.

Two parking lot lights are proposed for the parking area in front of the building, one at each end of the center parking area. Specifications were not provided for the parking lot lights.

Landscape lighting is proposed to illuminate the proposed flag pole at the entrance. Specifications for this lighting were not provided. Photometric information has not been provided. The Planning Board may wish to ask the applicant about proposed lighting specifications on site.

**Signage.** Signage indicated on the plans submitted includes a ground sign, a directional sign, a sign at the entrance, and finally, wall signage on the building. Specification and details about signage have not been submitted with this application. Any proposed signage would require a separate permit with review by the city's Zoning Enforcement Officer. A proposed ground sign would require site plan approval from the Planning Board.

**Operations.** The business anticipates having 50-60 employees. The site would operate from 5am-8pm, Monday through Saturday. Deliveries would occur during the hours of operation. No additional information was provided about proposed business operations.

### **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 Department of Public Infrastructure (DPI) submitted comments dated April 24, 2018 for the Planning Board's review. The comments note that the drainage plans must comply with phase II MassDEP storm water

management standards, and that confirmation is necessary to ensure that the fire and domestic water service would provide sufficient volume and pressure for the building.

The Conservation Agent on behalf of the Conservation Commission (ConCom) has submitted comments dated May 1, 2018 for the Planning Board's review. The comments note that the project requires an Order of Conditions from the Conservation Commission and ***a certificate of compliance would be required for the construction of Flaherty Drive***. The Conservation Commission has sent the project plans for engineering peer review. Additionally, the conservation agent has updated the wetland boundary. The next hearing before ConCom for this project is scheduled for May 1, 2018. Planning Staff has requested and received an update from ConCom. Despite the updated wetland boundary, comments from ConCom remain unchanged.

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 aggressive development strategy which includes supporting businesses, attracting emerging industries, and to develop strategic sites<sup>1</sup>.

### **Materials for Consideration**

The engineered plan submission is shown as "Proposed Site Development Plumbers' Supply Company, Map 133 Lot 61, Flaherty Drive New Bedford, MA; Owner: Greater New Bedford Industrial Foundation; Applicant: Plumbers Supply Company," dated March 16, 2016 with revisions dated through March 26, 2018. Plans were prepared by Field Engineering Co., Inc., in Mattapoisett, MA and stamped by Richard R. Riccio III.

The plan set consists of the following sheets:

- Cover Sheet
- N-1 Notes & Legend
- EC-1 Existing Conditions
- SL-1 Site Layout
- SG-1 Site Grading
- SG-2 Site Grading
- SG-3 Site Grading
- SU-1 Site Utilities
- SEC-1 Sedimentation & Erosion Control
- SEC-2 Sedimentation & Erosion Control
- SEC-3 Sedimentation & Erosion Control
- LAND-1 Site Lighting & Landscaping
- D-1 Detail Sheet
- D-2 Detail Sheet

The following additional plan set materials—all undated and unstamped—were also provided, titled Plumbers' Supply Company New Headquarters Facility Lot 10A Flaherty Dr. New Bedford, prepared by RKB architects, inc., in Braintree, MA:

- Sheet A1.0 Overall Exterior Building Elevations
- Sheet A1.1 Enlarged Building Elevations & Notes
- Sheet A1.2 Enlarged Building Elevations & Notes

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

- Sheet A2.0 Overall Floor Plan
- Sheet A2.1 Enlarged Office Floor Plan
- Sheet A2.2 Enlarged Dock Floor Plan
- Sheet A3.0 Overall Roof Plan

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

- **Waivers**

The applicant has not submitted any waiver petitions for consideration by the Planning Board. Please note that materials have been submitted for the following application sections: Demolition Plan (not applicable as there is no structure on the proposed site), Traffic Impact and Access Study, and a Sign Plan.

- **Development Impact Statement (DIS)**

The applicant has not provided a DIS for the proposed development. Please note that the applicant has submitted a narrative, and has indicated such on their Site Plan Application. Should the Planning Board wish to attain additional information, the board may request a DIS in lieu of the narrative submitted.

- **Traffic Impact & Access Study**

The applicant has not provided a traffic analysis for the proposed development. Traffic Impact and Access studies are not required unless the Board requests it. The Board may wish to further examine how pedestrians will navigate the site, specifically to the rear (east) where there is some parking, but also loading and compactor areas.

### **#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 creates an industrial service property within an industrial zone. The proposed development has adequate vehicular access to and throughout the site, there is proposed mitigation for storm water impacts of the development, and adequate utilities would be confirmed to serve the site. Additionally, the proposed site is in alignment with neighboring sites in terms of design and use. Staff finds that with the conditions presented under "staff recommendations" the proposal satisfies the Site Plan Review objectives.

**Observations:** Staff has made the following observations in reference to plans submitted:

- This approval does not include any elements of Phase 2 shown on plans submitted.
- This approval does not include approvals for signage.

### 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 dumpster/compactor locations are to be screened.
  - Drainage design to comply with phase II MassDEP stormwater management standards, and be approved by the City DPI.
  - The project engineer verifies in writing that the proposed fire and domestic water service will provide sufficient volume and pressure for the proposed building.
  - Wetland boundary and associated buffers be updated on plans submitted.
  - The project receives all required approvals from the Conservation Commission.
  - The sheet references on the Cover Sheet of the plan set be updated to match the sheet references as they appear on the individual sheets.
  
- ☐ 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.



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**Materials Provided by the Applicant** are available at: <http://www.newbedford-ma.gov/planning/planning-board/planning-board-agenda-info-2018/>):



## Flaherty Drive aka ES John Vertente Blvd Map: 133, Lot: 61

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

