



PLANNING BOARD

City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508) 979-1488
www.newbedford-ma.gov

Registry of Deeds/City Clerk Use Only:

CITY OF NEW BEDFORD

JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION

| | | | | |
|---|---------------------------------|---|-------------|--------------------|
| Case Number: 18-05 | | | | |
| Request Type: Site Plan Approval for Farland Estates I (f/k/a Stony Brook Farm & f/k/a Northside Farm) | | | | |
| Address: Easterly side of Acushnet Ave, between Phillips Road and Arnoff Street | | | | |
| Zoning: Residence A (RA) and Mixed Use Business (MUB) zoning districts | | | | |
| Recorded Owners: MIH 1, LLC | | | | |
| Owners Address: 30 North Water Street New Bedford, MA 02740 | | | | |
| Applicant: Farland Corp. | | | | |
| Applicant Address: 401 County Street New Bedford, MA 02740 | | | | |
| Application Submittal Date | | Public Hearing Date | | Decision Date |
| December 20, 2017 | | January 10, 2018 & February 14, 2018 | | February 14, 2018 |
| Assessor's Plot Number | Lot Number(s) | Book Number | Page Number | Certificate Number |
| 130D | 381-386 & 392- 408 & 412-419 | 12304 | 200 | |

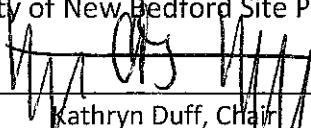
Application: Request by Farland Corp on behalf of MIH1, LLC, for Site Plan approval pursuant to Section 5400, Site Plan Review, Subsection 5424, residential subdivision, of the Zoning Ordinance, for the development of a 27-lot residential subdivision at the property located on the easterly side of Acushnet Ave, between Phillips Rd and Arnoff St (Map 130D, Lots 381-386 & 392-408 & 412-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts.

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 19, 2018. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance

3/19/2018

Date


Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Request by Farland Corp on behalf of MIH1, LLC, for Site Plan approval pursuant to Section 5400, Site Plan Review, Subsection 5424, residential subdivision, of the Zoning Ordinance, for the development of a 27-lot residential subdivision at the property located on the easterly side of Acushnet Ave, between Phillips Rd and Arnoff St (Map 130D, Lots 381-386 & 392-408 & 412-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts.

This subdivision is formerly known as Stoney Brook Farm (recorded at Bristol County (S.D) Registry of Deeds at Plan Book 12200/Page 1). Also known as Planning Board Case #24-17 (Definitive Subdivision Plan Approval Stony Brook Farm (f/k/a Northside Farm)).

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

(Site Plan Review is applicable for Subdivision Review under §5424.)

- ❑ Proposed Definitive Subdivision Plan, Farland Estates I, prepared by Farland Corp., dated December 15, 2017; latest revision date January 30, 2018; including:
 - Sheet 1 Cover
 - Sheet 2 Existing Conditions
 - Sheet 3 Layout
 - Sheet 4 Utilities & Grading
 - Sheet 5 Landscaping & Lighting
 - Sheet 6 Profile
 - Sheet 7 Details
 - Sheet 8 Details
 - Sheet 9 Notes & Legend

Other Documents and Supporting Materials

- ❑ Form C: Application for Approval of a Definitive Plan, dated December 15, 2017.
- ❑ Site Plan Review Application, dated December 15, 2017.
- ❑ Waiver Request
- ❑ Certified Abutters List
- ❑ Bristol County (S.D) Registry of Deeds Book 12304, Page 200
- ❑ Development Impact Statement
- ❑ Site photos
- ❑ Conceptual house plans
- ❑ Aerial photo of the surrounding area, received February 14, 2018
- ❑ Department of Planning, Housing & Community Development Staff Report dated January 4, 2018
- ❑ Department of Public Infrastructure (DPI) Comments, dated January 9, 2018
- ❑ Conservation Agent Comments dated February 13, 2018
- ❑ Letter from Ryan Knowles, dated January 10, 2018

3) DISCUSSION

Board Chair Kathryn Duff and Board Members, Arthur Glassman, Peter Cruz, Alexander Kalife, and George Smith were present on the evening of January 10, 2018 for the subject discussion. City Staff member: Gloria McPherson, City Planner, was present during the proceedings.

Christian Farland, President Farland Corp, on behalf of MIH 1, LLC, referenced the long-standing project approved as the 15 lot subdivision Stoney Brook Farms, having been previously approved in 2016 as a 39 lot

subdivision. He described the property and its location, which is bounded east of a bordering vegetative wetland area. He described the now 27 lot subdivision created for the site, which now shows reduced lot sizes and elimination of some previously proposed roadway. He noted this project is far more economical than the previously approved proposals, and he felt that was part of the delay in the realization of the subdivision.

Mr. Farland described the circular roadway design of this project and its benefits, to include vehicle access. He went through the current changes proposed for the site, noting an amended order appearance before the Conservation Commission, wherein storm water was reviewed. Mr. Farland noted the reduction of over an acre of impervious area, but made no changes to the original proposed drainage system with all the houses being fully recharged, per city standard. Mr. Farland noted the staff comment recommending a pavement reduction to 24'.

He stated that with regard to wetland jurisdiction, the limit of work has remained the same from the previous plan. He noted he agreed with most of the staff comments. Mr. Farland did not feel the financial burden of an additional traffic study was necessary, in light of the August 2017 study.

In response to Board Member Smith, Mr. Farland confirmed the study was based on a 15 lot subdivision. Mr. Farland stated that 12 additional lots has a negligible impact on the Level C result.

Mr. Farland also commented on the staff comment for additional soil testing, stating the subdivision will be completely cleared and will have some 2' of fill. He stated soil testing was done in 2005, and it is highly unlikely any changes have taken place.

In response to Ms. McPherson, Mr. Farland confirmed that the entire parcel will be cleared and filled in. In response to Ms. McPherson's inquiry as to the need to fill as opposed to grading in order to save some trees, Mr. Farland stated it would create a depressed area and future ponding on the small lots, noting it would be very difficult to design drainage around 8,000SF with depressed areas. He noted higher areas on the westerly side of the roadway where trees could be saved, as well as on the south side and the no touch area of the wetlands. He noted the current overgrown nature of the property.

He directed the board to the aerial of the existing conditions plan showing an open field currently. In response to Chairperson Duff, Mr. Farland stated there is no existing landscape plan to show the existing trees and vegetation being removed.

There was extensive discussion on grading, water infiltration and tree loss within the inner circle of the project lots, clear cutting and loss of vegetation. Mr. Farland stated the project will meet all city requirements regarding street trees. He explained the already cleared and open area on the site.

Board Member Smith presented questions regarding the middle section/inner circle as regards flooding concerns. Mr. Farland stated that the middle or center piece has been designed not to flood, by the use of sheet flowing to the low spot and the catch basins.

Ms. McPherson noted there were no DPI comments on that point.

In response to Chairperson Duff, Mr. Farland described the sidewalk and circulation plans. Mr. Farland proposed sidewalks on the outer side and not on the interior, indicating some trees may be saved in that circumstance. Chairperson Duff noted the staff comments suggestion of reducing the roadway to 22'. With road size input from Ms. McPherson, Mr. Farland stated with a 22' roadway he would plant additional trees on the inner circle.

Board Member Glassman raised the concern of the inability for cars to park on both sides of the street with the 22' roadway. In response to Board Member Cruz, Mr. Farland stated the old standard for New Bedford was 34', the applicant proposed 28' and reduced to the 24'. He added that DPI comments support the three waivers, namely sidewalks, pavement width and soil testing. Board Member Cruz expressed concern over emergency vehicle access at the reduced 22', even with cars parked on one side.

Board Member Smith noted that previously any new building had sidewalks and curbing on both sides of the street, and he will not support any less than that. Mr. Farland noted the inside will have granite curbing. Chairperson Duff stated she was more inclined to support the reduction of the road width to 24' and the addition of sidewalks on the inner circle.

Board Member Cruz suggested obtaining DPI approval for the roadway reduction to 24'.

Board Member Smith inquired if there was a definitive plan existing for 15 lots, which Ms. McPherson confirmed was correct. Chairperson Duff noted this is a reconfiguration of that plan. In response to Board Member Cruz, Ms. McPherson stated this new subdivision plan will need reconditioning by the board. In response to Board Member Cruz, Mr. Farland stated they are utilizing the utility easements. Mr. Cruz suggested reestablishing the back area with some trees and vegetation, which Mr. Farland was amenable to.

Mr. Farland confirmed for Board Member Smith that the sidewalk in from Phillips Road was on one side only, which will also save vegetation. Mr. Farland also confirmed for Board Member Smith that utilities are underground and fire hydrants will also be included.

Mr. Farland confirmed for Board Member Cruz that the drainage system has been approved through ConCom, as well as no additional comments from DPI. He addressed the potential for any temporary advertising signs.

In response to Chairperson Duff, Mr. Farland stated they did not have any house samples for review this evening, but expects them to be two-story, three-bedroom, colonial style homes with attached garages. Mr. Farland responded to Ms. McPherson that there is not likely to be covenants or restrictions within the subdivision.

In response to Board Member Kalife, Mr. Farland stated there will be a mix of his own built homes and lot sales. There was discussion about the types of homes to be built by any lot buyers.

Chairperson Duff expressed her discomfort with the lack of a landscape plan and Ms. McPherson added her input. Mr. Farland stated he would provide existing tree clearing and the proposed tree clearing to provide a visual. Chairperson Duff raised the endangered status of holly trees. Mr. Farland noted for the board that in light of existing approval, some clearing had already been done on the site. Chairperson Duff raised questions on this issue in light of the reconfiguration for twenty-seven lots and expressed her displeasure of any clearing done prior to the approval sought this evening. Mr. Farland noted the approval to clear land does not fall in the purview of the planning board.

Board Member Smith noted the numerous DPI comments associated with the reconfiguration.

Ms. McPherson requested Mr. Farland check the status and stop any clearing until the board receives the requested information. Mr. Farland agreed and suggested a site visit.

A motion was made (GS) and seconded (AG) to open the public hearing.

Motion passed unopposed.

In response to Chairperson Duff's invitation to speak or be recorded in favor, a motion was made (GS) and seconded (AG) to receive and place on file a letter from Ryan Knowles of FitzGerald Drive.
Motion passed unopposed.

Chairperson Duff read the letter into the record.

In response to Chairperson Duff's invitation to speak or be recorded in opposition or ask questions, Paul and Tammy Lemaire, abutters at 967 Victoria Street, expressed concern about the level and location of fill going in and any potential flooding. Mr. Lemaire questioned the sewerage connection only through older Victoria Street connection. He also expressed concern about the digging at Monson Street and any clearing of trees there. Ms. Lemaire inquired of tying their second parcel into the water and sewer at the time of the street work. They also discussed any disturbance of existing stone walls.

There was no response to Chairperson Duff's further invitation to speak or be recorded in favor or opposition.

Mr. Farland addressed the concerns with regard to water pressure, which should be addressed by DPI comments, as well as the drainage and storm water runoff to abutters. Mr. Farland explained the grading for the Lemaire's. With regard to the sewer line, DPI comments address the adequacy. He offered to work with the Lemaire's regarding their sewer line connection. He stated the stone walls will be kept in their state, and any disturbance to them during construction will be restored. He noted some of the walls will be rebuilt to use at the 25' wetland no touch setback.

Chairperson Duff raised the staff comments with regard to providing an environmental impact letter, and Mr. Farland agreed.

Mr. Farland requested board input regarding the pavement width. The Board settled on the 24' width, pending DPI review.

Chairperson Duff and board members agreed that no additional traffic impact and test pits studies were necessary.

In response to Ms. McPherson, Mr. Farland stated he had no issue with the DPI comments.

A motion was made (AG) and seconded (GS) to continue Case #18-05 and Case #18-04 to the February 2018 Planning Board meeting. Motion passed unopposed.

Board Chair Kathryn Duff and Board Members, Arthur Glassman, Peter Cruz, and Alexander Kalife were present on the evening of February 14, 2018 for the subject discussion. City Staff member: Gloria McPherson, City Planner, was present during the proceedings.

Chairperson Duff mentioned the need for the continuance having been the impact statement, landscaping issues, and a site plan visit.

Christian Farland, Farland Corp., stated the plans had been revised as regards the staff comments, DPI comments and board comments. He stated they have provided a development impact report and conceptual house plans which are expected to be the type of homes developers will be building on the sold lots. He stated the plans have been revised for the southerly property where the sewer and water will be

connected, as well as the sewer stub for an abutter. He noted the stone walls were added to the plan, as well as the proposed and existing tree lines on the landscape plan. He noted pictures taken during the site visit of the current trees, which are young. He referenced the site visit, noting the trees to be cleared have no environmental impacts. He also noted the landscaping plan presented provides even more than the city requires.

With regard to the sidewalk waiver request, Mr. Farland stated the sidewalks as presented on one side of the street are safe and adequate for pedestrian traffic, and also add impervious area. He noted there will be handicap accessibility, and DPI had no opposition. Mr. Farland presented an aerial photo of the surrounding area.

A motion was made (AG) and seconded (AK) to accept the photo. Motion passed unopposed.

Mr. Farland noted the surrounding and abutting neighborhoods all have sidewalks on one side only. He believes the waiver request is appropriate and is consistent with the neighborhood. He then invited questions.

In response to Chairperson Duff regarding the roadway width, Mr. Farland stated Manny Silva was opposed to reducing the roadway. He also noted they had met with DPI on-site. Chairperson Duff had Mr. Farland point out the stone wall locations. He confirmed they would be using the wall materials at the wetland 25' no touch line. He also pointed out locations on the landscaping plans. He assured the board they would keep a buffer to abutting properties.

With regard to the site visit, Board Member Kalife stated it was a beautiful site appearing very large. Board Member Glassman noted there was a lot of brush on the large, peaceful site. He did not believe there were any historic woodlands present.

There was board discussion about setting any precedent in allowing sidewalks on one side only. Board Member Glassman agreed the inner loop, in this case, did not need an additional sidewalk. Mr. Farland reminded the board that waiver requests are decided on a case by case basis. He noted subdivisions Audrey Lane and Ava's Way being granted.

Board Member Cruz requested sidewalks on both sides at the site entrance to avoid a mid-block crossing.

A motion was made (AG) and seconded (AK) to reopen the public hearing. Motion passed unopposed.

There was no response to Chairperson Duff's invitation to speak or be recorded in favor.

There was no response to Chairperson Duff's invitation to speak or be recorded in opposition.

A motion was made (AG) and seconded (AK) to close the public hearing. Motion passed unopposed.

4) DECISION

Board member Glassman made a motion, seconded by Mr. Kalife, to approve Case #18-04 Request by Farland Corp on behalf of MIH1, LLC, for approval of a 27-lot residential subdivision, reconfiguring the previously approved 15-lot Stoney Brook Farm Subdivision, at the property located on the easterly side of Acushnet Ave, between Phillips Rd and Arnoff St (Map 130D, Lots 381-386 & 392-408 & 412-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts.

Additionally, the board voted to approve Case #18-05 site plan approval for the development of a 27-lot residential subdivision at the property located on the easterly side of Acushnet Ave, between Phillips Rd and Arnoff St (Map 130D, Lots 381-386 & 392-408 & 412-419) in the Residential A (RA) and Mixed Use Business (MUB) zoning districts.

Specific Conditions:

1. All DPI comments:
 1. The Department of Public Infrastructure agrees to grant all 3 waivers requested on the front sheet of the plans:
 - i. One test pit per lot
 - ii. Proposed 28 feet roadway width
 - iii. Cement sidewalk on one side
 2. All proposed driveways, sidewalk, and wheelchair ramps to be constructed with cement concrete and in accordance with A.D.A and City of New Bedford standards
 3. All driveways to be a maximum of 18 feet wide and constructed with a 3 foot transition granite curb on each side, and perpendicular to the street layout. (6" cement concrete and ½ inch lip)
 4. 11 foot ribbon cement sidewalks to be built with the following dimensions (6" granite curb, 3.5' grass, 4' cement concrete, 3'grass).
 5. Show bench marks on plans (on permanent structures like hydrants, poles etc.).
 6. The proposed drainage system and storm water management plan should be approved by the New Bedford Conservation Commission before final approval of the Department of Public Infrastructure.
 7. It's the responsibility of the developer for the long term maintenance of the detention basin. Contact the Department of Public Infrastructure to discuss this issue.
 8. A 4 foot high fence and access way shall be constructed around the detention pond. The access way would be used to facilitate periodic maintenance of the detention pond. Install 8' foot wide gate near easement.
 9. All drain lines should have a minimum 3 foot cover measured from top of pipe to finish ground.
 10. Water main to be installed in accordance with City of New Bedford regulations (South or West side of the streets). Water main to be installed at a maximum depth of 5.5 feet.
 11. Curb stops to be 1.5 feet from face of curb.
 12. All water meters to be installed at point of entry into building. No water service to run under slab.
 13. Lot 22 does not show a proposed water service.
 14. All water main configurations shall result in a looped water main system whenever possible according to subdivision regulations Article VII Section D. Therefore, the proposed water main should be connected to Victoria Street.
 15. Sheet 3 of 9: Add bearing along Phillips Rd. to 5.50 length. Also, change the 84 degree 41'22" bearing to the North East.
 16. Show size of existing sewer main on Victoria Street. Also, check capacity to take the new flow from the proposed subdivision.
 17. Add cement concrete wheelchair ramp on the North side of Phillips Road across from the SSouth West corner of the intersection.
 18. Plant 1 tree per lot in accordance with subdivision regulations Article VII Section J.
 19. Install street lights in accordance with subdivision regulations Article VII Section H. Lights should be installed 60 feet staggered.
 20. Revise profile for utilities between station 10+ 50 and 15+ 00.
 21. Granite bounds to be placed at all pc's pt's and changes in alignment along road layout. Install 4 bounds at the intersection of Phillips Rd and Farland Circle.
 22. Granite curb to be installed throughout the entire project. Granite curb inlets must be installed at all catch basin locations.
 23. House roof drains shall be connected to an on site infiltration system for each lot.
 24. All utilities to be installed in accordance with City of New Bedford regulations.
2. Staff comments:

1. That the applicant confers with the department of Public Infrastructure and Assessor's Office regarding abandonment of approved subdivision street names and the proposed new street name.
2. That a Development Impact Statement be provided.
3. That a graphic representation of the typical architectural style, or design, which exemplifies the vision for the development of Farland Estates I be provided.
4. That an updated Drainage Report be provided.
5. That plans are amended as noted above in the sheet by sheet discussion:
 - a) Title Sheet - Sheet 1 of 9
 - i. no comments
 - b) Existing Condition – Sheet 2 of 9
 - i. All trees 12 inch dbh and greater that are located within 20 feet of the proposed subdivision road should be shown and listed.
 - ii. FIRM map data (Flood Zone and Panel Number) should be added to the plan.
 - c) Layout – Sheet 3 of 9
 - i. Parks and Playground have not been shown on plans as per Article V. General Requirements for the Subdivision of Land (18) and MGL Chapter 41 §81U.
 - ii. Add all Construction Notes as stipulated in under Section 3d. of the Site Plan Review Checklist:
 - i. Any minor modifications to the information shown on the approved plans shall be submitted to the City Planner and City Engineer as a Minor Plan Revision for approval prior to the work being performed.
 - ii. Any work and material within the City right-of-way shall conform to the City of New Bedford requirements.
 - iii. All handicap parking, ramps, and access shall conform to AAB & MAAB requirements.
 - iv. All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
 - v. All pavement markings and signs shall conform to MUTCD requirements.
 - d) Utilities and Grading Plan – Sheet 4 of 9
 - i. Test pit locations are shown but no data is provided
 - ii. Add notes:
 - iii. The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way.
 - i. All water and sewer material and construction shall conform to the City of New Bedford requirements.
 - iv. All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled.
 - i. The City shall be notified at least 24 hours prior to the required inspections.
 - e) Landscaping and Lighting - Sheet 5 of 9
 - i. Street trees are spaced an average of 80 ft on center. This is too far apart to be an effective street tree planting, providing rhythm and shade to the street. For shade trees, a spacing of 40 ft on center is more appropriate.
 - ii. It is possible that there are some large trees within or adjacent to the road layout that should be preserved and could count as street trees. These should be surveyed and added to the plan, per the staff note about for Sheet 2.

- iii. Staff defers to the DPI with regard to street lighting
 - f) Profile – Sheet 6 of 9
 - i. Staff defers to the Department of Public Infrastructure.
 - g) Details - Sheets 7 and 8 of 9
 - i. Staff defers to the Department of Public Infrastructure and Conservation Commission.
 - h) Notes and Legend - Sheet 9 of 9
 - i. No comments
- 6. That the applicant secure written recommendations of all required departments as per Article III. Procedure. before final approval of subdivision plan.
- 3. Conservation Commission findings
- 4. Sidewalks on both sides of the Phillips Ave entrance;
- 5. Easterly stone wall to be retained and re-used as a no activity area to be marked off;

General conditions:

- 6. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
- 7. 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.
- 8. 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.
- 9. 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.

The foregoing vote to approve is subject to the following conditions set forth in previous Planning Board vote considering this subdivision at the Planning Board meeting of July 12, 2017:

Prior to the Board's Endorsement of the Plan:

- 1. The applicant shall submit a standard Covenant for review by the City Planner and City Solicitor prior to endorsement of the approved subdivision plan, in accordance with MGL CH 41 Sect. 81U.
- 2. The applicant shall submit a declaration of Home Owner's Association, if applicable, which shall be reviewed and approved by City Solicitor.
- 3. The applicant shall submit a municipal lien certificate demonstrating that all taxes for properties in the subdivision are paid in full.
- 4. The applicant shall submit all drainage and utility easement documents. All documents shall be reviewed and approved by City Solicitor and Department of Public Infrastructure, evidence of which shall be given to the City Planner.
- 5. The final set of plans for endorsement shall incorporate a sheet including all of the conditions from the Certificate of Action.
- 6. The applicant shall submit a complete package of final revised plans and documents which include all of the items listed above as items 1-6.

Prior to the start of construction the applicant is required to comply with the following conditions:

- 7. This Subdivision decision and the final approved subdivision plan shall be recorded at the Bristol County (S.D) Registry of Deeds by the applicant, with proof of recording submitted to the Planning Board within 90 days of the filing of the decision with the Town Clerk and within 90 days of the signing of the plans by the Board.

8. The applicant shall record the Covenant, all easement documents, and the Declaration of Home Owner's Association that have been reviewed and approved by City Solicitor. The applicant shall submit proof of recording at the Bristol County (S.D) Registry of Deeds to the Planning Board through the City Planner.
9. The applicant shall submit a construction schedule and attend a pre-construction meeting with the City Planner, Department of Public Infrastructure, and the applicant's general contractor. Notice of the meeting shall be given to the Conservation Agent, Department of Public Infrastructure, and City Planner.
10. The applicant is required to provide the Conservation Agent, Department of Public Infrastructure, and City Planner with a minimum of 48 hours notice prior to the start of construction.

During construction the applicant is required to comply with the following conditions:

11. All construction activities shall take place between the hours of 7:00 AM to 6:00 PM Monday through Saturday. No construction is allowed on Sunday.
12. During construction, the applicant shall ensure adequate protection against toxic or hazardous materials discharge or loss through corrosion, accidental damage, spillage, or vandalism through such measures as provision for spill control in the vicinity of chemical or fuel delivery points, secure storage areas for toxic or hazardous materials, and indoor storage provisions for corrodible or dissolvable materials.
13. The applicant shall establish a staging area on-site for storage of construction equipment and other vehicles. The staging area shall be located as far away as possible from sensitive resource areas. This area shall be used for the storage of top soil, trucks and heavy equipment. Straw bales and silt fencing shall be installed around any storage stockpiles of earth materials or fill. The site construction general contractor shall be provided with a copy of this document at the pre-construction meeting.
14. The applicant must provide temporary stabilization of all slopes within two business days of initial site grading.
15. During construction the applicant is required to control erosion. Silt sacs shall be installed in all catch basins and cleaned as needed. All disturbed areas must be stabilized prior to November 30th of every year to prevent erosion during winter months.

The Planning Board finds this request to be in accordance with City of New Bedford Code of Ordinances Chapter 9 §5400 Site Plan Review. 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 Kalife-Yes

Board Member Cruz -- Yes

Board Member Glassman -- Yes

Filed with the City Clerk on:

3/19/2018

Date



Kathryn Duff, Chair
City of New Bedford Planning Board