



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD
City Hall, Room 303
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Registry of Deeds/City Clerk Use Only:

CITY CLERK'S OFFICE
NEW BEDFORD, MA
2018 MAR 28 A 8:29
CITY CLERK

NOTICE OF DECISION

Case Number:	18-12	29		
Request Type:	Special Permit			
Address:	91 Cove Street			
Zoning:	Industrial B (IB) & Cove Street Mill Overlay Zoning Districts			
Recorded Owners:	WoodNB, LLC			
Owner Address:	23219 W 30 th Street N Haskell, OK 74436			
Applicant:	Green River Development, LLC			
Applicant Address:	430 Franklin Village Drive #123 Franklin, MA 02038			
Application Submittal Date	Public Hearing Date(s)	Decision Date		
February 16, 2018	March 14, 2018	March 14, 2018		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
21	53	12183	50	

Application: Request by Green River Development, LLC on behalf of WoodNB, LLC for a **Special Permit** for a reduction in the number of parking spaces required for a self-storage facility on a 2.7± acre site, located at **91 Cove Street** (Map 21, Lot 50) in an Industrial-B [IB] and Cove Street Mill Overlay zoning district.

Action: GRANTED, WITH CONDITIONS, as described in section four (4).

A copy of this Decision was filed with the City Clerk of the City of New Bedford on March 28, 2018. Any person aggrieved by this decision for Special Permit has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 17 of Chapter 40A of the General Laws of Massachusetts.

3.28.2018

Date

Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Green River Development, LLC on behalf of WoodNB, LLC for a Special Permit for a reduction in the number of parking spaces required for a self-storage facility on a 2.7± acre site, located at 91 Cove Street (Map 21, Lot 50) in an Industrial-B [IB] and Cove Street Mill Overlay zoning district.

The request is for the number of required parking spaces to be reduced from 620 to 73 spaces, a reduction of 547 spaces.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

- ❑ Plan Set – Proposed Self Storage Facility 91 Cove Street New Bedford, MA, prepared by SITEC, Inc., in Dartmouth, MA and stamped by Steven Gioiosa, dated January 2, 2018, date stamped received by City Clerk's Office February 16, 2018, including:
 - Cover Sheet
 - Sheet 1 Site Layout SL-1
 - Sheet 2 Locus Map LOCUS-1
 - Sheet 3 Site Grading SG-1
 - Sheet 4 Landscape Plan LP-1
 - Sheet 5 Site Utilities SU-1
 - Sheet 6 Lighting Plan LIGHT-1
 - Sheet 7 Existing Conditions EC-1
 - Sheet 8 Demolition Plan DEMO-1
 - Sheet 9 Erosion Control Plan ECP-1
 - Sheet 10 Detail Sheet DET-1
- ❑ Elevation Plan Set – Right Space Storage and shown as Annino Incorporated Architects, Planners, 125 North Washington Street North Attleboro, MA:
 - Sheet A3.1 Proposed Exterior Elevations
 - Sheet A3.2 Proposed Exterior Elevations
 - Sheet A3.3 Proposed Exterior Elevations
 - Sheet A1.1 Proposed Floor Plan
 - Sheet A1.2 Proposed Floor Plan
 - Sheet A1.3 Proposed Floor Plan

Other Documents and Supporting Materials

- ❑ Special Permit Application, stamped received by City Clerk's Office February 16, 2018
- ❑ Stormwater Management Report, prepared by SITEC, Inc., dated February 12, 2018
- ❑ Certified Abutters List
- ❑ Bristol County (S.D) Registry of Deeds Book 12183, Page 50
- ❑ Department of Planning, Housing & Community Development Staff Report dated March 9, 2018
- ❑ Conservation Agent Comments dated March 8, 2018
- ❑ Department of Public Infrastructure (DPI) Comments dated March 7, 2018

3) DISCUSSION

Board Members Kathryn Duff, Arthur Glassman, Peter Cruz, and Alexander Kalife were in attendance at the March 14, 2018 meeting and present for the subject case review. Acting City Planner Kirsten Bryan and Staff Planner Jennifer Carloni were present during the discussion.

A motion was made by Mr. Glassman, seconded by Mr. Cruz, to hear Case #18-11 & #18-12 concurrently, as they relate to the same project. With all in favor the motion passed.

Steven Gioiosa, SITEC Engineering (449 Faunce Corner Road Dartmouth, MA) presented the project along with John Christopher from Green River Development, LLC (430 Franklin Village Drive #123 Franklin, MA 02038) and John Williams, legal counsel for WoodNB, LLC (651 Orchard Street New Bedford, MA).

Mr. Gioiosa presented the site is located at the northwest corner of the Harbor Street and Cove Street intersection. Vehicular access into the site will via a curb cut on Cove Street with a second exit on Harbor Street. The project proposes to revitalize an underutilized mill building by renovating it into a self-storage facility. The structure was described as having an east wing, a section through a center courtyard, and a west wing. The east wing and center section will be converted into the self-storage facility. There are no plans for the west wing at this time. The project will include the demolition of an existing loading dock in the center courtyard and a single story addition in the rear. The demolition of these will allow for more parking and permeable space on the site.

The parking will be provided for customers and employees primarily in the center courtyard area, Mr. Gioiosa described. An interior covered parking area is proposed in the ground level of the center structure. Vehicles will exit the interior parking area via the rear drive onto Harbor Street. Supplemental parking is also proposed along the rear of the building. The existing parking area along the west edge of the site will remain. In total 73 parking spaces are proposed for the site.

Mr. Gioiosa explained the Special Permit for a parking reduction. He explained that the ordinance does not have a category for self-storage facilities and therefore under ordinance the project is categorized in a general category that requires 620 parking. He described the 73 parking spaces as adequate for the proposed low intensity use.

Mr. Gioiosa detailed the stormwater management proposed for the site. He explained three structured drainage units are proposed for the site. One located in the rear and two under the center courtyard area. Overflow from the basins will go into recharge systems. He noted the project reduces the impervious area on the site and upgrades the stormwater management on the site. He informed the board no changes are proposed to the water, sewer, or sprinkler systems.

He explained there are not many changes to the building except for changes for the front office entrance. He noted a signage plan does not exist for the site yet but it would not include a pylon sign as there isn't much room for it. Any signage would likely be wall signage permitted at a later date.

He noted applicants were amenable to most of the DPI comments except questioned the reconstruction of the sidewalk along Harbor Street.

In response to the Planning Department Staff Report, Mr. Gioiosa explained that the Site Plan is the controlling plan, so the architectural drawings will be made to match. Also, the applicant will provide the easement documentation for the case file.

After, the presentation Chair Duff opened the floor for the board members to ask questions. In response to questions from the board Mr. Gioiosa explained the project would be a mix of commercial and residential storage with 910 self-storage units of varying sizes.

He described the 73 parking spaces as adequate for the proposed use based on any analysis of the proponent's other properties which include mill buildings. Also, a review of similar projects SITEC has worked on in other communities. For Self-storage facilities he detailed they used a hybrid method that categorizes the site as a lower intensity use closer to a warehouse use versus a box store such as Wal-Mart that would require hundred of parking spaces. Mr. John Christopher provided examples of the properties his company manages and/or developing. He detailed the following mill properties: In Wilmington, MA a 105,000SF building with 750 storage units and 50 parking spaces. In Chelmsford, MA a 130,000SF building with 900 storage units and 45 parking spaces. In Fall River, MA a 1,200 storage unit facility with 45 parking spaces seeking approval.

The aisle widths were discussed and the adequacy of the interior parking area aisle to handle larger vehicles. Mr. Gioiosa explained larger vehicles such as box trucks could use the outdoor canopied loading area or on the interior be parked parallel to the loading area. Mr. Christopher explained in cases of larger vehicles or vehicular conflicts staff on site would handle directing the traffic and clients. Staff is available during the hours of operation to control any vehicular conflicts. He also explained how site access is controlled by a key code pad at the sliding gates. The key code is unique to each client so it tracks when that client enters and when they exit the site.

It was confirmed that four (4) floor drains are proposed inside the interior parking garage, with an oil and water separator vented through the roof. The drains will discharge to a lined and alarmed sealed tank.

Mr. Gioiosa explained they are still investigating the roof drains at this time. In response to the board inquiry, he confirmed the proposed drainage system could accommodate the roof drains if necessary.

Mr. Gioiosa explained during construction the silt fencing would be installed along the north edge and could be hay bales. He confirmed silt sacs will surround the sewer drains on Harbor Street.

It was confirmed that the fencing would be black vinyl coated chain link.

Board members briefly discussed the DPI requirement for the sidewalk reconstruction on Harbor Street. Board members indicated they were in favor of a new concrete sidewalk on Harbor Street yet recognized the ribbon grass strip may not be necessary. They were in favor of the sidewalk given the site proximity to the Harbor Walk yet also acknowledged the shade along the road from the tall mill buildings on both sides would impact the grass ribbon.

In response to concerns expressed about the west wing Mr. Christopher explained they are considering solar on the roof to get some use from the west wing but nothing has been decided yet. Mr. Gioiosa reminded the board that any change in use for the west wing would require site plan review and permitting at that time.

In response to a question about fenestration to allow light into the building, Mr. Gioiosa responded the architect may keep some of the existing windows as a result of revising plans.

Mr. Glassman made a motion, seconded by Mr. Cruz to open the public hearing. Motion passed unopposed.

The following were recorded in response to Chairperson Duff's invitation to speak or be recorded in favor:

Attorney John Williams (651 Orchard Street), representing WoodNB, LLC, spoke in favor. He explained his client located in Oklahoma could not attend the meeting. He explained his client came to own the building

through a foreclosure bid. The proposal as a self-storage facility is an unobtrusive use that would be good for the neighborhood, he explained. It does not generate a lot of traffic or noise and has more than sufficient parking. He reiterated the parking standards for self-storage do not exist. He also pointed to an example of a self-storage facility in Fall River with sixty (60) parking spaces and another located on Rockdale Avenue, New Bedford that does not see a lot of cars.

Ms. Celeine Saraiva (126 Fern Street New Bedford, MA) expressed she felt it would be a great improvement to the neighborhood.

City Councilor Ward 6, Joseph P. Lopes, (75 Dudley Street New Bedford, MA) was recorded in favor.

The following were recorded in response to Chairperson Duff's invitation to speak or be recorded in opposition:

Ms. Carol Buren (20 Morton Court, New Bedford, MA), owner of two houses (18 & 20 Morton Court) expressed current issues with the lot behind her house with stacked bricks. She expressed concern for people going in and out of the property. She also expressed concern for the use of the storage units, including the chance for fires, and individuals living in the units.

Mr. Roland Letendre of South Coast Mills LLC (57 Cove Street New Bedford, MA) explained he is the abutting property owner on all three sides to this proposal. He expressed concern for future development of the west section into storage units in the future. He raised concerns for the roof drains, parking stalls, selling the property to a REIT, snow removal and water run-off. He also commented on the density of the neighborhood and the use of Harbor Street by pedestrians.

Mr. Manuel Martins (24 Morton Court, New Bedford, MA) expressed concern for the empty lot between his house and his neighbors being used to access the site.

The board clarified for Ms. Buren and Mr. Martins that site in question was not associated with the land they had concerns about.

Chair Duff offered an opportunity for rebuttal to the applicants. Mr. Gioiosa outlined the site on the plan showing it had no access to Morton Court. Also, he confirmed the site would have fencing for controlled access. Any activity would be isolated inside the site.

Mr. Christopher informed the board that the security would be better than an abandoned building. It would be staffed during the hours of operation, security cameras inside and outside, fire alarms, and access to the site would be via a key code. A client is given an individual key code to enter and exit the site. The company tracks when the client enters and exits the site. There are also speakers inside the building used to announce clients must be out of the building at the end of the day before the alarm is set. If anyone remains the alarm would be triggered and the property manager and then the police would be notified he explained. The hours of operation he explained would be 7am-10pm with staff on-site during that time.

Mr. Gioiosa added that the lot coverage was reduced by the proposal and green space was improved. The green space currently is 3% and under the proposal would be 4%. He confirmed all parking spaces meet the City code requirements and are legitimate measurements. He also confirmed the site was not in a flood zone though there is a lot of water in the area. He pointed out that the system will improve those conditions as it would take water currently going into the municipal system instead into the on-site stormwater system.

In response to concerns about snow removal Mr. Gioiosa explained the snow locations were adequate and if not, in cases of higher amounts, it would be trucked off-site. He confirmed a screened dumpster pad could be added in the rear.

Chair Duff offered an opportunity for rebuttal to those in opposition. Mr. Letendre raised concerns about the sprinkler water flow and the condition of the west building. Chair Duff informed Mr. Letendre those concerns were outside of the Planning Board purview but would be addressed by the Fire Department or the Department of Inspectional Services, if necessary, in their reviews.

Mr. Glassman made a motion, seconded by Mr. Cruz to close the public hearing. Motion passed unopposed.

The board briefly discussed the case. Mr. Glassman noted reusing an existing mill for retail or other use would be more of a strain in the neighborhood and the neighborhood doesn't want to see it vacant. Chair Duff added that staff will be onsite over eight (8) hours a day and there is enclosed limited access to the site. She also was in favor of improved sidewalks as an amenity on Cove Street and Harbor Street in combination with the nearby Harbor Walk. She also noted the lighting proposed was contained within the site. The board briefly discussed conditions before voting.

4) DECISION

Board Member A. Glassman made the motion, seconded by P. Cruz to approve Case #18-12, for a Special Permit for a reduction in the number of parking spaces required for a self-storage facility on a 2.7+ acre site, located at 91 Cove Street (Map 21, Lot 50) in an Industrial-B [IB] and Cove Street Mill Overlay zoning district. Applicant: Green River Development, LLC (430 Franklin Village Drive #123 Franklin, MA). The number of parking spaces being reduced from 620 to 73 spaces, a reduction of 547 spaces. The approval is subject to:

Specific conditions:

1. A copy of the recorded easement providing curb cut and vehicular access for the 16 "existing" off-street parking spaces shall be provided to the City Planner.
2. A final revised set of architectural and engineering plans shall be submitted to the City Planner and the Department of Inspectional Services ensuring no discrepancies between plans.
3. This approval shall not include any signage; any future ground sign shall be required to secure necessary approval from the Planning Board.
4. A plan including additional information about snow disposal and trash locations and screening shall be provided to the satisfaction of the City Planner.
5. That the project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure dated March 7, 2018 and that the Planning Board incorporates the DPI memo as part of these conditions (Attachment 1).
6. That there be a screened dumpster pad in the northwest corner [of the site].
7. Roof drainage shall be investigated by owner.
8. All screening to be chain link fence with black vinyl coating.

General Conditions:

1. That the project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date as modified by the

conditions of this decision, which include the plans submitted to the Planning Board on the evening of the meeting.

2. The applicant shall submit final plan revisions to the Planning Division in the following formats:
One (1) -11" x 17" Plan Set
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.
3. The applicant shall ensure that any plan corrections identified by the Planning Division shall be completed and presented on the final plan set and/or case documents.
4. 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.
5. 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.
6. 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.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved four (4) to zero (0).

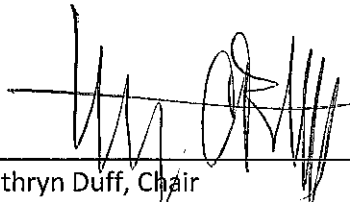
Board Chair Duff -- Yes
Board Member Glassman -- Yes

Board Member Kalife-Yes
Board Member Cruz -- Yes

Filed with the City Clerk on:

3.28.2018

Date



Kathryn Duff, Chair
City of New Bedford Planning Board



Jamie Ponte
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

MEMORANDUM

To: City of New Bedford Planning Board

From: Jamie Ponte, Commissioner, D.P.I

Date: March 7, 2018

RE: Site Plan--Self Storage Facility
Cove Street
Plot 21 Lot 53

PLANNING
MAR 09 2018
DEPARTMENT

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. Driveway permits are subject to Traffic Commission approval.
2. Permits for sidewalk, driveways, water and drainage must be obtained from the Department of Public Infrastructure Engineering Division.
3. Driveways to be built in accordance with City of New Bedford regulations and with a 4foot transition curb on both sides.
4. Developer to install granite curb on Harbor Street from proposed driveway southerly to Cove Street.
5. Developer to replace existing sidewalk on Cove Street between Driveway and Harbor Street, with a cement ribbon sidewalk (6" granite curb, 4 feet of grass and 5.5 feet of cement concrete).
6. Developer to replace existing Hot mix asphalt sidewalk on Harbor Street between proposed driveway and Cove Street with a cement ribbon sidewalk (6" granite curb, 4 feet of grass and 5.5 feet of cement concrete).
7. Developer to install cement concrete wheelchair ramp at the Northwest corner of Cove St. and Harbor Street in accordance with City of New Bedford Regulations.
8. Drainage design must comply with Phase II, Mass Department stormwater Management standards.

Attachment 1

9. Developer to check condition of existing water and sewer services.
10. All utilities to be installed in accordance with City of New Bedford standards.
11. Cut and cap all unused water, and sewer services in accordance with City of New Bedford regulations.
12. Owner must install a sewer clean out, on the existing service, within the City layout.
13. Owner must contact the Department of Public Infrastructure Engineering Division to check the existing address for the building.
14. Owner to plant trees on Harbor Street and Cove Street, within the limits of the projects, on the sidewalk grass area in accordance with City of New Bedford standards.
15. The Department of Public Infrastructure requires a final set of approved plans to be submitted, that reflects all revisions made prior to the start on construction,
16. Developer and site contractor must schedule a pre construction meeting with the Department of Public Infrastructure prior to the start of construction.
17. Upon completion, Engineer must submit "As Built Drawings" prior to the certificate of occupancy being issued.

CC: Department of Inspectional Services
Environmental Stewardship
Sitec
Green River Development, LLC