

Section 5 – Narrative to Accompany Planning Board Petition

NARRATIVE TO ACCOMPANY PLANNING BOARD
PETITION FOR SITE PLAN APPROVAL
PLUMBERS SUPPLY COMPANY
PROPOSED OFFICE/WAREHOUSE FACILITY
FLAHERTY DRIVE
NEW BEDFORD, MASSACHUSETTS

1.0 PROJECT OVERVIEW

On behalf of our client and applicant of record, Plumbers Supply Company, Field Engineering Co., Inc. has prepared this Planning Board Petition for a Site Plan Approval in accordance with the City of New Bedford Comprehensive Zoning By Law and the Planning Board Rules and Regulations for Site Plan Approval for review and approval of the proposed construction of an approximate 175,200-square foot office/warehouse on an existing vacant lot located at the end of Flaherty Drive in the New Bedford Business Park.

The applicant is proposing to relocate to a state of the art new facility on the existing vacant parcel of land to expand from their existing location located on Church Street in the City of New Bedford. Work will include construction of the building with proposed parking and loading areas as shown on the Proposed Site Development Plans accompanying this application.

As the Site Plans show, the proposed impervious surfaces will be serviced by an extensive stormwater management system including sediment forebays, deep sump catch basins and an extended detention/infiltration basin that will serve to treat and attenuate the runoff prior to discharge of the runoff off-site. The proposed stormwater management system will provide the necessary recharge volumes and water quality treatment volumes prior to discharge of clean runoff to the receiving bordering vegetated wetlands.

The proposed building will be serviced by water, sewer, electric, and communications utilities currently located within Flaherty Drive. The site will be accessed by a single access driveway off Flaherty Drive on the northeasterly side of the site.

2.0 EXISTING CONDITIONS

The proposed project is located on City of New Bedford Assessor's Lot 61 on Map 133 and is located at the end of Flaherty Drive within the New Bedford Business Park. The project site is bounded on three sides by an extensive wetland system, which provide a centralized developable area on the subject parcel. The existing 44.7-acre parcel is currently a vacant wooded area and contains approximately 19.9 acres of upland outside the 50' buffer zone to wetlands.

The wetland resource areas surrounding site have been previously delineated and approved through an Abbreviated Notice of Resource Area Delineation (DEP File No. SE 49-398) as well as the Order of Conditions for the construction of Flaherty Drive Extension. The bordering vegetated wetland flagging is in the process of being refreshed in the field by survey. According to the most recent Federal Emergency Management Agency (FEMA) Flood Insurance mapping, Community Panel Nos. 255216-0379-F, dated 7/7/2009, no portion of the proposed project site is located within the 100 year floodplain. The site is not located within a Mapped Priority Habitat has shown on the latest NHESP mapping, however, the site is still governed by a Conservation and Management Permit (CMP) as issued by The Mass Division of Fisheries and Wildlife NHESP Program for specific expansions within the New Bedford Business Park.

3.0 PROPOSED CONDITIONS

3.1 PROPOSED BUILDING

The project consists of the construction of an approximate 175,200 square foot office and warehouse building with associated, reception, and common spaces as shown on the attached Proposed Site Development Plans prepared by Field Engineering Co. Inc. The building will be serviced by sixteen (16) loading docks located to the rear of the building and one (1) drive-in door adjacent to the loading docks. The main entrance to the facility will be located along the front façade. There will be auxiliary entrances located along the three remaining sides of the building for employee and emergency access. Finally, the proposed building will be constructed with an energy efficient white TPO roof which help to minimize cooling costs for the proposed freezer building and also minimize "heat island" impacts.

3.2 SITE IMPROVEMENTS

The proposed site improvements will include the construction of a single access drive off of Flaherty Drive to the parking and loading areas located in front of and behind the proposed building. Ninety one (91) paved vehicular parking spaces are proposed with four (4) handicap spaces as shown on the site plans. In addition sixteen (16) truck spaces and one (1) drive-in door will be provided to access the proposed concrete loading area behind the building. The site will be serviced by existing public utilities currently available within Flaherty Drive. Given the size of the proposed building and potential future addition, the applicant is proposing to provide a fire loop for the water main with hydrants located in front of and behind the proposed building. This fire loop will also provide adequate water supply for the proposed sprinkler system servicing the proposed building. Proposed lighting will consist of wall-packs on the building and low-level ground lighting within the landscaped areas. Two shielded parking lot light poles will also be installed to provide adequate lighting of the parking lot in front of the building for the safety of employees and visitors accessing the facility.

3.3 STORMWATER MANAGEMENT SYSTEM AND COMPLIANCE WITH APPLICABLE STANDARDS

The proposed stormwater management system has been designed to comply with DEP's stormwater management standards that were incorporated into the regulations on January 2, 2008 (see 310 CMR 10.05(6)(k)) and incorporates a number of Best Management Practices (BMPs), as prescribed in the Department of Environmental Protection Stormwater Management Handbook. These practices include structural and non-structural measures providing stormwater quantity and quality management. These BMPs will function to minimize potential adverse water quality impacts to the

surrounding wetland ecosystem. The Stormwater Management System Report prepared by Field Engineering Co. Inc. describes the temporary and permanent stormwater BMPs proposed for the site development and includes drainage calculations prepared by a Registered Professional Engineer, a DEP Stormwater Management Form Checklist, and a Post Construction Operation and Maintenance Plan with Long Term Pollution Prevention Plan.

The existing and proposed paved and gravel parking areas on the developed lot are the primary target area for water quantity and quality control measures for the project. The goal of the proposed stormwater management system design was to provide the necessary water quality treatment and attenuation for all of the runoff generated in proposed conditions. The stormwater management system makes use of a variety of stormwater Best Management Practices (BMP's) to meet this objective. These BMP's are described in more detail in the attached Stormwater Management System Report.

Runoff from the impervious surfaces of the site will flow through sediment forebays and an extended detention/infiltration system with a flow control structure and overflow riprap spillway which will serve to reduce the rates of runoff to the subject analysis point. The predicted Total Suspended Solids (TSS) Removal and Water Quality calculations for these areas are submitted in the Stormwater Management System Report. Calculations have been provided to show that the proposed stormwater management system will provide more than adequate water quality volumes and capabilities to handle the proposed paved and impervious areas on the developed portions of the lot prior to discharge off-site.

Finally, the Project Proponent will file for coverage under the National Pollutant Discharge and Elimination System Construction General Permit. Prior to construction, the Project Proponent will develop Stormwater Pollution Prevention Plan ("SWPPP") identifying BMPs that will be implemented to prevent erosion and sedimentation. A copy of this SWPPP can be forwarded to the Planning Board upon request. The SWPPP will be finalized prior to construction in conjunction with the selection of the site contractor. The SWPPP will be updated as necessary during construction and maintained throughout the period of construction.