



- Land Use Planning
- Civil Engineering
- Construction Permitting

June 29, 2016

Ms. Jennifer Clarke  
City Planner  
New Bedford Planning Board  
New Bedford City Hall  
133 William Street  
New Bedford, MA 02740

RE: **Response to Planning Board Staff Comments Dated June 14, 2017**  
**Stoney Brook Farm – F/K/A Northside Farm**  
**New Bedford, MA 02745**

Dear Ms. Clarke:

The purpose of this correspondence is to respond to the review comments submitted by the Department of Planning, Housing & Community Development dated June 14, 2017 for the project formerly known as Northside Farm subdivision, renamed to Stoney Brook Farm:

**Comments by Department of Planning, Housing & Community Development dated June 14, 2017**

1. Title Sheet:

- Lot 16 has been noted “Reserved for future development”.
- The locus map scale has been changed to 1” = 100’.
- The Recorded deed Book and Page has been added to the sheet.
- The zoning table has been updated to show minimum upland provided.

2. Existing Conditions:

- Last date of survey and name of surveyor and firm have been added to all plan sheets.
- A waiver has been requested to locate all existing trees over 12-inch caliper.
- FIRM map data is under note No. 3 in the general note section.
- A waiver had been requested to perform a test pit on every lot. Soil color using redoximorphic features was used to determine estimated high groundwater in test pit #3A as stipulated in 310 CMR 15.103 soil profile. This determination is standard engineering practice for the determination of estimated high ground water. The Conservation Commission has issued an order of conditions for the subdivision after a lengthy stormwater review of the entire subdivision.

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3. Lot Layout:

- Lot 16 has been noted “Reserved for future development”.
- Percentage of contiguous upland has been added to all lots.
- No parks or playgrounds are proposed for the subdivision.
- Utility easements recording information will be added to the plans once they have been recorded.
- Construction notes have been added to the plans.

4. Grading and Drainage:

- Notes have been added to the plan set.

5. Drainage Layout:

- No comments.

6. Roadway Profile:

- No comments.

7. Detail Sheet I:

- A note has been added to DTI sheet.

8. Detail Sheet II:

- No comments.

9. Detail Sheet III:

- No comments.

10. Street Trees and Lighting:

- Title has been changed to “Landscape and Lighting Plan”.
- Notes have been added to provide a “suggested” planting list as per Article VII (J).
- Typo has been changed to read Section J.
- Typo has been changed to read Section H.

**Proposed Definitive Subdivision – Stoney Brook Farm**

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- A chain link fence detail has been added to sheet DTIII, and fencing has been noted to refer to sheet DTIII.
- Sight distance has been added to the plan, the stopping sight distance for a 35-mph roadway is 250 feet, and the plan shows 500'+ to the East and 380'+ to the West as noted in the original traffic memo dated June 5, 2006. Department of Public Infrastructure has reviewed the plan and had no comment on sight distance.
- Straw bale has been substituted for hay bale throughout the plan set.
- A note has been added to the plan to establish the period of planting schedule.
- A note has been added to the plan to establish responsibility of garbage pickup and snow removal.

Additional comments:

Development Impact Statement:

See attached

Lot 16:

Lot 16 will not be developed as part of this project, if a project is proposed for Lot 16 a Site Plan Review application will be applied for.

Ground Sign:

No ground sign application has been submitted at this time.

Traffic:

The traffic memo that was produced in 2006 for the proposed 39 single family home subdivision concluded that the development would have “minimal” impact on the adjacent roadways. The study area included the development of Walgreens and the proposed improvements to the signalized intersection at Phillips Road and Acushnet Avenue. At the time of the study a level of service “B” was designated for the signalized intersection and stated “The signal at Route 18 and Phillips Road can accommodate the additional site-related traffic without degradation in level-of service.” We feel this traffic study is still valid and with the reduction in single family homes from 39 down to 15 the proposed residential development can be safely accommodated with minimal impact to area roadways.

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**Construction Schedule:**

Mobilize operations	2-3 days
Prep site and install erosion control	2-3 days
Clear, grub and stump site	1 week
Rough grade roadway	2-3 days
Install roadway utilities and drainage	8 weeks
Fine grade, curbing and Binder course roadway	1 week
Final site grading, landscaping fencing and inspections etc.	2 weeks

Total construction timeframe:

| ← 13 weeks ± → |

We appreciate the thoughtful review from the Department of Planning, Housing & Community Development and look forward to presenting this project to you and the Board at our scheduled hearing on July 12, 2017.

Sincerely,

**CAVANARO CONSULTING, INC.**



Brendan Sullivan, P.E., P.L.S.  
Project Manager

Enclosure

Cc: T. Tedeschi  
E. Blanchard  
File 5005