



City of New Bedford

Department of Planning, Housing & Community Development

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STAFF REPORT

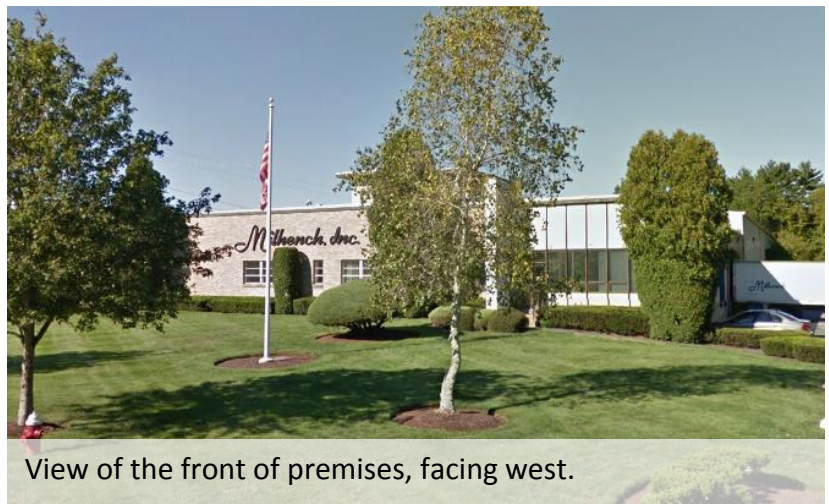
REPORT DATE
January 4, 2017

PLANNING BOARD MEETING
January 10, 2018

Case #18-02: SITE PLAN REVIEW
127 Duchaine Blvd
New Bedford, MA 02745
Map 133 Lots 21 & 12

Applicant: Heike Milhench
127 Duchaine Blvd
New Bedford, MA 02745

Owner: Milhench 2001 Nominee
Trust
127 Duchaine Blvd
New Bedford, MA 02745



View of the front of premises, facing west.

Overview

Case #18-02: Request by Heike Milhench on behalf of Milhench 2001 Nominee Trust, for Site Plan approval pursuant to Section 5400, Site Plan Review, Subsection 5421, industrial expansion over 2000 sf, of the Zoning Ordinance, for the construction of a warehouse addition, relocation of loading docks, addition of parking and associated site work, grading and utilities at the property located at **127 Duchaine Blvd** (Map 133, Lots 21 & 12) in the Industrial C (IC) zoning district. The proposed project entails a 90 ft. by 200 ft. addition to an existing structure.

Existing Conditions

The applicant is presently utilizing the premises as a warehouse and proposes to keep that use the same. The existing lot area dimensions are 216,685 sq. ft, with a width of 375 ft. The current total gross floor area is 29,662.60; the height of the single-story structure is 25-30ft.



Aerial view of the premises.

This project site is located on the southwestern span of Duchaine Blvd. within the New Bedford Business Park.

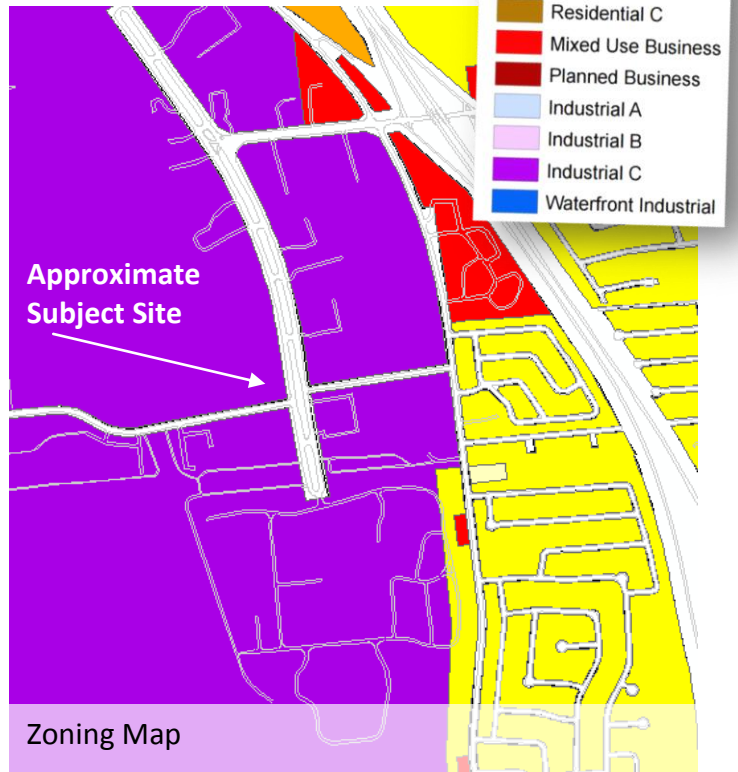
There are trees planted in the front of the building, parking spaces on the left and right of the building, and wooded areas located behind the building.

Neighboring establishments include New England Plastics Corp (126 Duchaine Blvd), located to the east.

Proposed Conditions

The proposed project consists of a 90 ft. by 200 ft. addition to the existing warehouse structure, which is to be located primarily on existing pavement.

Additional proposed changes include relocating and expanding the parking, the relocation of existing loading docks to the south side of the building, providing new vehicular access to the new loading docks, and a comprehensive stormwater management system.



Materials for Consideration

- ❏ **Planning Board Site Review Application.** Site plans have been provided by Farland Corp. for Milhench Inc. for Site Plan Review dated December 15, 2017.
- ❏ **Plan Set.** The plan set includes a cover sheet, notes and legends, existing conditions and demolition plans, layout, utilities and grading plan, and detail sheet.
- ❏ **Certified Abutters List.** An abutters list has been provided for review.
- ❏ **Parcel Map.** A parcel map has been included
- ❏ **Deed.** The deed has been provided for staff review. Staff has confirmed current property ownership.
- ❏ **Application for Waiver.** The applicant has submitted an application for a waiver for the following section of the Zoning Ordinance: 5350 & 5455 Development Impact Study.
- ❏ **Stormwater Report.**

Review Comments

The applicant does not propose any landscaping to enhance the street-facing portion of the building. **The Planning Board may want to require landscape plantings (trees, shrubs and groundcover) between the front facade of the building and Duchaine Blvd, as well as adjacent to the new parking areas.**

The applicant has not included building elevations. The front facade of the proposed addition is aligned with the facade of the existing building: Will this be one monolithic wall? What are the materials? **A complete review of the proposed project cannot be completed without the building elevations and the Planning Board should not approve this site plan without this information.** Additionally, the EDC, acting as review agent for the NB Industrial Park, was not able to complete its review without the elevations.

The applicant has requested a waiver of a Development Impact Study. Staff finds this requested waiver to be reasonable. The proposal is an expansion of an existing industrial building within the Industrial Park, where we anticipate and encourage expansion of existing properties over time. The expansion of the building will be primarily on a portion of the site that is already paved, although there will be some intrusion into the adjacent wetlands. Replication is proposed.

The proposal is consistent with the Master Plan in that it supports the active use of an existing commercial building and supports the expansion of business within the city.

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 and the Fire Department. Although no comments were received at the time this report was published, any material subsequently received will be made available to the Planning Board at its public meeting.

Waivers

The applicant has submitted an application for a waiver for the following:

- 5350 & 5455 Development Impact Study

Staff Recommendation



Site Plan Review. Planning staff offers the following recommendations to the Planning Board:

Continue the hearing to the meeting of February 14th and request that the applicant provide building elevations and a landscape plan for Planning Board review.

OR...

If the building elevations are provided and deemed acceptable to the Planning Board, you could choose to grant the requested waiver of the Development Impact Statement and grant the request for site plan approval for the proposed project with the following conditions:

- ❏ All general conditions be applied to this decision.
- ❏ A planting plan showing native trees, shrubs and groundcovers between the front facade of the structure and Duchaine Blvd, as well as adjacent to the new parking areas, shall be provided to the Planning Board for approval.
- ❏ No work shall begin until an approved planting plan is stamped and signed by the Planning Board members.

Materials for Case 18-02 are available at: <http://www.newbedford-ma.gov/planning/planning-board/planning-board-agenda-info-2018/>