



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

REPORT DATE

March 9, 2018

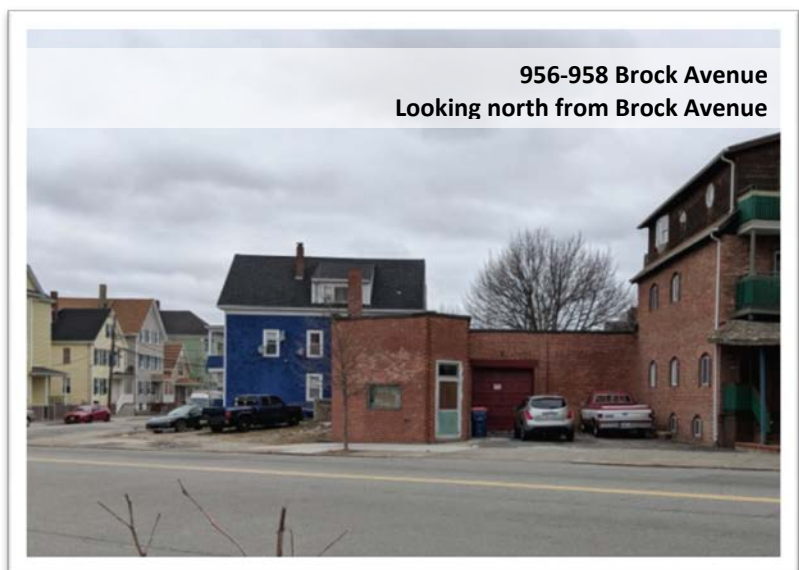
PLANNING BOARD MEETING

March 14, 2018

Case #18-13: SITE PLAN REVIEW
956-958 Brock Avenue
Map 15, Lot 56

Applicant Humberto Martinez
Owner: 163 Query Street #2
New Bedford, MA 02745

Applicant's SITEC
Agent: 449 Faunce Corner Road
N. Dartmouth, MA 02747



Overview

The Request by the applicant is for **Site Plan**

Approval for the rehabilitation and conversion of a 2,300 SF commercial building into a tire repair facility. The site is located at **956-958 Brock Avenue** (Map: 15, Lot: 56) in a Mixed Use Business zoning district.

An application for **Special Permit (Parking Reduction)** was also initially filed and subsequently withdrawn by the applicant. The application was withdrawn as the parking reduction was not necessary for the project. All required parking spaces were shown on plans originally filed with the Zoning Enforcement Officer, which are as shown on the revised plans submitted to the Planning Board date stamped February 27, 2018.

The applicant has also filed a petition for a Special Permit for Motor Vehicles with the Clerk of Committees on March 2, 2018. The Acting City Planner noted on the petition that the applicant has requested a Site Plan Review for the property located at 956-958 Brock Avenue, and noted that the applicant's case would be heard on March 14, 2018.

The applicant proposes to rehabilitate and convert the property into a tire repair facility. The applicant proposes site improvements which include lighting, landscaping, screening, and creating a concrete storage area on the west side of the lot (the currently unimproved portion of the lot).



Existing Conditions

The project site contains a 2,300± SF single story commercial building with a garage bay on a 4,868 SF lot. The lot has 95.6' of frontage on Brock Avenue and 33' on the adjacent Harmony Street. The "P" shaped building is located on the east side of the lot and shares a party wall with an abutting multifamily structure, also owned by the applicant. A paved parking area is located in front of the building. The west side of the lot is currently unimproved. Staff noted the side lot is currently being used for parking as well. There is damage to the sidewalk along Brock Avenue. There is no signage on the site nor are there any evident storm water controls onsite.

The surrounding neighborhood is a mix of retail/commercial and multifamily residential uses. The three directly abutting properties and the property located across Harmony Street are multifamily residential dwellings. Across the street, to the south on Brock Avenue is a 7-Eleven convenience store, a multi-tenant retail building, and a multifamily residential dwelling.

Proposed Conditions

The applicant proposes to convert the property into a tire repair facility. The applicant proposes site improvements including lighting, landscaping, screening, and creating a paved storage area on the west side of the lot. No changes are proposed to the building at this time according to the application narrative.

The most noticeable changes to the site will be the west side of the lot where the applicant proposes to pave the area with concrete to create a storage area. The storage area will be surrounded by a 6' black vinyl chain link fence. Landscaping is proposed in front of the fence. The landscaping in front of the fence along the Brock Avenue & Harmony Street frontages includes Little Henry Virginia Sweetspire and Blushing Bride Endless Summer Hydrangea. Along the rear property line (north side) an existing sidewalk will be removed and Rhododendron will be planted.

The project is required to provide six (6) parking spaces on-site. The applicant proposes four (4) spaces in the interior of the garage and two (2) in the existing driveway area outdoors.



Lighting of the site will be provided by three (3) wall packs on the site and one (1) installed on the abutting multifamily property, held in common ownership, facing the outdoor parking area.

A crushed stone filter strip will be installed inside the fence line to intercept storm water runoff from the concrete storage area.

For Board Consideration

- The use requires a Special Permit from the City Council. The application for the Motor Vehicle General Repairs Permit has been filed with the City Council and will be scheduled for an upcoming hearing.
- Elevations are not provided with the application, as the applicant indicates there are no proposed alterations to the building. However, the site plans show a new door on the west elevation near the northwest corner. The applicant should clarify if this is a regular door or a garage bay door. Will there be vehicular access to the west side storage area? Is the storage area intended for vehicles or storage (tires)?
- If the chain link fence is intended for screening it is unclear if fence slats will be incorporated into the fence.
- A signage plan is not included with the application. Any future proposed signage would require a separate permit review.
- No dumpsters or dumpster screening is shown on the plan. The board may wish to clarify with the applicant where such facilities would be proposed on site, if any.
- While the proposal meets the parking requirement, it is unclear how vehicles will circulate through the site and particularly how they will be able to exit the site facing the street. Vehicles backing out from this site would not be ideal, given the site location along the heavily traveled Brock Avenue and its proximity to two complex intersections – just to the east is the intersection of McGurk Street, Ruth Street, and Brock Avenue and the west is the Brightman Square Intersection (Rodney French Blvd., Brock Avenue & Grit Street.)

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. No comments were received as of the writing of this report. Any comments received will be forwarded to board members.

Master Plan Goal

Insofar as this proposal would support the active use of a currently underutilized building, staff finds that this proposal is consistent with the master plan's goals to attract commercial enterprise.

Materials For Consideration

The submittal is shown as the Tire Repair Facility, 956-958 Brock Avenue, owner Humberto Martinez, dated January 26, 2018, last revision dated February 27, 2018. Plans were prepared by SITEC, in Dartmouth, MA. The plan set consists of the following sheets:

- Cover Sheet
- Sheet 1 Site Layout
- Sheet 2 Locus Map
- Sheet 3 Site Grading/Utilities

- Sheet 4 Landscape Plan/ Lighting Plan
- Sheet 5 Existing Conditions
- Sheet 6 Detail Sheet

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

Waivers

The applicant has submitted waiver petitions for consideration by the Planning Board. The following waivers have been requested for:

- Topography and Drainage Plan
- Architectural Plan

Development Impact Statement (DIS)

The applicant has not provided a DIS for the proposed development.

Traffic Impact & Access Study

The applicant has not provided a traffic analysis for the proposed development.

Staff Recommendation



Site Plan Review. Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it move to approve the requested site plan approval for the project as proposed:

- ☐ Architectural Plans be provided, or clarification on the specifications for the door which would provide access to the storage area.
- ☐ Specification of the circulation flow and pattern proposed for the site, given the stacked parking layout included within the proposal. Will the area in which cars are being services double as a parking space?
- ☐ The site design allow for vehicles to exit the site facing the street.
- ☐ That all general conditions 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 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.

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

1. Site Plan Review Application
2. Plan Set
3. Stormwater Management Report
4. Certified Abutters List
5. Bristol County (S.D) Registry of Deeds Book 11532
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956-958 Brock Avenue Map: 15, Lot: 56

NOTE: Property line is approximate; for discussion purposes, only.

