



City of New Bedford

Department of Planning, Housing & Community Development

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PATRICK J. SULLIVAN

DIRECTOR

STAFF REPORT-Amended

PLANNING BOARD MEETING

Initial meeting, March 8, 2017

Supplemental Comments for the April 12, 2017 Meeting

Case #08-17: SITE PLAN REVIEW

899 Pleasant Street/ES Foster Street
Southeastern New England Dental

**Applicant's
Agent:**

Architectural Consulting Group, Inc.
Michael W. Josefek, AIA President
2206 Acushnet Avenue
New Bedford, MA 02746

Owner:

Moftah El- Ghadi, DMD
899 Pleasant Street, LLC
34 Hillman Street
New Bedford, MA 02740



Overview of Request: This is a request continued from the Planning Board's March 8, 2017 meeting to consider Site Plan approval under Chapter 9 Comprehensive Zoning §5400 for construction of a 2,118+/- SF addition to an existing 1,322 +/-SF structure on a 25,396+/- SF site for a dental office and other professional tenants at 899 Pleasant and ES Foster Streets (Maps 58, Lots 300-302, 304 & 499) located in the Mixed Use Business (MUB) zoning district.

This meeting was continued through no fault of the applicant but because the public meeting venue had to close and there was no time to fully hear this petition. Therefore, at the request of the applicant, this matter was continued to the April Planning Board meeting.

New Material: At the March 8th meeting, applicant's agent did provide a copy of the Stormwater Management Report [Attachment 1] to the Planning Board. On March 30, 2017 the applicant's agent, Michael Josefek, provided a copy of a response letter addressing DPI's concerns [Attachment 2] point by point. In addition, Mr. Josefek also submitted a new detail sheet that includes curb cuts, Cape Cod berms, accessible ramps, concrete pavement and curbing [Attachment 3].

Mr. Josefek has advised staff that because he wants to get the project “moving as quickly as possible,” it is his intent to begin the renovation of the existing structure at 899 Pleasant Street immediately. Additionally, he intends on moving the existing barn (carriage house) from its present location to the more southerly section of the overall site. After the proposed project is completed, it is the applicant’s intention to then come in (to the city planner) with a Form A (Approval Not Required) plan that would divide the parcel where the carriage house would be on one site and the existing/proposed building would be on another. The applicant’s agent has advised staff that the division would be created in such a way such that the dental practice would be able to enjoy a shared parking amenity with the future development (in the carriage house) to its south.

Carriage House: The city’s Historic Preservation Planner notes that the carriage house building presently on the property has historic value and is historically significant in New Bedford as there are very few surviving carriage houses that are structurally sound. She notes it retains its “architectural and cultural value” in its existing context. Should the opportunity present itself, she believes preservation/retention is preferable to demolition.

If the applicant seeks to demolish it, the city’s demolition delay ordinance and process would be activated and would, given the historic preservation planner’s findings of historical significance, need to go through NBHC review prior to review and decision by the City council.

Zoning Board of Appeals Action: In the intervening time between the Planning Board’s initial consideration of this case on March 8, 2017 and its April 12th hearing in this matter, the applicant appeared before the Zoning Board of Appeals on March 16, 2017. As part of the regulatory permitting necessary to undertake the proposed project, a special permit under Chapter 9 Zoning Sections 2200 (use regulations), 2210 (general), 2230 (tables of use regulations-Appendix A, #20 Medical Office, Center or Clinic) and Sections 5300-5390 (Special Permit) to allow the petitioner to erect a dental office per their filed plans was granted with conditions by the ZBA.

The ZBA conditions were:

- That the project be set forth according to plans submitted with the application;
- That the Notice of Decision be recorded at the Registry of Deeds;
- A building permit be issued by the Department of Inspectional Services and acted upon within one year from the date of the decision.
- **Approval of Site Plan Review by City Planning Board be achieved.**

A copy of their Notice of Decision [Attachment 5] is provided with this report.

NOTE:

This report is provided as a supplement to a previous staff report provided to the Planning Board in advance of its March 8, 2017 meeting. All other information provided within that report remains germane to this case.

Attachments:

1. Stormwater Management Report
2. Applicant’s Response to DPI Comments
3. Site Detail Sheet C-2 [Received 03.29.2017]
4. DPI Memo Dated 03.07.2017 and Email from Deputy Commissioner Silva Dated 03.27.2017
5. ZBA Notice of Decision

STORMWATER MANAGEMENT REPORT AND HYDROLOGIC ANALYSIS

**Commercial Site Plan – #899 Pleasant Street
(Assessors Map 58, Lots 300 & 302)
New Bedford, Massachusetts**

Project Summary

The project area associated with this proposed development is bounded to the south by North Street, to the east by Pleasant Street, to the north by Hillman Street, and to the west by Foster Street. The site is comprised of two existing tax parcels totaling approximately 0.58 acres. It is located entirely in the city's Mixed Use Business (MUB) zoning district. An existing unoccupied business structure (most recently office space) and barn are located on the site. The site is bounded by residential uses to the north and west, by commercial uses to the south, and by a fire station to the east.

The applicant is seeking permission to construct a 2,118 s.f. addition off the western side of the existing structure. The structure will be utilized as a dental office. Thirty-seven paved parking spaces have been provided in the proposed parking lot, including two handicap van-accessible spaces. The site is proposed to be accessed by; (1) the existing curb opening in Pleasant Street, and (2) a new curb opening on Hillman Street. Stormwater runoff from the site will be collected by a series of proposed catch basins, and discharged to subsurface infiltration systems, or will otherwise be allowed to follow existing drainage patterns. The building will be serviced by municipal water and sewer services.

Methodology

Drainage computations were performed using the Natural Resources Conservation Services (NRCS) TR-20 method and HydroCAD® Drainage Calculation Software to determine the change in the existing and post-development runoff rates from each drainage area for the 2-, 10-, 25-, and 100-year 24 hour storm events. The limits of the work proposed to construct the project do not fall within an area subject to protection by the Wetlands Protection Act, therefore, strict compliance with DEP Stormwater Management Standards is not required. The drainage facilities are designed to comply with section 5454 of the Zoning By-Law, which requires stormwater design to conform to City of New Bedford Subdivision Regulations. Sketches of the existing and proposed watershed areas, HydroCAD® Report, and copies of the calculation sheets are included as appendices to this report.

Case 08-17
Rec'd 03/08/2017

PLANNING
MAR 08 2017
DEPARTMENT
See'd into record

Existing Conditions

The soils underlying the site are identified in the Natural Resources Conservation Service (NRCS) Soil Survey of Bristol County. The site soils are classified as 602 (Urban Land), which indicates that the soil consists of a significant amount of excavated and filled land.

Soil testing was performed by Farland Corp. under the direction of John Marchand, P.E. on February 17, 2017 to confirm the soil survey and determine the soil suitability for on-site stormwater management purposes.

The deep test holes was performed to a depth of approximately 7-1/2 to 8-1/2 feet to determine the seasonal high groundwater elevation. No evidence of seasonal high groundwater was observed in either of the two test hole performed. Soils consisted of fill material, underlain by a natural layer of Sandy Loam. For these purposed, a Hydrologic Soil Group "B" was assumed for the hydrologic calculations. The locations of the testholes are shown on the site plan.

Stormwater Management Overview

Existing Conditions:

The project site is comprised of one existing subcatchment drainage area, which represents off-site stormwater discharges which are directed to the municipal drain system. The design point chosen for the project is the perimeter of the site. The existing site does not contain any stormwater BMP's which provide for attenuation or recharge of stormwater. Runoff is allowed to flow overland onto the abutting streets, or is collected by a single catch basin, which discharges directly to the municipal drain system on Hillman Street.

Proposed Conditions:

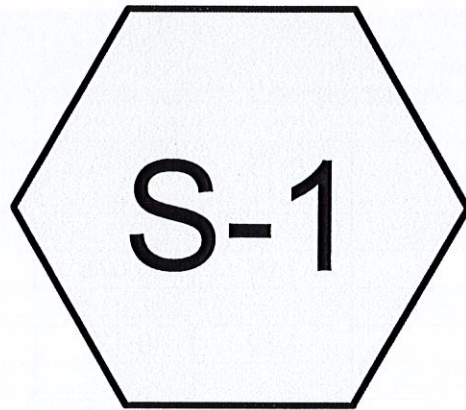
Under proposed conditions, three subcatchment areas have been included in the drainage model. The design point remains the same. Much of the stormwater runoff from the developed site will be captured by two deep-sump hooded catch basins which have been proposed. One of the catch basins will discharge directly to the municipal drain system on Hillman Street, as it had for pre-development conditions. The second catch basin will discharge to a series of proposed subsurface dry wells which will temporarily store and recharge a portion of the runoff. Runoff from larger storms will be discharged toward the municipal drain system in Pleasant Street. Runoff from the proposed roof is also directed to a series of subsurface dry wells. These roof drywell have been designed to capture the volume of runoff associated with the 100-year 24-hour storm event. In accordance with the Subdivision Regulations, the rate mitigation facilities have been engineered so that the aggregate peak discharge rates during a 2-year, 10-year, 25-year, or 100-year frequency storm event are no greater following development than the estimated rate prior to development.

Subdivision Regulations – New Bedford, Massachusetts**Article VI(B)(14):**

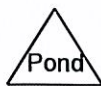
Drainage provisions shall be made such that the peak run-off after development is not more than the peak run-off prior to development. Said condition shall be attained either through the containment of drainage on-site and/or the provisions for linkage to public storm drains. Further, provisions for collecting and discharging surface drainage shall be made, such that the drainage flowing onto surrounding properties after development is no more than the drainage flowing onto surrounding properties prior to development. All run-off calculations shall be based on the 100 year storm projections. This project meets this requirement.

**Table 1 - Comparison of
Pre- versus Post-Development Offsite Runoff**

Storm Frequency	Pre-Development		Post-Development	
	Rate (cfs)	Volume (af)	Rate (cfs)	Volume (af)
2-Year Storm				
Off-site flow	1.04	0.076	1.03	0.078
10-Year Storm				
Off-site flow	1.82	0.132	1.57	0.132
25-Year Storm				
Off-site flow	2.29	0.166	2.10	0.163
100-Year Storm				
Off-site flow	3.11	0.228	2.94	0.219



Off-site Flow to Municipal Drain System



Drainage Diagram for PRE
Prepared by Farland Corp.
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PRE

Type III 24-hr 2-year storm Rainfall=3.40"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment S-1: Off-site Flow to

Runoff Area=0.583 ac 50.26% Impervious Runoff Depth=1.56"

Flow Length=55' Tc=6.0 min CN=80 Runoff=1.04 cfs 0.076 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.076 af Average Runoff Depth = 1.56"
49.74% Pervious = 0.290 ac 50.26% Impervious = 0.293 ac

PRE

Type III 24-hr 2-year storm Rainfall=3.40"

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Summary for Subcatchment S-1: Off-site Flow to Municipal Drain System

Runoff = 1.04 cfs @ 12.10 hrs, Volume= 0.076 af, Depth= 1.56"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year storm Rainfall=3.40"

Area (ac)	CN	Description
0.290	61	>75% Grass cover, Good, HSG B
* 0.051	98	Ex. Roof
* 0.215	98	Ex. Pavement
* 0.027	98	Ex. Concrete / Brick
0.583	80	Weighted Average
0.290		Pervious Area
0.293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	15	0.1000	0.16		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.40"
2.8	35	0.0500	0.21		Sheet Flow, BC Grass: Short n= 0.150 P2= 3.40"
0.0	5	0.0500	3.60		Shallow Concentrated Flow, CD Unpaved Kv= 16.1 fps
1.6					Direct Entry, TR-55 Minimum
6.0	55	Total			

PRE

Type III 24-hr 10-year storm Rainfall=4.80"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment S-1: Off-site Flow to

Runoff Area=0.583 ac 50.26% Impervious Runoff Depth=2.72"

Flow Length=55' Tc=6.0 min CN=80 Runoff=1.82 cfs 0.132 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.132 af Average Runoff Depth = 2.72"
49.74% Pervious = 0.290 ac 50.26% Impervious = 0.293 ac

PRE

Type III 24-hr 10-year storm Rainfall=4.80"

Prepared by Farland Corp.

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Summary for Subcatchment S-1: Off-site Flow to Municipal Drain System

Runoff = 1.82 cfs @ 12.09 hrs, Volume= 0.132 af, Depth= 2.72"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.80"

Area (ac)	CN	Description
0.290	61	>75% Grass cover, Good, HSG B
* 0.051	98	Ex. Roof
* 0.215	98	Ex. Pavement
* 0.027	98	Ex. Concrete / Brick
0.583	80	Weighted Average
0.290		Pervious Area
0.293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	15	0.1000	0.16		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.40"
2.8	35	0.0500	0.21		Sheet Flow, BC Grass: Short n= 0.150 P2= 3.40"
0.0	5	0.0500	3.60		Shallow Concentrated Flow, CD Unpaved Kv= 16.1 fps
1.6					Direct Entry, TR-55 Minimum
6.0	55	Total			

PRE

Type III 24-hr 25-year storm Rainfall=5.60"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment S-1: Off-site Flow to

Runoff Area=0.583 ac 50.26% Impervious Runoff Depth=3.42"

Flow Length=55' Tc=6.0 min CN=80 Runoff=2.29 cfs 0.166 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.166 af Average Runoff Depth = 3.42"
49.74% Pervious = 0.290 ac 50.26% Impervious = 0.293 ac

PRE

Type III 24-hr 25-year storm Rainfall=5.60"

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Summary for Subcatchment S-1: Off-site Flow to Municipal Drain System

Runoff = 2.29 cfs @ 12.09 hrs, Volume= 0.166 af, Depth= 3.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Type III 24-hr 25-year storm Rainfall=5.60"

Area (ac)	CN	Description
0.290	61	>75% Grass cover, Good, HSG B
* 0.051	98	Ex. Roof
* 0.215	98	Ex. Pavement
* 0.027	98	Ex. Concrete / Brick
0.583	80	Weighted Average
0.290		Pervious Area
0.293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	15	0.1000	0.16		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.40"
2.8	35	0.0500	0.21		Sheet Flow, BC Grass: Short n= 0.150 P2= 3.40"
0.0	5	0.0500	3.60		Shallow Concentrated Flow, CD Unpaved Kv= 16.1 fps
1.6					Direct Entry, TR-55 Minimum
6.0	55	Total			

PRE

Type III 24-hr 100-year storm Rainfall=7.00"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment S-1: Off-site Flow to

Runoff Area=0.583 ac 50.26% Impervious Runoff Depth=4.69"

Flow Length=55' Tc=6.0 min CN=80 Runoff=3.11 cfs 0.228 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.228 af Average Runoff Depth = 4.69"
49.74% Pervious = 0.290 ac 50.26% Impervious = 0.293 ac

PRE

Type III 24-hr 100-year storm Rainfall=7.00"

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Summary for Subcatchment S-1: Off-site Flow to Municipal Drain System

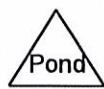
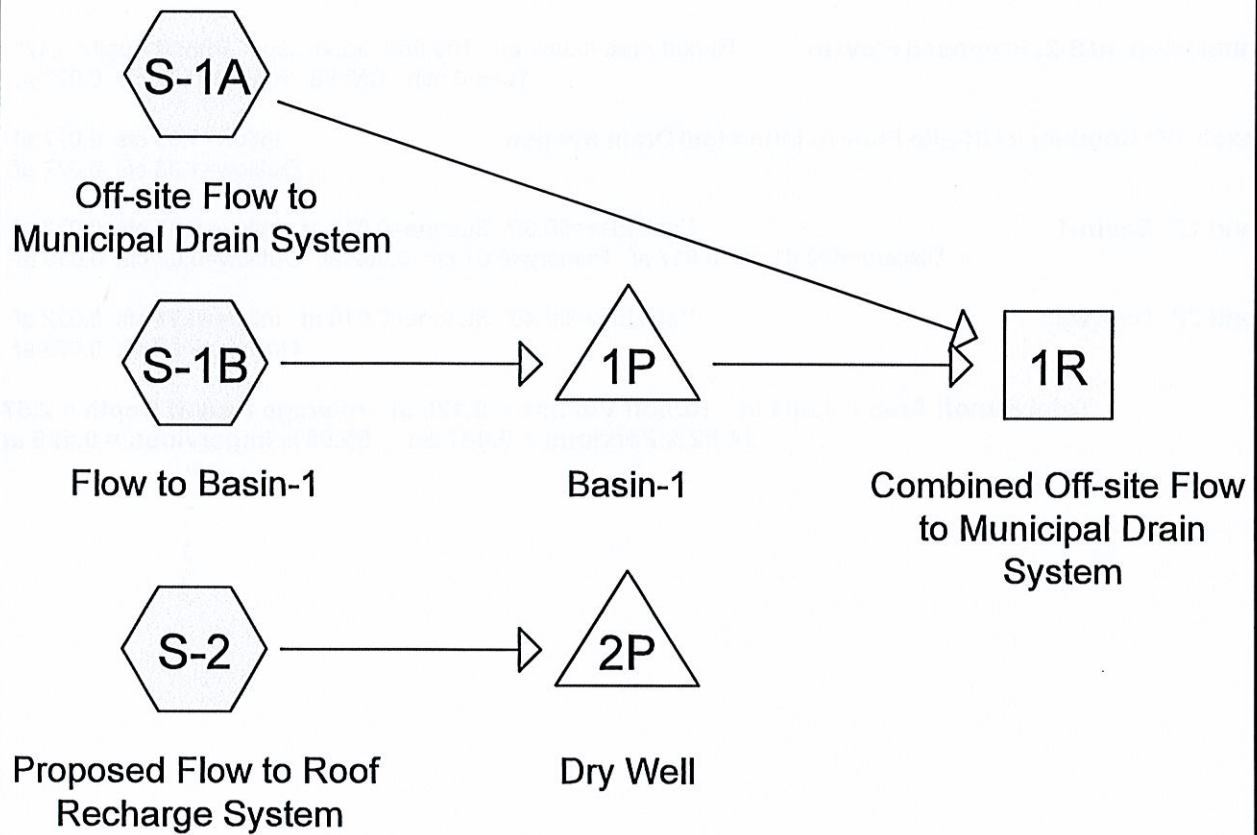
Runoff = 3.11 cfs @ 12.09 hrs, Volume= 0.228 af, Depth= 4.69"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Type III 24-hr 100-year storm Rainfall=7.00"

Area (ac)	CN	Description
0.290	61	>75% Grass cover, Good, HSG B
* 0.051	98	Ex. Roof
* 0.215	98	Ex. Pavement
* 0.027	98	Ex. Concrete / Brick
0.583	80	Weighted Average
0.290		Pervious Area
0.293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	15	0.1000	0.16		Sheet Flow, AB Grass: Dense n= 0.240 P2= 3.40"
2.8	35	0.0500	0.21		Sheet Flow, BC Grass: Short n= 0.150 P2= 3.40"
0.0	5	0.0500	3.60		Shallow Concentrated Flow, CD Unpaved Kv= 16.1 fps
1.6					Direct Entry, TR-55 Minimum
6.0	55	Total			



POST*Type III 24-hr 2-year storm Rainfall=3.40"*

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S-1A: Off-site Flow to Runoff Area=0.385 ac 79.48% Impervious Runoff Depth=2.35"
Tc=6.0 min CN=90 Runoff=1.03 cfs 0.076 af

Subcatchment S-1B: Flow to Basin-1 Runoff Area=0.115 ac 93.04% Impervious Runoff Depth=2.84"
Tc=6.0 min CN=95 Runoff=0.35 cfs 0.027 af

Subcatchment S-2: Proposed Flow to Runoff Area=0.083 ac 100.00% Impervious Runoff Depth=3.17"
Tc=6.0 min CN=98 Runoff=0.27 cfs 0.022 af

Reach 1R: Combined Off-site Flow to Municipal Drain System Inflow=1.03 cfs 0.077 af
Outflow=1.03 cfs 0.077 af

Pond 1P: Basin-1 Peak Elev=90.99' Storage=0.015 af Inflow=0.35 cfs 0.027 af
Discarded=0.01 cfs 0.017 af Primary=0.01 cfs 0.002 af Outflow=0.02 cfs 0.019 af

Pond 2P: Dry Well Peak Elev=89.40' Storage=0.010 af Inflow=0.27 cfs 0.022 af
Outflow=0.01 cfs 0.022 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.125 af Average Runoff Depth = 2.57"
14.92% Pervious = 0.087 ac 85.08% Impervious = 0.496 ac

POST

Type III 24-hr 2-year storm Rainfall=3.40"

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Summary for Subcatchment S-1A: Off-site Flow to Municipal Drain System

Runoff = 1.03 cfs @ 12.09 hrs, Volume= 0.076 af, Depth= 2.35"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year storm Rainfall=3.40"

Area (ac)	CN	Description
0.079	61	>75% Grass cover, Good, HSG B
* 0.291	98	Prop. Pavement
* 0.015	98	Prop. Concrete
0.385	90	Weighted Average
0.079		Pervious Area
0.306		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-1B: Flow to Basin-1

Runoff = 0.35 cfs @ 12.09 hrs, Volume= 0.027 af, Depth= 2.84"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year storm Rainfall=3.40"

Area (ac)	CN	Description
* 0.107	98	Prop. Pavement
0.008	61	>75% Grass cover, Good, HSG B
0.115	95	Weighted Average
0.008		Pervious Area
0.107		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-2: Proposed Flow to Roof Recharge System

Runoff = 0.27 cfs @ 12.09 hrs, Volume= 0.022 af, Depth= 3.17"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-year storm Rainfall=3.40"

Area (ac)	CN	Description
* 0.083	98	Proposed Roof
0.083		Impervious Area

POST

Type III 24-hr 2-year storm Rainfall=3.40"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Reach 1R: Combined Off-site Flow to Municipal Drain System

Inflow Area = 0.500 ac, 82.60% Impervious, Inflow Depth = 1.86" for 2-year storm event
 Inflow = 1.03 cfs @ 12.09 hrs, Volume= 0.077 af
 Outflow = 1.03 cfs @ 12.09 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Basin-1

Inflow Area = 0.115 ac, 93.04% Impervious, Inflow Depth = 2.84" for 2-year storm event
 Inflow = 0.35 cfs @ 12.09 hrs, Volume= 0.027 af
 Outflow = 0.02 cfs @ 13.87 hrs, Volume= 0.019 af, Atten= 94%, Lag= 107.1 min
 Discarded = 0.01 cfs @ 9.10 hrs, Volume= 0.017 af
 Primary = 0.01 cfs @ 13.87 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Peak Elev= 90.99' @ 13.87 hrs Surf.Area= 0.009 ac Storage= 0.015 af

Plug-Flow detention time= 403.3 min calculated for 0.019 af (70% of inflow)

Center-of-Mass det. time= 310.7 min (1,089.8 - 779.1)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.007 af	8.00'W x 8.00'L x 4.00'H Prismatic x 6 0.035 af Overall - 0.017 af Embedded = 0.018 af x 40.0% Voids
#2	88.50'	0.014 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 6 Inside #1 0.017 af Overall - 4.0" Wall Thickness = 0.014 af
		0.021 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area
#2	Primary	90.92'	6.0" x 40.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 89.00' S= 0.0480 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections

Discarded OutFlow Max=0.01 cfs @ 9.10 hrs HW=88.04' (Free Discharge)↑**1=Exfiltration** (Exfiltration Controls 0.01 cfs)**Primary OutFlow** Max=0.01 cfs @ 13.87 hrs HW=90.99' (Free Discharge)↑**2=Culvert** (Inlet Controls 0.01 cfs @ 0.70 fps)

POST

Type III 24-hr 2-year storm Rainfall=3.40"

Prepared by Farland Corp.

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Summary for Pond 2P: Dry Well

Inflow Area = 0.083 ac, 100.00% Impervious, Inflow Depth = 3.17" for 2-year storm event
 Inflow = 0.27 cfs @ 12.09 hrs, Volume= 0.022 af
 Outflow = 0.01 cfs @ 10.35 hrs, Volume= 0.022 af, Atten= 95%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 10.35 hrs, Volume= 0.022 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 89.40' @ 14.18 hrs Surf.Area= 0.013 ac Storage= 0.010 af

Plug-Flow detention time= 270.9 min calculated for 0.022 af (100% of inflow)
 Center-of-Mass det. time= 270.8 min (1,025.9 - 755.1)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.011 af	8.00'W x 8.00'L x 4.00'H Prismatic x 9 0.053 af Overall - 0.025 af Embedded = 0.028 af x 40.0% Voids
#2	88.50'	0.020 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 9 Inside #1 0.025 af Overall - 4.0" Wall Thickness = 0.020 af
		0.032 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 10.35 hrs HW=88.04' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

POST*Type III 24-hr 10-year storm Rainfall=4.80"*

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S-1A: Off-site Flow to Runoff Area=0.385 ac 79.48% Impervious Runoff Depth=3.68"
Tc=6.0 min CN=90 Runoff=1.57 cfs 0.118 af

Subcatchment S-1B: Flow to Basin-1 Runoff Area=0.115 ac 93.04% Impervious Runoff Depth=4.22"
Tc=6.0 min CN=95 Runoff=0.51 cfs 0.040 af

Subcatchment S-2: Proposed Flow to Runoff Area=0.083 ac 100.00% Impervious Runoff Depth=4.56"
Tc=6.0 min CN=98 Runoff=0.38 cfs 0.032 af

Reach 1R: Combined Off-site Flow to Municipal Drain System Inflow=1.57 cfs 0.131 af
Outflow=1.57 cfs 0.131 af

Pond 1P: Basin-1 Peak Elev=91.25' Storage=0.017 af Inflow=0.51 cfs 0.040 af
Discarded=0.01 cfs 0.018 af Primary=0.21 cfs 0.013 af Outflow=0.22 cfs 0.031 af

Pond 2P: Dry Well Peak Elev=90.21' Storage=0.017 af Inflow=0.38 cfs 0.032 af
Outflow=0.01 cfs 0.027 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.190 af Average Runoff Depth = 3.92"
14.92% Pervious = 0.087 ac 85.08% Impervious = 0.496 ac

POST

Type III 24-hr 10-year storm Rainfall=4.80"

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Summary for Subcatchment S-1A: Off-site Flow to Municipal Drain System

Runoff = 1.57 cfs @ 12.09 hrs, Volume= 0.118 af, Depth= 3.68"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.80"

Area (ac)	CN	Description
0.079	61	>75% Grass cover, Good, HSG B
* 0.291	98	Prop. Pavement
* 0.015	98	Prop. Concrete
0.385	90	Weighted Average
0.079		Pervious Area
0.306		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-1B: Flow to Basin-1

Runoff = 0.51 cfs @ 12.09 hrs, Volume= 0.040 af, Depth= 4.22"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.80"

Area (ac)	CN	Description
* 0.107	98	Prop. Pavement
0.008	61	>75% Grass cover, Good, HSG B
0.115	95	Weighted Average
0.008		Pervious Area
0.107		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-2: Proposed Flow to Roof Recharge System

Runoff = 0.38 cfs @ 12.09 hrs, Volume= 0.032 af, Depth= 4.56"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-year storm Rainfall=4.80"

Area (ac)	CN	Description
* 0.083	98	Proposed Roof
0.083		Impervious Area

POST

Type III 24-hr 10-year storm Rainfall=4.80"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Reach 1R: Combined Off-site Flow to Municipal Drain System

Inflow Area = 0.500 ac, 82.60% Impervious, Inflow Depth = 3.14" for 10-year storm event
 Inflow = 1.57 cfs @ 12.09 hrs, Volume= 0.131 af
 Outflow = 1.57 cfs @ 12.09 hrs, Volume= 0.131 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Basin-1

Inflow Area = 0.115 ac, 93.04% Impervious, Inflow Depth = 4.22" for 10-year storm event
 Inflow = 0.51 cfs @ 12.09 hrs, Volume= 0.040 af
 Outflow = 0.22 cfs @ 12.30 hrs, Volume= 0.031 af, Atten= 57%, Lag= 12.5 min
 Discarded = 0.01 cfs @ 7.95 hrs, Volume= 0.018 af
 Primary = 0.21 cfs @ 12.30 hrs, Volume= 0.013 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 91.25' @ 12.30 hrs Surf.Area= 0.009 ac Storage= 0.017 af

Plug-Flow detention time= 270.1 min calculated for 0.031 af (77% of inflow)
 Center-of-Mass det. time= 188.1 min (957.4 - 769.3)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.007 af	8.00'W x 8.00'L x 4.00'H Prismaoid x 6 0.035 af Overall - 0.017 af Embedded = 0.018 af x 40.0% Voids
#2	88.50'	0.014 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 6 Inside #1 0.017 af Overall - 4.0" Wall Thickness = 0.014 af
		0.021 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area
#2	Primary	90.92'	6.0" x 40.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 89.00' S= 0.0480 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections

Discarded OutFlow Max=0.01 cfs @ 7.95 hrs HW=88.04' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.21 cfs @ 12.30 hrs HW=91.25' (Free Discharge)
 ↑2=Culvert (Inlet Controls 0.21 cfs @ 1.53 fps)

POST

Type III 24-hr 10-year storm Rainfall=4.80"

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Summary for Pond 2P: Dry Well

Inflow Area = 0.083 ac, 100.00% Impervious, Inflow Depth = 4.56" for 10-year storm event
 Inflow = 0.38 cfs @ 12.09 hrs, Volume= 0.032 af
 Outflow = 0.01 cfs @ 9.15 hrs, Volume= 0.027 af, Atten= 96%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 9.15 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 90.21' @ 15.40 hrs Surf.Area= 0.013 ac Storage= 0.017 af

Plug-Flow detention time= 394.2 min calculated for 0.027 af (85% of inflow)
 Center-of-Mass det. time= 329.6 min (1,078.3 - 748.7)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.011 af	8.00'W x 8.00'L x 4.00'H Prisma toid x 9 0.053 af Overall - 0.025 af Embedded = 0.028 af x 40.0% Voids
#2	88.50'	0.020 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 9 Inside #1 0.025 af Overall - 4.0" Wall Thickness = 0.020 af
		0.032 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 9.15 hrs HW=88.04' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

POST*Type III 24-hr 25-year storm Rainfall=5.60"*

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S-1A: Off-site Flow to Runoff Area=0.385 ac 79.48% Impervious Runoff Depth=4.46"
Tc=6.0 min CN=90 Runoff=1.88 cfs 0.143 af

Subcatchment S-1B: Flow to Basin-1 Runoff Area=0.115 ac 93.04% Impervious Runoff Depth=5.01"
Tc=6.0 min CN=95 Runoff=0.60 cfs 0.048 af

Subcatchment S-2: Proposed Flow to Runoff Area=0.083 ac 100.00% Impervious Runoff Depth=5.36"
Tc=6.0 min CN=98 Runoff=0.44 cfs 0.037 af

Reach 1R: Combined Off-site Flow to Municipal Drain System Inflow=2.01 cfs 0.162 af
Outflow=2.01 cfs 0.162 af

Pond 1P: Basin-1 Peak Elev=91.42' Storage=0.018 af Inflow=0.60 cfs 0.048 af
Discarded=0.01 cfs 0.019 af Primary=0.37 cfs 0.019 af Outflow=0.38 cfs 0.038 af

Pond 2P: Dry Well Peak Elev=90.71' Storage=0.021 af Inflow=0.44 cfs 0.037 af
Outflow=0.01 cfs 0.027 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.228 af Average Runoff Depth = 4.70"
14.92% Pervious = 0.087 ac 85.08% Impervious = 0.496 ac

POST

Type III 24-hr 25-year storm Rainfall=5.60"

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Summary for Subcatchment S-1A: Off-site Flow to Municipal Drain System

Runoff = 1.88 cfs @ 12.09 hrs, Volume= 0.143 af, Depth= 4.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year storm Rainfall=5.60"

Area (ac)	CN	Description
0.079	61	>75% Grass cover, Good, HSG B
* 0.291	98	Prop. Pavement
* 0.015	98	Prop. Concrete
0.385	90	Weighted Average
0.079		Pervious Area
0.306		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-1B: Flow to Basin-1

Runoff = 0.60 cfs @ 12.09 hrs, Volume= 0.048 af, Depth= 5.01"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year storm Rainfall=5.60"

Area (ac)	CN	Description
* 0.107	98	Prop. Pavement
0.008	61	>75% Grass cover, Good, HSG B
0.115	95	Weighted Average
0.008		Pervious Area
0.107		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-2: Proposed Flow to Roof Recharge System

Runoff = 0.44 cfs @ 12.09 hrs, Volume= 0.037 af, Depth= 5.36"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year storm Rainfall=5.60"

Area (ac)	CN	Description
* 0.083	98	Proposed Roof
0.083		Impervious Area

POST

Type III 24-hr 25-year storm Rainfall=5.60"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Reach 1R: Combined Off-site Flow to Municipal Drain System

Inflow Area = 0.500 ac, 82.60% Impervious, Inflow Depth = 3.90" for 25-year storm event
 Inflow = 2.01 cfs @ 12.11 hrs, Volume= 0.162 af
 Outflow = 2.01 cfs @ 12.11 hrs, Volume= 0.162 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Basin-1

Inflow Area = 0.115 ac, 93.04% Impervious, Inflow Depth = 5.01" for 25-year storm event
 Inflow = 0.60 cfs @ 12.09 hrs, Volume= 0.048 af
 Outflow = 0.38 cfs @ 12.20 hrs, Volume= 0.038 af, Atten= 37%, Lag= 6.6 min
 Discarded = 0.01 cfs @ 7.25 hrs, Volume= 0.019 af
 Primary = 0.37 cfs @ 12.20 hrs, Volume= 0.019 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Peak Elev= 91.42' @ 12.20 hrs Surf.Area= 0.009 ac Storage= 0.018 af

Plug-Flow detention time= 228.7 min calculated for 0.038 af (79% of inflow)

Center-of-Mass det. time= 152.8 min (918.1 - 765.3)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.007 af	8.00'W x 8.00'L x 4.00'H Prismatic x 6 0.035 af Overall - 0.017 af Embedded = 0.018 af x 40.0% Voids
#2	88.50'	0.014 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 6 Inside #1 0.017 af Overall - 4.0" Wall Thickness = 0.014 af
		0.021 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area
#2	Primary	90.92'	6.0" x 40.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 89.00' S= 0.0480 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections

Discarded OutFlow Max=0.01 cfs @ 7.25 hrs HW=88.04' (Free Discharge)

1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.37 cfs @ 12.20 hrs HW=91.41' (Free Discharge)

2=Culvert (Inlet Controls 0.37 cfs @ 1.89 fps)

POST

Type III 24-hr 25-year storm Rainfall=5.60"

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Summary for Pond 2P: Dry Well

Inflow Area = 0.083 ac, 100.00% Impervious, Inflow Depth = 5.36" for 25-year storm event
 Inflow = 0.44 cfs @ 12.09 hrs, Volume= 0.037 af
 Outflow = 0.01 cfs @ 8.70 hrs, Volume= 0.027 af, Atten= 97%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 8.70 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 90.71' @ 15.83 hrs Surf.Area= 0.013 ac Storage= 0.021 af

Plug-Flow detention time= 401.8 min calculated for 0.027 af (74% of inflow)
 Center-of-Mass det. time= 314.0 min (1,060.2 - 746.2)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.011 af	8.00'W x 8.00'L x 4.00'H Prismatic x 9 0.053 af Overall - 0.025 af Embedded = 0.028 af x 40.0% Voids
#2	88.50'	0.020 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 9 Inside #1 0.025 af Overall - 4.0" Wall Thickness = 0.020 af
		0.032 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 8.70 hrs HW=88.04' (Free Discharge)

↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)

POST

Type III 24-hr 100-year storm Rainfall=7.00"

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Time span=0.00-30.00 hrs, dt=0.05 hrs, 601 points

Runoff by SCS TR-20 method, UH=SCS

Reach routing by Stor-Ind method - Pond routing by Stor-Ind method

Subcatchment S-1A: Off-site Flow to Runoff Area=0.385 ac 79.48% Impervious Runoff Depth=5.82"
Tc=6.0 min CN=90 Runoff=2.42 cfs 0.187 af

Subcatchment S-1B: Flow to Basin-1 Runoff Area=0.115 ac 93.04% Impervious Runoff Depth=6.41"
Tc=6.0 min CN=95 Runoff=0.76 cfs 0.061 af

Subcatchment S-2: Proposed Flow to Runoff Area=0.083 ac 100.00% Impervious Runoff Depth=6.76"
Tc=6.0 min CN=98 Runoff=0.56 cfs 0.047 af

Reach 1R: Combined Off-site Flow to Municipal Drain System Inflow=2.92 cfs 0.218 af
Outflow=2.92 cfs 0.218 af

Pond 1P: Basin-1 Peak Elev=91.75' Storage=0.020 af Inflow=0.76 cfs 0.061 af
Discarded=0.01 cfs 0.019 af Primary=0.57 cfs 0.032 af Outflow=0.58 cfs 0.051 af

Pond 2P: Dry Well Peak Elev=91.62' Storage=0.028 af Inflow=0.56 cfs 0.047 af
Outflow=0.01 cfs 0.029 af

Total Runoff Area = 0.583 ac Runoff Volume = 0.295 af Average Runoff Depth = 6.07"
14.92% Pervious = 0.087 ac 85.08% Impervious = 0.496 ac

POST

Type III 24-hr 100-year storm Rainfall=7.00"

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Summary for Subcatchment S-1A: Off-site Flow to Municipal Drain System

Runoff = 2.42 cfs @ 12.09 hrs, Volume= 0.187 af, Depth= 5.82"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=7.00"

Area (ac)	CN	Description
0.079	61	>75% Grass cover, Good, HSG B
* 0.291	98	Prop. Pavement
* 0.015	98	Prop. Concrete
0.385	90	Weighted Average
0.079		Pervious Area
0.306		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-1B: Flow to Basin-1

Runoff = 0.76 cfs @ 12.09 hrs, Volume= 0.061 af, Depth= 6.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=7.00"

Area (ac)	CN	Description
* 0.107	98	Prop. Pavement
0.008	61	>75% Grass cover, Good, HSG B
0.115	95	Weighted Average
0.008		Pervious Area
0.107		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Subcatchment S-2: Proposed Flow to Roof Recharge System

Runoff = 0.56 cfs @ 12.09 hrs, Volume= 0.047 af, Depth= 6.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-year storm Rainfall=7.00"

Area (ac)	CN	Description
* 0.083	98	Proposed Roof
0.083		Impervious Area

POST

Type III 24-hr 100-year storm Rainfall=7.00"

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Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, TR-55 Minimum

Summary for Reach 1R: Combined Off-site Flow to Municipal Drain System

Inflow Area = 0.500 ac, 82.60% Impervious, Inflow Depth = 5.24" for 100-year storm event
 Inflow = 2.92 cfs @ 12.09 hrs, Volume= 0.218 af
 Outflow = 2.92 cfs @ 12.09 hrs, Volume= 0.218 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Summary for Pond 1P: Basin-1

Inflow Area = 0.115 ac, 93.04% Impervious, Inflow Depth = 6.41" for 100-year storm event
 Inflow = 0.76 cfs @ 12.09 hrs, Volume= 0.061 af
 Outflow = 0.58 cfs @ 12.16 hrs, Volume= 0.051 af, Atten= 24%, Lag= 4.4 min
 Discarded = 0.01 cfs @ 6.35 hrs, Volume= 0.019 af
 Primary = 0.57 cfs @ 12.16 hrs, Volume= 0.032 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs

Peak Elev= 91.75' @ 12.16 hrs Surf.Area= 0.009 ac Storage= 0.020 af

Plug-Flow detention time= 187.4 min calculated for 0.051 af (83% of inflow)

Center-of-Mass det. time= 118.0 min (878.0 - 760.0)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.007 af	8.00'W x 8.00'L x 4.00'H Prismatic x 6 0.035 af Overall - 0.017 af Embedded = 0.018 af x 40.0% Voids
#2	88.50'	0.014 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 6 Inside #1 0.017 af Overall - 4.0" Wall Thickness = 0.014 af
		0.021 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area
#2	Primary	90.92'	6.0" x 40.0' long Culvert CPP, projecting, no headwall, Ke= 0.900 Outlet Invert= 89.00' S= 0.0480 '/' Cc= 0.900 n= 0.013 Concrete pipe, bends & connections

Discarded OutFlow Max=0.01 cfs @ 6.35 hrs HW=88.04' (Free Discharge)

1=Exfiltration (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.56 cfs @ 12.16 hrs HW=91.74' (Free Discharge)

2=Culvert (Inlet Controls 0.56 cfs @ 2.86 fps)

POST

Type III 24-hr 100-year storm Rainfall=7.00"

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Summary for Pond 2P: Dry Well

Inflow Area = 0.083 ac, 100.00% Impervious, Inflow Depth = 6.76" for 100-year storm event
 Inflow = 0.56 cfs @ 12.09 hrs, Volume= 0.047 af
 Outflow = 0.01 cfs @ 8.00 hrs, Volume= 0.029 af, Atten= 98%, Lag= 0.0 min
 Discarded = 0.01 cfs @ 8.00 hrs, Volume= 0.029 af

Routing by Stor-Ind method, Time Span= 0.00-30.00 hrs, dt= 0.05 hrs
 Peak Elev= 91.62' @ 16.65 hrs Surf.Area= 0.013 ac Storage= 0.028 af

Plug-Flow detention time= 399.6 min calculated for 0.029 af (61% of inflow)
 Center-of-Mass det. time= 289.8 min (1,032.8 - 743.0)

Volume	Invert	Avail.Storage	Storage Description
#1	88.00'	0.011 af	8.00'W x 8.00'L x 4.00'H Prismaoid x 9 0.053 af Overall - 0.025 af Embedded = 0.028 af x 40.0% Voids
#2	88.50'	0.020 af	6.00'D x 3.50'H Vertical Cone/Cylinder x 9 Inside #1 0.025 af Overall - 4.0" Wall Thickness = 0.020 af
		0.032 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Discarded	88.00'	1.020 in/hr Exfiltration over Surface area

Discarded OutFlow Max=0.01 cfs @ 8.00 hrs HW=88.04' (Free Discharge)
 ↑ **1=Exfiltration** (Exfiltration Controls 0.01 cfs)



Architectural Consulting Group^{INC}

Site Plan Review : 899 PLEASANT ST NEW BEDFORD
Owner: SOUTHEASTERN NEW ENGLAND DENTAL GROUP, INC.
Developer: 899 PLEASANT, INC

March 27, 2017

In response to comments , (in a Memorandum dated March 7, 2017) of City of New Bedford Department of Public Infrastructure, Engineering Division, we provide our answers as follows:

DPI COMMENTS: (in italics)

"The Department fo Public Infrastructure, Engineering Divcison has reviewed the proposed site plans referenced above and does not recommend approval due to the following conditions:"

A. Lack of information on the plans to address the following issues.

1. Sidewalks

Newly submitted plan C-2 provides a detailed drawing of the proposed sidewalk construction.

2. Driveways

Newly submitted plan C-2 provides a detailed drawing of the proposed driveway construction

3. Wheelchair ramps

Newly submitted plan C-2 provides a detailed drawing of the proposed wheelchair ramp Construction

4. Utilities

Newly submitted plan C-4 provided on April 12 hearing provides complete layout of existing and proposed utilities construction

5. Drainage

Newly submitted plan C-4 provided on April 12 hearing provides complete layout of existing and proposed grades and drainage

6. Trees

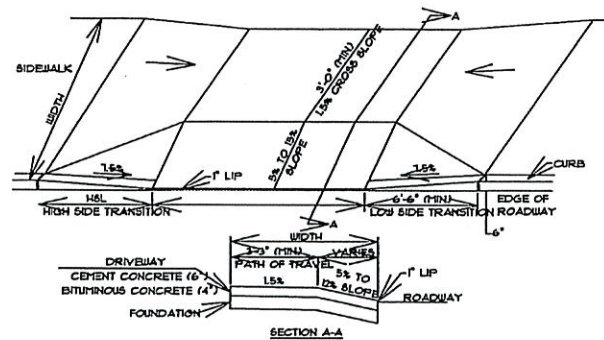
Previously submitted site plan C-3, landscape plan C-3.1, demolition plan C-3.2 show existing trees to remain, existing trees to be removed, and new tree plantings with planting schedule.

- Based on the above comments, the proposer has met all of the requirements of the DPI in full.
- All areas of concern are shown on above mentioned plans.

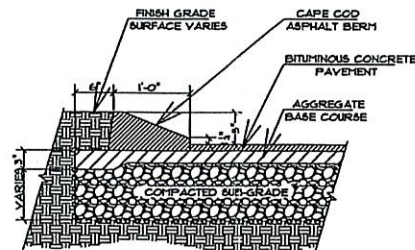
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Michael Josefek', with a stylized flourish at the end.

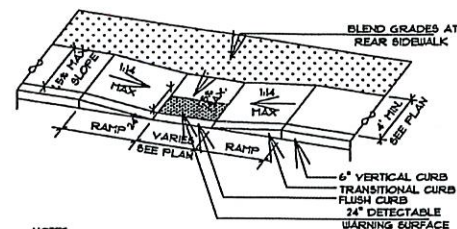
Michael Josefek, AIA, LEED AP, MCPPO



1
C-2
DRIVEWAY CURB CUT
NOT TO SCALE

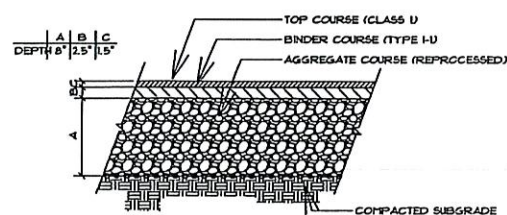


2
C-2
BITUMINOUS CONCRETE CAPE COD BERM
NOT TO SCALE

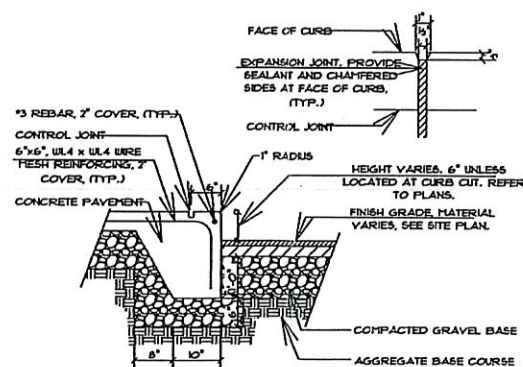


- NOTES:
1. RAMP CROSS SECTION TO BE THE SAME AS ADJACENT SIDEWALK, I.E. DEPTH OF SURFACE AND FOUNDATION.
 2. DIMENSIONS ARE SUBJECT TO CHANGE IN FIELD. ALL SLOPES AND DIMENSIONS TO COMPLY WITH ADA TRAS REQUIREMENTS.
 3. PROVIDE EXPANSION JOINTS AT TOPS OF RAMP AND AT BACK OF WALK AT INTERFACE OF CURB.
 4. PROVIDE HEAVY BROOM FINISH ON RAMP AND SIDE SLOPES PERPENDICULAR TO FLOW OF TRAFFIC.
 5. MINIMUM WALK DIMENSIONS ARE FROM BACK OF CURB.
 6. TRANSITION CURB LENGTH AS REQUIRED TO MEET CODE.
 7. FIXED OBJECTS (I.E. UTILITY POLES, HYDRANTS, ETC.) MUST NOT ENCR OACH ON ANY PART OF A WHEELCHAIR RAMP, INCLUDING TRANSITION SLOPES.
 8. AT NO TIME IS ANY PART OF THE WHEELCHAIR RAMP, EXCLUDING CURB TRANSITIONS, TO BE LOCATED OUTSIDE OF THE CROSSWALK.

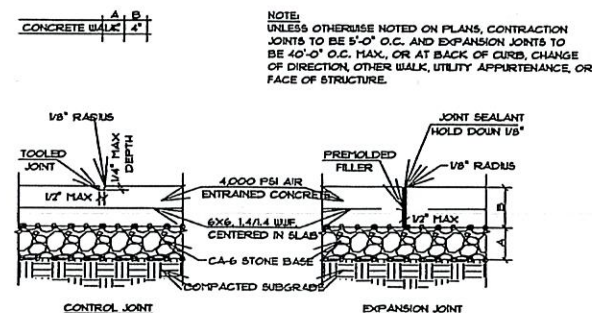
3
C-2
ACCESSIBLE RAMP TYPE B
NOT TO SCALE



4
C-2
BITUMINOUS CONCRETE PAVEMENT
NOT TO SCALE



5
C-2
INTEGRAL CONCRETE CURB
NOT TO SCALE



6
C-2
CONCRETE PAVEMENT SIDEWALK
NOT TO SCALE

APPROVED: _____
CHECKED BY: _____
SCALE: 1/4" = 1'-0"
DRAWN BY: MUD
DATE: 2/7/2017

REV. #

ARCHITECTURAL CONSULTING GROUP
INC.

300A ACHAMANT AVE NEW BEDFORD, MA 01845
TEL 508 788 4000 FAX 508 788 4001
WWW.ACG-CONSULTING.COM

898 PLEASANT, LLC
SOUTHEASTERN NEW ENGLAND
DENTAL GROUP
NEW BEDFORD, MA 01845

C-2

PLANNING
MAR 29 2017
DEPARTMENT

Constance M. Brawders

From: Manuel Silva
Sent: Monday, March 27, 2017 1:10 PM
To: Constance M. Brawders
Cc: Zeb Arruda
Subject: 08-17 Southeastern New England Dental Group

Good Afternoon Connie,

After reviewing the Dental Group revised site plans, the Department of Public Infrastructure only found the addition of drainage to the site, therefore, the memorandum dated March 7, 2017 is still valid. If you have any other question, please contact me.

Manuel H. Silva

**Deputy Commissioner
1105 Shawmut Avenue
New Bedford, MA 02746
Tel: 508-979-1550 Ext.67326
Fax: 508-991-6152**



Euzebio Arruda
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: Euzebio Arruda, Commissioner, D.P.I.

Date: March 7, 2017

RE: Southeastern New England Dental Group- Site Plan
899 Pleasant Street
Plot 58 Lots 300,301,302,304 &499

The Department of Public Infrastructure, Engineering Division has reviewed the proposed site plans referenced above and does not recommend approval due to the following conditions:

A. Lack of information on the plans to address the following issues.

1. Sidewalks
2. Driveways
3. Wheelchair ramps
4. Utilities
5. Drainage
6. Trees

CC: Department of Inspectional Services
Environmental Stewardship
ACG, INC
899 Pleasant, LLC

PLANNING
MAR 29 2017
DEPARTMENT



JONATHAN F. MITCHELL
MAYOR

City of New Bedford

ZONING BOARD OF APPEALS

133 William Street, New Bedford

Massachusetts 02740

Telephone: (508) 979.1488

Facsimile: (508) 979.1576

CITY CLERK

2017 MAR 30 A 9:35

CITY CLERKS OFFICE
NEW BEDFORD, MA

NOTICE OF DECISION

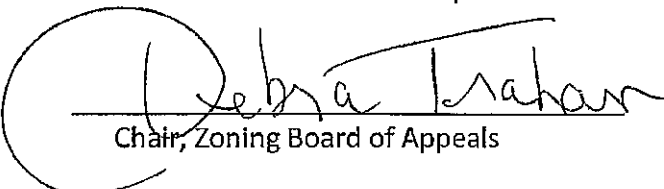
Case Number:	#4268			
Request Type:	Special Permit			
Address:	899 Pleasant Street			
Zoning:	Mixed Use Business Zoned District			
Recorded Owner:	899 Pleasant Street, LLC			
Owner's Address:	32 Hillman Street New Bedford, MA 02740			
Applicant:	899 Pleasant Street, LLC & Architectural Consulting Group, Inc. c/o Michael W. Josefek			
Applicant's Address:	32 Hillman Street New Bedford, MA 02740 & 2206 Acushnet Avenue New Bedford, MA 0245			
Application Submittal Date	Public Hearing Date		Decision Date	
February 13 th , 2017	March 16 th , 2017		March 16 th , 2017	
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
58	300, 301, 302, 304, & 499	11768	17	

A Special Permit is sought under Chapter 9 Comprehensive Zoning sections 2200 (use regulations), 2210 (general), 2230 (tables of use regulations-appendix A, #20 Medical Office, Center, or Clinic), and 5300-5390 (Special Permit); relative to property located at 899 Pleasant Street, Assessor's Map 58, Lot 300-302, 304, 499 in a Mixed Use Business [MUB] zoned district. To allow the petitioner to erect a dental office as plans filed.

Action: GRANTED, WITH CONDITIONS, for the reasons set forth in the attached decision with the Conditions as described in the attached decision. (See Attachment)

A copy of this Decision was filed with the City Clerk of the City of New Bedford on March 30th, 2017. Any person aggrieved by this decision 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.

3/30/2017
Date


Chair, Zoning Board of Appeals

1.) APPLICATION SUMMARY

The petitioner proposes to erect a dental office as plans filed, which requires a Special Permit under Chapter 9 Comprehensive Zoning sections 2200 (use regulations), 2210 (general), 2230 (tables of use regulations-appendix A, #20 Medical Office, Center, or Clinic), and 5300-5390 (Special Permit); relative to property located at 899 Pleasant Street, Assessor's Map 58, Lot 300-302, 304, 499 in a Mixed Use Business [MUB] zoned district.

2.) MATERIALS REVIEWED BY THE BOARD

Plans Considered to be Part of the Application

- Plan Set, *899 Pleasant, LLC Southern New England Dental Group*, prepared by Architectural Consulting Group INC., date stamped received by City Clerk's Office February 13th, 2017, including:
 - Sheet A-0 Title Page
 - Sheet C-3 Site Plan, dated 2/6/17
 - Sheet A-2 First Floor plan, dated 2/7/17
 - Sheet A-7 Section Through C-C, dated 2/7/17
 - Sheet A-12 North Elevation, dated 2/6/17
 - Sheet A-13 South Elevation, dated 2/6/17
 - Sheet A-14 East Elevation, dated 2/7/17
 - Sheet A-15 West Elevation, dated 2/6/17
 - Proposed Addition and Parking Plan
 - Sheets, drawn by Farland Corp., dated November 21st, 2016, including:
 - Sheet C-1 DRAFT Existing Conditions Plan
 - Sheet C-2 DRAFT Approval Not Required Plan

Other Documents & Supporting Material

- Completed Petition for a Special Permit, stamped received by City Clerk's Office February 13th, 2017
- Letter to ZBA from the Commissioner of Buildings & Inspectional Services, Danny D. Romanowicz, dated February 24th, 2017
- Staff Comments to ZBA from Department of Planning, Housing and Community Development, dated March 16th, 2017.

3.) DISCUSSION

On the evening of the March 16th, 2017 meeting, board members: Debra Trahan, Allen Decker, Sherry McTigue, John Walsh, and Leo Schick were present for the public hearing. City of New Bedford staff: Danny D. Romanowicz (Commissioner of Buildings & Inspectional Services) and Jennifer Gonet (Assistant Project Manager, Department of Planning, Housing & Community Development) were present during proceedings for the subject case review.

Mr. Decker alerted the board that the applicant is his dentist. He stated he did not know until immediately before the meeting as the business is corporately listed. He stated he does not believe this [relationship] impacts his impartiality in rendering a decision. He asked the petitioner to acknowledge he had disclosed this information and if he felt comfortable with him hearing the case or

wished for him to rescue himself. Mr. Michael Josefek (2206 Acushnet Avenue New Bedford, MA) and Dr. Moftah El-Ghadi (32 Hillman Street New Bedford, MA) agreed to go forward with Mr. Decker hearing the case.

Clerk Decker made a motion, seconded by Ms. McTigue to receive and place on file the communications from the Commissioner of Buildings & Inspectional Services, Danny D. Romanowicz, dated February 13th 2017; Staff Comments from the Department of Planning, Housing & Community Development, dated March 16th, 2017; the appeal packet as submitted; the plan as submitted; and, that the owners of the lots as indicated are the ones deemed by the Board to be affected; and that the action of the Clerk in giving notice of the hearing as stated be and is hereby ratified. With all in favor, the motion carried.

Chair Trahan then declared the hearing open.

The representative of the petitioner: Mr. Michael Josefek (2206 Acushnet Avenue New Bedford, MA) of Architectural Consulting Group, Inc. presented that the property has an 1850's or 1860's structure with a garage, large parcel of land to the side, and a large parking lot in the rear. He described the property as shaped like a "hammer" or "dog leg," currently comprised of five (5) separate lots that are going to be combined.

Mr. Josefek explained that the original concept was to take down the building and put up a new building in the same location. However, it was decided to save the building after a series of meetings and conversations with the City. Mr. Josefek explained in order to save the building it costs the applicant more to do the project. Because it is part of the neighborhood, they felt "obligated to try and make it work." He further explained that in order to meet the push and pull of zoning requirements while saving the historic structure, they had an engineer create a draft Form A—not yet submitted—in order to show how they could have the ability to move the barn to a separate lot. There could then be an independent office for a lawyer or other later and share the parking.

Describing the current building as vacant, Mr. Josefek then detailed the proposal as "an addition that is sympathetic to the historic nature of the structure" and described how the project design would maintain and restore the original fabric of the existing structure. The addition, he described, will not be an exact replicate of the existing building as one always wants to be able to see what came first and what came after. He additionally portrayed the proposed work as being a benefit to the neighborhood as it would no longer be a vacant parking lot and would instead, bring new life to that corner.

It was noted that the petitioner is already operating his practice down the hill on Hillman Street in cramped quarters, and has been in the neighborhood for 14 years. In regards to the community benefit criteria, Mr. Josefek explained that the petitioner is "bringing the same services up the hill and expanding them a little bit." He cited the biggest problem at the current location as being the absence of any technology; Comcast/Verizon is not underground at the current location but it is at the proposed location. In this proposed location the applicant would be better able to meet and serve his client's needs. Further he articulated the petitioner has made a commitment to buy property in New Bedford instead of renting which adds to the tax base.

With respect to the adequacy of utilities and other public services, Mr. Josefek, explained the site is presently fully serviced by all utilities, natural gas, drainages, water, sewer, and underground electric.

In regards to traffic flow, Mr. Josefek, detailed that the business has nine (9) employees working between 8am-9am to 5pm so, all those cars will be arriving in the morning and leaving at the end of the day thus there would be no major impact on traffic circulation. During the day, Mr. Josefek testified that the practice would see an average of 4 customers per hour reiterating the minimal impact of the proposed development.

Mr. Josefek explained to the board that the project is currently in the beginning stages of Site Plan Review with the City Planning Board, but that they were continued because they ran out of time at the last Planning Board meeting. "We were continued, so they could not vet all this yet" he explained. He informed the zoning board that the project intends on meeting all the requirements that the City is going to put on the project under Site Plan Review such as, underground water detention and the site improvements DPI [Department of Public Infrastructure] requires. The engineers are currently putting together the detailed plans for public infrastructure including sidewalks and curb cuts.

The project complies with the twenty-eight (28) parking spaces required under the city's code and is designed in such a way as to be in keeping traffic flow and safety considerations within the neighborhood.

In regards to the impacts on the natural environment, Mr. Josefek explained, the water runoff will be less than what is currently there now. The proposed building would be constructed on an area that is already impervious so it would not be adding to the overall presence of impervious area on the site. He also described how in order to meet the parking requirement twelve (12) parking spaces were added to the existing site. They are looking at developing a pervious parking area, he said, that will be vetted through the site plan review process. Also, they will be adding trees as buffers as part of its work through the site plan review process.

Regarding tax base and employment, the project was described as being "good for the city as it keeps the property commercial versus residential, which wouldn't be add children to the schools" and thus it was portrayed as having a "net gain."

Mr. Josefek concluded by noting a handicapped accessible entry, an elevator inside, and the reiteration that traffic around and into the building "won't be like a 7Eleven with people in and out" all day and night. The site would only have what was characterized as being "slight activity."

Ms. McTigue noted the dentist office is on the first floor and sought clarification about the uses on the second floor.

Mr. Josefek explained currently there is no identified use on the second floor. It was designed to match the existing building as a one story building didn't fit right. Further, he suggested maybe in the future the owner might want to rent some of the second floor as office space. Mr. Josefek also noted the

dentist currently has nine (9) employees but the application was submitted for fifteen (15) just in case he needs to expand; and the site has the parking to accommodate that, he stated.

Chair Trahan inquired the reason to separate the lots to which Mr. Josefek responded that the garage/barn was going to be taken down but it was suggested by the City that it's a historic barn. So, in discussion on how to save it they thought about moving it onto a separate lot and also to create parking they realized they could share the parking.

Chair Trahan expressed concern about granting a special permit for the whole site when it may be later split and sold separately causing them not to have enough parking. Mr. Josefek responded that it is legal to share parking. He expressed if they can't keep the garage/barn it's not a problem for them, explaining, they are trying to save the garage/barn for the City not for the petitioner.

As a point of clarification, Commissioner Romanowicz explained the reason he proposes separating the lots is that because you can't have more than one major building on a lot. If he moves the barn over to a separate lot then he'd have two buildings, on two different lots, with two separate uses.

Chair Trahan asked if the petitioner would still undertake the project if there were a condition the lots had to remain together and not be sold separately. Mr. Josefek responded he believed that was beyond the board's jurisdiction. Chair Trahan commented she was very hesitant to grant something then for a big building on what was to become a small lot. Mr. Josefek responded, "Let's just take it out of the mix and we'll just get rid of it." He again explained he would rather the barn be taken away but they were saving it because of the City. Brief comments were exchanged about demolition, historic approvals, and demolition delay.

Mr. Walsh commented that the board was concerned as to whether or not a medical facility could operate out of there or not. Ms. McTigue agreed. Mr. Decker commented the discussion was getting "a little far afield".

Mr. Decker noted the Planning Staff comments said the building square footage didn't match on the plans. Mr. Josefek responded that they had submitted revised plans at the Site Plan review. Mr. Decker observed it mattered for the parking calculation. Ms. Gonet provided a point of information that the applicant is required to submit whatever plans are finally approved by Planning Board to the Zoning Board as well. Mr. Josefek offered that the numbers have been straightened out and there is more than enough parking.

Mr. Decker also asked about the future pavement area noting it's a large addition of impervious surface. Mr. Josefek disagreed suggesting that as the grass area will become the pervious parking surface that would not be the case; this, he noted as being a facet of the plan that was still being worked out. Ms. McTigue confirmed with Mr. Josefek that the parking plan in the Zoning Board Member packets was the outdated one. Mr. Josefek approached the table and demonstrated on the outdated plan where the pervious parking area is being proposed. In response to Ms. McTigue, Mr. Josefek confirmed there is an underground recharge system.

Dr. Moftah El-Ghadi (6 Wagon Trail Lakeville, MA), trustee of the property and business owner, requested permission to address the board. In regards to questions about the barn he explained he originally thought it was just a garage. He explained he was originally unaware it was a historic barn. While he does not have any intention of “selling anything” the thought about relocating the barn was simply a way to work with historic preservation in keeping the barn. Chair Trahan, explained her concern wasn’t related to his intentions but for the future. Mr. Decker expressed that was a different thing completely than what was before the board.

Mr. Josefek interjected that the proposal is required to get a special permit for the medical use. If it were a general office such as attorney he wouldn’t be before this board. The code requires review for the medical use in the MUB district, he explained. He explained while he acknowledged the Chair’s concerns it’s not the review by this board. All the things they are proposing are legal; they aren’t doing anything that’s not permitted. If needed he could gather all the legal and have it explained another time but preferred the project is not stymied by a “what if” down the road.

Chair Trahan invited to the podium anyone wishing to speak in opposition of the petition. No one in attendance spoke in opposition of the petitions or wished to be recorded in opposition of the petition.

Chair Trahan offered an opportunity for final statements by the petitioner. Mr. El-Ghadi detailed that his practice has been located since 1983 on Hillman Street, and prior to that it was on Foster Street. One major issue he is having at the current location is the lack of Comcast cable lines coming down to the current location. As a business owner he has Verizon and in the afternoon it slows down. Dentistry now requires high speed technology for 3-D printing, and large scanned digital data files which the current location can’t accommodate. His practice has grown out of the current location. When this location nearby became available he thought it was the perfect location and a beautiful building. He described it as the natural growth of his dental practice.

With no further comments, Chair Trahan closed the hearing and opened the floor for discussion amongst board members. Board members indicated their readiness to vote.

4.) FINDINGS

The Board found that in accordance with City of New Bedford Code of Ordinances Chapter 9 Section 5320, the benefit to the City and the neighborhood outweighs the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site. This determination included consideration of each of the following:

- *Social, economic, or community needs which are served by the proposal;*
 - The proposal keeps an existing dental practice in operation and continuing to serve community needs.
- *Traffic flow and safety, including parking and loading;*
 - The Board found the proposal adequately addresses on-site traffic flow and adds more parking spaces.

- *Adequacy of utilities and other public services;*
 - The Board has found the proposal is neutral because existing adequate utilities are in place.
- *Neighborhood character and social structures;*
 - The Board found the proposal fits within the neighborhood character, inclusive of mixed use development.
- *Impacts on the natural environment;*
 - The Board found the proposal includes pervious pavement for additional parking thereby not adding significant impacts.
- *Potential fiscal impact, including impact on City services, tax base, and employment*
 - The Board found the proposal adds to the City tax base without significant increased demand on City services.

5.) RELIEF

With respect to the relief requested by the Applicant, the Board has been presented with sufficient information at the hearing to justify the relief described below, subject to the conditions set forth in Section 6.

The Board grants the applicant's request for relief from Chapter 9 Comprehensive Zoning sections 2200 (use regulations), 2210 (general), 2230 (tables of use regulations-appendix A, #20 Medical Office, Center, or Clinic), and 5300-5390 (Special Permit); relative to property located at 899 Pleasant Street, Assessor's Map 58, Lot 300-302, 304, 499 in a Mixed Use Business [MUB] zoned district; to allow the petitioner to erect a dental office as plans filed.

6.) DECISION

Based on a review of the application documents, testimony given at the public hearing and the findings described above, the Zoning Board of Appeals hereby **GRANTS, WITH CONDITIONS**, the requested special permit.

A motion was made by Mr. Decker and seconded by Mr. Walsh, as follows:

To allow the petitioner to erect a dental office as plans filed, which requires a Special Permit under Chapter 9 Comprehensive Zoning sections 2200 (use regulations), 2210 (general), 2230 (tables of use regulations-appendix A, #20 Medical Office, Center, or Clinic), and 5300-5390 (Special Permit); relative to property located at 899 Pleasant Street, Assessor's Map 58, Lot 300-302, 304, 499 in a Mixed Use Business [MUB] zoned district. Having reviewed this petition in light of the City of New Bedford Code of Ordinances, Chapter 9, comprehensive zoning sections as cited, the board finds that in respect to these sections the petition is in compliance.

In addition to the foregoing sections, this petition was also been found to be in accordance with City of New Bedford Code of Ordinances, Chapter 9, sections 5300-5330 and 5360-5390, relative to the granting of special permits, because the board found that the benefit to the city and the neighborhood

outweighs the adverse effects of the proposed use, taking into account the characteristics of the site and of the proposal in relation to that site.

In consideration of the following sections, the board found that in regards to section 5321 the social, economic or community needs served by this proposal the proposal keeps an existing dental practice in operation and continuing to serve community needs.

Concerning 5322 concerning traffic flow and safety, including parking and loading, the board found that the proposal adequately addresses on-site traffic flow and adds more parking spaces.

Concerning 5323, in regards to the adequacy of utilities and other public services, the board found the proposal is neutral because existing adequate utilities are in place.

Concerning 5324, the neighborhood's character and social structures, the board found the proposal fits within the neighborhood character, inclusive of mixed use development.

Concerning 5324 Impacts on the natural environment found the proposal includes pervious pavement for additional parking thereby not adding significant impacts.

Lastly, as to potential fiscal impact, including impact on city services, tax base and employment, the board has found that the proposal adds to the City tax base without significant increase demand on the City services.

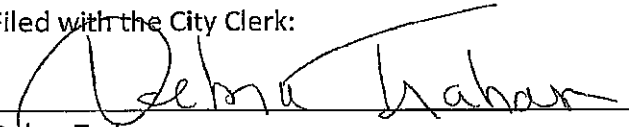
In light of the review of the specifics noted within the motion, the board finding that the material presented is complete, and its careful consideration of the petitioner's request, the Zoning Board found the petition satisfactorily meets the basis of the requested relief.

Therefore this motion was made and included the following conditions:

- That the project be set forth according to plans submitted with the application;
- That the Notice of Decision be recorded at the Registry of Deeds; and
- A building permit be issued by the Department of Inspectional Services and acted upon within one year from the date of the decision.
- Approval of Site Plan Review by City Planning Board be achieved.

On a motion by A. Decker, seconded by J. Walsh to grant the requested Special Permit, the vote carried 5-0 with members D. Trahan, S. McTigue, A. Decker, L. Schick, and J. Walsh voting in the affirmative, no member voting in the negative. (Tally 5-0)

Filed with the City Clerk:


Debra Trahan
Chair of the Zoning Board of Appeals

3/30/2017
Date