



**PATRICK J. SULLIVAN**  
**DIRECTOR**

## *City of New Bedford*

### **Department of Planning, Housing & Community Development**

608 Pleasant St, New Bedford, Massachusetts 02740

Telephone: (508) 979.1500 Facsimile: (508) 979.1575

# **STAFF REPORT**

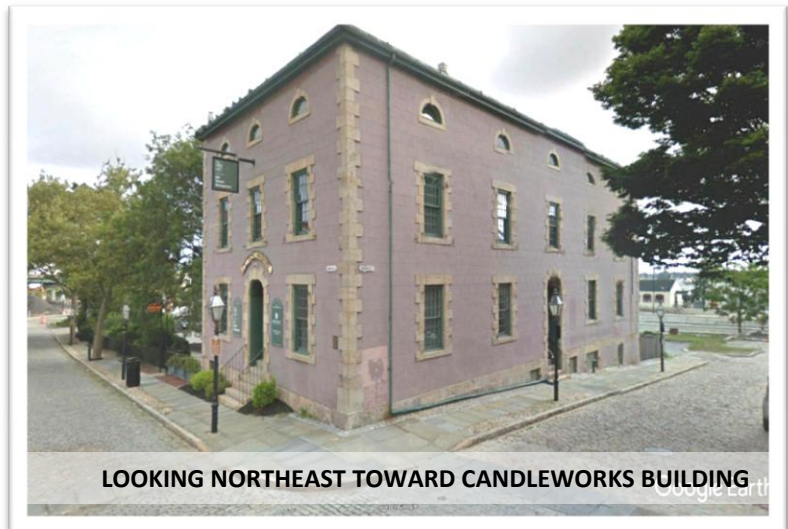
## **PLANNING BOARD MEETING**

**March 8, 2017**

**Case #05-17: SITE PLAN REVIEW**  
**Case #06-17: SPECIAL PERMIT FOR  
PARKING REDUCTION**  
72 North Water Street  
Map 53, Lots 68, 291, 295

**Owner:** New Bedford, Inc.  
29 Huttleston Avenue  
Fairhaven, MA 02719

**Applicant:** Bristol County Savings Bank  
29 Broadway, Taunton MA



**LOOKING NORTHEAST TOWARD CANDLEWORKS BUILDING**

### **Overview of Request**

This project involves two requests for consideration affecting both the historic Candleworks Building and on-site parking:

1. Application under Chapter 9 Comprehensive Zoning for Site Plan approval for a drive-thru Interactive Teller Machine (ITM) on a 45,813  $\pm$  SF site at 72 North Water Street located in the Mixed Use Business (MUB) zoning district, Bedford Landing Historic District, Downtown Business Overlay District (DBOD) and Central Business District (CBD).
2. Application for under Chapter 9 Comprehensive Zoning for a Special Permit for Parking Reduction on the 45,813  $\pm$  SF site as previously captioned.

The applicant is proposing largely interior renovations to the Candleworks Building and exterior renovations to the site in order to accommodate a branch of the Bristol County Savings Bank (BCSB) with drive-thru ITM.

### **Existing Conditions**

The Candleworks Building is a four story commercial building located at the southwest corner of the site and has office space for which the applicant is the prospective tenant. The building has also recently become home to Carmine's Restaurant situated at the lower level of the building at parking lot level occupying the space formerly known as the Candleworks Restaurant.



The project site is bounded on four sides by public roadways, three of which are city streets (Rodman Street to the south, North Water Street along its west border, Elm Street to the north) and one which is a state highway (Route 18 -- John F. Kennedy Memorial Highway). It is located at the southeast terminus of Elm Street and falls



within the Bedford Landing National Historic Park and the city's central business district. With respect to this application, it's also relevant to note that the site is also located within the city's Downtown Business Overlay District.

The site does benefit from some vegetation including five (5) mature trees within the outdoor patio associated with Carmine's Restaurant and several additional trees within the parking area. In addition, there is a low vegetated buffer separating the parcel from the Route 18 right-of-way and iron wrought fencing along the North Water Street property edge.

Stormwater is handled via a single catch basin on the site (located roughly midway along the eastern parking spaces) with an overflow drain into the Route 18 system.



At the northernmost edge of the site is a small parcel of land owned by the New Bedford Redevelopment Authority; this is the parcel where there are flag poles and the relocated "Mr. Steadfast" eagle formerly from

Channel 6 studios. The Candleworks building, itself is directly on the property line along Rodman Street and a portion of North Water Street.

With respect to on-site parking, staff notes that the new restaurant, Carmine's, has enjoyed the kind of success that has filled the parking lot to capacity in the evenings, particularly on weekends. It is unlikely that the daytime parking demand generated by the existing restaurant coupled with the proposed bank would pose a significant conflict. The site, itself is within easy walking distance to public parking within the Elm Street Garage. However, with respect to parking, staff found two items for the board's consideration:

- Staff found that a number of individuals going to the Buzzards Bay Coalition offices at 114 Front Street (next door) were parking in the Candleworks parking lot and walking over to the BBC.
- Additionally staff noted the presence of parking placards hanging from rearview mirrors in a number of cars parked along the site's perimeter (within the lot).

In light of this, the board may wish to question the applicant on this to ensure there are no separate agreements for reserved spaces on the existing lot.

### **Historical.**

The Rodman Candleworks (circa 1815) is distinguished as being the first candleworks in Bedford Village, built for the production and manufacturing of spermaceti candles from whale oil. Constructed in the Federal Style by Samuel Rodman (1753-1835), architect/builder unknown, the building operated as an oil manufacturing business until 1859 and ownership stayed within the Rodman family until 1890.

The property is surrounded by both "contributing" and "non-contributing" buildings within the historic district. The Standard Times/Bay Coast Building and Elm Street garage buildings both fall within the historic district but are considered "non-contributing" in terms of their historical significance. By the same token the buildings across the street to the west are historic in nature, as is the double bank building immediately to its south on Rodman Street.

The Rodman Candleworks is considered a "Priority 1" structure, as it is individually identified in the National Historic Landmark nomination for the District and is classified as "mission essential" in the New Bedford Whaling National Historical Park's enabling legislation. In addition, the Massachusetts Historical Commission holds a Preservation Restriction on the Rodman Candleworks which is in place to ensure the preservation of the architectural and historical integrity of the building.

### **Proposed Conditions**

The applicant seeks to develop a branch of the Bristol County Savings Bank (BCSB) on the first and second floor of the existing Candleworks building in addition to a new detached drive-thru serving bank customers. The BCSB would lease the space for its banking use and all work associated with the build out of the bank's offices/commercial space would remain interior to the building; no additions will be made to the building, itself.

Required parking for this use is predicated on the number of employees per shift as follows:

#### **Appendix C-Table of Parking & Loading Regulations as relevant to the request:**

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Banks	One (1) space per each 200 SF of gross floor area	Not applicable to banks.



The proposed 3,280 SF BCSB parking requirement would be 16 spaces, in and of itself ( $3280/200 = 16$ ). Because this use would be located on a commercial property with additional office space and an existing restaurant, the total number of parking spaces needed as verified by the Zoning Enforcement Officer is 70 (restaurant use requires 21 spaces and the remaining office space requires 33 spaces for a total of 54;  $54 + 16 = 70$ ) where 63 exist. Given the reduced capacity for onsite parking from that which is needed, the applicant is seeking a Special Permit from the Planning Board for parking reduction from 70 to 63 parking spaces to accommodate customers, of which 3 must meet ADA accessibility standards. Access to the site is via two curb cuts, one located off of Rodman Street and the main curb cut located off of North Water Street close to the intersection with Elm Street.

Public utilities and municipal water and sewer serve the site.

The submitted Stormwater Management Report indicates there will be a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation. The existing onsite catch basin will be modified by adding a “Flo Gard Plus” catch basin filter insert for sediment and hydrocarbon screening. In addition to the existing catch basin, a new deep sump catch basin (including the Flo Gard Plus filter insert) will also be installed at the low point along the southeastern property edge. A similar filter will be installed in the existing onsite catch basin in order to upgrade the overall site stormwater treatment. (See Attachment 6).

As part of the project to bring BCSB to the Candleworks building, the applicant is looking for permission to build and operate a banking drive-thru structure to be detached from the building.

The design of the proposed two lane drive-thru structure has been proposed as a gable roof form and utilizes natural materials in its architectural elements. In its report to the NB Historical Commission, staff notes, “The proposed material selections are based on those types of materials found within the District, and are appropriate and sympathetic in relationship to the Candleworks, as they are applied in such a manner that the new construction is distinct and distinguishable from the old. The architect based the scale, massing and design elements of the drive-thru structure on historic images of 19<sup>th</sup> century Waterfront District accessory buildings.”



**ARCHITECTURAL ELEVATION SKETCHES OF PROPOSED DRIVE - THRU PRESENTED TO THE HISTORICAL COMMISSION.**

The drive-thru location proposed by the applicant is such that the structure would be located parallel to Route 18 along the eastern edge of the existing parking lot. The area is currently vegetated (turf) but is proposed to be stripped for paving. Several existing parking islands would require reconfiguration in this area to accommodate an entry point for the ITM. From the submitted plans it appears that while 19 existing parking spaces would be lost because of this design, ten (10) of those spaces would be rebuilt within the immediate area of the drive-thru.

Circulation of vehicles would be such that they would enter the drive-thru area at the southeast corner of the site, and then move north/northwest through the ITM travel lanes. Vehicles would exit into one of the parking lot's existing travel lanes with opportunities for customers to either park their vehicles or proceed to exit at North Water Street (most likely) or via the Rodman Street exit along the southern edge.

With respect to city infrastructure—the existing Rodman Street lot entry along the southern property line requires a widening of the curb-cut to meet city standards. The applicant and property owner intend to



collaborate with the City's Department of Public Infrastructure to continue the slate sidewalk eastward. Any modifications to the sidewalk, street or driveway will have to be done in a manner consistent with Historic District Standards.

Lighting proposed for the drive-thru will be reviewed by the NB Historical Commission at its March 6<sup>th</sup> meeting. Details regarding the determination of final lighting choices should be presented to the Planning Board when it convenes in this matter. No additional lighting is proposed for the parking lot or building as part of this application.



Landscaping has been detailed on the submitted plan entitled, "Landscape Design" (LD-1). The plan depicts modest additions to the landscaping of the parking area largely limited to the area of the proposed drive-thru. Plant materials proposed include Red Maples, Pfitzer Junipers and Scarlet Flower Carpet Scarlet.



Overall, the proposed project is estimated at \$200,000 and will take between 6 – 8 months to complete.

#### **Site Plan Review**

The submittal is named on the Cover Sheet as Bristol County Savings Bank, 72 North Water Street, New Bedford, MA, dated February 7, 2017, and prepared for New Bedford, Inc. (owner) and Bristol County Savings Bank (applicant) by SITEC, Inc., 449 Faunce Corner Road, Dartmouth, MA 02747, consisting of ten (10) sheets.

Recommended modifications are noted as follows:

#### **Cover Sheet**

##### **Site Layout – (SL) Sheet 1 of 7**

- Add to Notes: *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.*

##### **Locus Map – (Locus-1) Sheet 2 of 7**

##### **Site Grading – (SG-1) Sheet 3 of 7**

##### **Landscaping Design – (LD-1) Sheet 4 of 7**

##### **Existing Conditions – (EC-1) Sheet 5 of 7**

##### **Demolition Plan – (DEMO-1) Sheet 6 of 7**

##### **Detail Sheet – (DET-1) Sheet 7 of 7**

and

Architectural Plans dated 01.03.2017, prepared by studio2sustain, inc. 412 County Street, New Bedford, MA 02740 consisting of two (2) sheets.

##### **Existing & Proposed Site Sections – Sheet A 1.2**

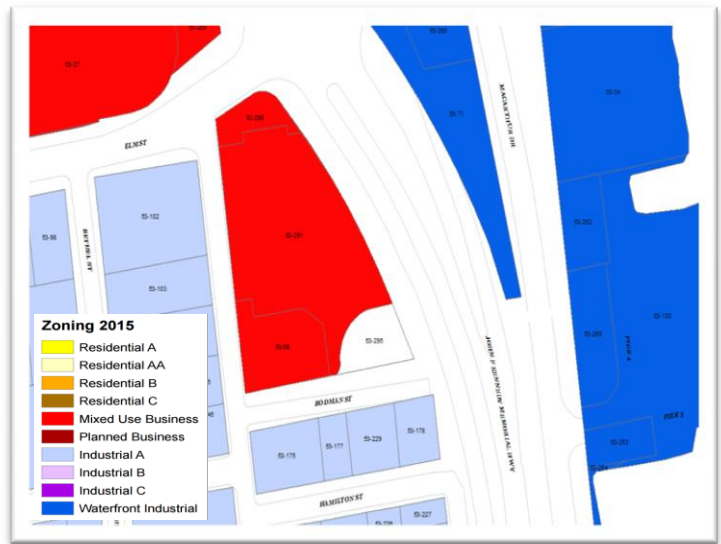
##### **Drive-Thru Portico -- Sheet A-1.3**

### **Review Comments**

Plans for the proposed bank were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices.

- For Department of Public Infrastructure Comments, see Attachment 7.
- Conservation Commission staff noted that the proposed project is not located in or within 100' of State or Local Wetland Resource Areas; as such no permit is required from the Conservation Commission.

Outside of this, no further comments from city offices were received in this matter.



### **Special Permit for Parking Reduction**

When considering an application for Special Permit, the Board must take into account the characteristics of the site and of the proposal in relation to that site, in addition to any specific factors that may be set forth under Section 5300 of the zoning ordinance. As to those thresholds, staff offers the following considerations:

- **Social, economic, or community needs which are served by the proposal.**  
The establishment of a Bristol County Savings Bank presence in this area of the city further contributes to the increasing re-investment of the banking sector in the downtown. The location of the bank amidst commercial and residential properties provides a pedestrian-rich opportunity for local banking and the provision of a drive-thru offers a convenience to those coming to the bank by car and is not unlike the drive-thru recently constructed across the street by BayCoast Bank. All such growth strengthens the area, creates the possibility of new job opportunities for New Bedford residents and stimulates meaningful economic activity.
- **Traffic flow and safety, including parking and loading.**  
Although parking is sometimes considered to be at a premium in the downtown and particularly in the Historic District, the applicant is seeking a special permit that allows for only 7 spaces less than what the site should have for all of its uses. It does not appear that any kind of reconfiguration of drive-thru or parking layout would change the maximum parking spaces being presented. As such, and in light of both the staggered peak hours anticipated for the uses sharing this site (bank versus restaurant) and mindful of the close proximity of the public parking garage a few hundred feet away, staff would argue that the parking provided should satisfy the demand generated by the bank even in concert with an additional office use and restaurant operation.

Staff does recommend, however, that a condition be considered requiring all parking spaces on the subject site to be used for Candleworks' business, only.

- **Adequacy of utilities and other public services.**  
Whereas the applicant is renovating the interior of an existing structure within a developed commercial area that has complete utility and public services, there is no anticipated issue with this adequacy.

- **Neighborhood character and social structures.**

The historic fabric of the immediate neighborhood will not be compromised by the proposed reduction in parking. It could be argued that the applicant's request to reduce the parking requirement actually enhances rather than detracts from the character of the neighborhood in which it sits by promoting greater pedestrian activity.

- **Impacts on the natural environment**

While the applicant has proposed a reconfiguration of some parking within the site which will remove some marginal existing green space, the applicant is adapting and renovating an existing structure and is introducing an ITM amenity that sensitively introduces 21<sup>st</sup> century technology while mitigating negative impacts on the natural environment.

- **Potential fiscal impact, including impact on City services, tax base, and employment**

Having this property fully occupied will provide a positive fiscal impact on the city and the downtown improving property values. Outside of water/sewer/trash services (which would be needed for any use), no additional city services are necessitated by the requested special permit for parking offset.

- **Master Plan Goal**

This proposal is consistent with the master plan's goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it improves the neighborhood, develops a strategic site and attracts emerging business.





### **Staff Recommendation**

With respect to the Special Permit request, staff recommends approval of the applicant's request to allow for 63 spaces where 70 are required on the subject site with the condition that no other parking for uses unrelated to those within the Candleworks building be permitted on the site.

With respect to the Site Plan Review, staff recommends approval with conditions to include, at a minimum:

- ☐ That all final lighting details associated with the drive-thru be reviewed and approved by the City Planner and the New Bedford Historical Commission.
- ☐ That a final landscaping plan reflecting plant material as installed be provided to the City Planner for review and approval prior to signing off on a certificate of occupancy.
- ☐ That the applicant shall work with the City Planner in the resubmittal of any documents for which typos or minor corrections are warranted.
- ☐ That the applicant abide by all DPI comments as presented in their memo dated February 23, 2017.

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### **Attachments:**

Candleworks Building Bristol County Savings Bank bound presentation consisting of:

1. Project Narrative
2. Applications/Checklist
3. Certified Abutters List
4. Site Photographs
5. Property Deeds Bristol County (S.D) Registry of Deeds Book 11718, Pages 201, 202
6. Stormwater Management Report Dated February 7, 2017
7. Department of Public Infrastructure Memo Dated February 23, 2017
8. Plan Set

# SITEC

Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747  
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C  
769 Plain Street  
Marshfield, MA 02050  
Tel. (781) 319-0100 FAX (781) 834-4783

## **PROJECT NARRATIVE FEBRUARY 7, 2017**

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**Project:** Bristol County Savings Bank  
Drive-Up ITM  
72 North Water Street  
New Bedford, MA 02740  
Assessors Map 53 – Lots 68, 291 & 295

**Property Owner:** New Bedford, Inc.  
29 Huttleston Avenue  
Fairhaven, MA 02719

**Applicant:** Bristol County Savings Bank  
29 Broadway  
Taunton, MA 02780

**Zoning District:** Mixed Use Business

### **EXISTING SITE CONDITIONS**

The subject property is a 45,813 SF commercial development located on the east side of North Water Street at the southwest corner of Elm Street and John F. Kennedy Memorial Highway (Route 18). The property is bordered on the East by Route 18 and on the south by Rodman Street.

Existing development on the property consists of a paved parking lot and a 4 story commercial building (the Candleworks Building). The Candleworks building is situated at the southwest corner of the site and access to the parking lot is provided by two curb cuts. The primary curb cut is located on North Water Street near the Elm Street intersection. A second curb cut is located on Rodman Street to the east of the Candleworks Building.

The current building use consists of a lower level restaurant and the upper three floors serve a general office use.

The property is served by municipal water and sanitary sewer. Additionally, there is a stormwater collection system on the property that consists of a single catch basin with an overflow drain into the Route 18 system.

## **PROPOSED DEVELOPMENT**

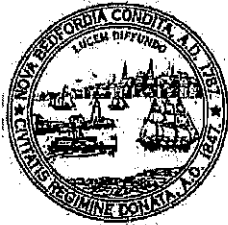
The Applicant, Bristol County Savings Bank (BCSB) is planning on leasing space in the Candleworks building for their general banking use. No expansion of this primary building is proposed and the interior work will consist of general renovation to accommodate the bank's office needs.

Exterior site improvements will consist of the following:

1. Widen curb cut on Rodman Street to meet minimum City Standards;
2. Construct a canopy drive-up ITM facility on the eastern edge of the property;
3. Reconfigure a small portion of the existing parking facility to accommodate the ITM canopy and associated drive-up lanes;
4. Add a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation;
5. Modify the existing onsite catch basin by adding a Flo Gard Plus insert for sediment and hydrocarbon screening;
6. The sidewalk on Rodman Street will be extended to complete the linkage from North Water Street to Route 18. The sidewalk will match the existing slate and cobblestone design; and
7. Landscape improvements will be completed in the portion of the site that is being modified to accommodate the canopy.
8. The project is estimated to take 6 to 8 months to complete at a cost of \$200,000.



## **APPLICATIONS/CHECKLIST**



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 0274

### SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Bristol County Savings Bank by: SITEC, Inc. dated: February 7, 2017

#### 1. Application Information

Street Address: 72 North Water Street

Assessor's Map(s): 53 Lot(s) 68 & 291, 295

Registry of Deeds Book: 11718 Page: 201

Zoning District: Mixed Use Business

Applicant's Name (printed): Bristol County Savings Bank

Mailing Address: 29 Broadway Taunton MA 02780  
(Street) (City) (State) (Zip)

Contact Information: (508) 828-5448 don.smyth@bcsbmail.com  
Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other Tenant

List all submitted materials (include document titles & volume numbers where applicable) below:

Site Plans Sheets 1-7  
Drive Thru Plans and Elevations  
Site summary  
Drainage Analysis

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

2/8/2017  
Date

[Signature]  
Signature of Applicant

## 2. Review Applicability (Check All That Apply to Your Proposal)

### Category

- ☐ Residential
- ☒ Commercial
- ☐ Industrial
- ☐ Mixed (Check all categories that apply)

### Construction

- ☒ New Construction
- ☐ Expansion of Existing
- ☐ Conversion
- ☐ Rehabilitation

### Scale

- ☒ < 2,000 gross sq feet
- ☐ > 2,000 gross sq feet
- ☐ 3 or more new residential units
- ☐ 1 or more new units in existing res. multi-unit
- ☒ Drive Thru Proposed
- ☐ Ground Sign Proposed
- ☐ Residential Driveway With > 1 curbcut

## 3. Zoning Classifications

Present Use of Premises: Restaurant / Offices

Proposed Use of Premises: Restaurant / Offices / Bank ATM Drive Thru

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

## 4. Briefly Describe the Proposed Project:

The Applicant proposes to construct a freestanding Canopy for a bank ATM and night deposit system in a portion of an existing commercial parking lot. A minor reconfiguration of parking is proposed under this application and a new stormwater recharge system will be installed to address runoff impacts associated with the expanded paved area.

## 5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	45,813	0	45,813
Lot Width (ft)	250'	N/A	250'
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	13,975 SF	N/A	13,975 SF
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	13,975 SF	N/A	13,975 SF
Building Height (ft)	50'	100'	50'
Front Setback (ft)	10'	0'	10'
Side Setback (ft)	5'	0'	5'
Side Setback (ft)	196'	0'	196'



Rear Setback (ft)	120'	0'	120'
Lot Coverage by Buildings (% of Lot Area)	10%	N/A	10%
Permeable Open Space (% of Lot Area)	20%	0	17%
Green Space (% of Lot Area)	20%	0	17%
Off-Street Parking Spaces	72	70	63
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	1	1	1

**6. Please complete the following:**

	Existing	Proposed
a) Number of customers per day:	<u>200</u>	<u>250</u>
b) Number of employees:	<u>35</u>	<u>45</u>
c) Hours of operation:	<u>7AM - 1AM</u>	<u>DEVELOPER - 24hr</u>
d) Days of operation:	<u>SUN - SAT</u>	<u>SUN - SAT</u>
e) Hours of deliveries:	<u>7AM - 7PM</u>	<u>7AM - 7PM</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

**7. Planning Board Special Permits:**

☒ The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

A Special Permit is requested under Section 3120 of the Zoning Ordinance to allow the reduction in the number of required onsite parking spaces. Offsite parking is available on the adjacent streets and in the Elm Street garage which is located in the project vicinity.

**8. ZBA Variances and Special Permits:**

**NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.**

☐ The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_

☐ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

\_\_\_\_\_  
\_\_\_\_\_

**9. OWNERSHIP VERIFICATION**

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Bristol County Savings Bank  
at the following address: 29 Broadway, Taunton, MA 02780  
to apply for: Site Plan Review / Special Permit  
on premises located at: 72 North Water Street  
in current ownership since: 2016  
whose address is: 72 North Water Street, New Bedford, MA 02740  
for which the record title stands in the name of: New Bedford, Inc.  
whose address is: 29 Huttleston Ave, Fairhaven, MA 02719

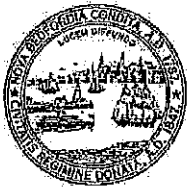
by a deed duly recorded in the:  
Registry of Deeds of County: Bristol Book: 11718 Page: 201

OR Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

2/8/17  
Date

Albert Santos  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)



## Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate  
Item Submitted.

For subparts of the required plans, please mark as follows:

☒ = Shown on Plans    ☐ = Waiver Requested    ☐ = Not Applicable

Staff    Applicant

- |              |   |
|--------------|---|
| <u>_____</u> | <input checked="" type="checkbox"/> 1. <b><u>Completed Application Form</u></b> (with all required signatures; 16 Copies)   |
| <u>_____</u> | <input checked="" type="checkbox"/> 2. <b><u>Completed Site Plan Review Application Checklist</u></b> (1 original & 15 copies)  |
| <u>_____</u> | <input checked="" type="checkbox"/> 3. <b><u>Plans</u></b> <ul style="list-style-type: none"><li><input checked="" type="checkbox"/> Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.</li><li><input checked="" type="checkbox"/> One (1) electronic copy (PDF &amp; CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)</li><li><input checked="" type="checkbox"/> All plans oriented so that north arrow points to top of sheet</li><li><input checked="" type="checkbox"/> Plans shall be drawn at a minimum scale of 1" = 40' or less</li><li><input checked="" type="checkbox"/> All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate</li><li><input checked="" type="checkbox"/> Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner</li><li><input checked="" type="checkbox"/> All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).</li></ul> |



**Staff**   **Applicant**

**X**   **3a. Cover Sheet**, to include the following information:

☒ **Title Block**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Project name/title                  | <input checked="" type="checkbox"/> Name and address of Engineer / Architect / Landscape Architect |
| <input checked="" type="checkbox"/> Assessor's map and parcel number(s) | <input checked="" type="checkbox"/> Name and address of developer                                  |
| <input checked="" type="checkbox"/> Registry Book and Page              | <input checked="" type="checkbox"/> Revision Date Block  |
| <input checked="" type="checkbox"/> Name and address of property owner  | <input checked="" type="checkbox"/> Street Number and/or Lot Number                                |

☒ **Zoning Requirements Table (Indicate Required vs. Provided)**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Zoning District  | <i>N/A</i> <input type="checkbox"/> Compact Parking Spaces           |
| <input checked="" type="checkbox"/> Lot Area   | <input checked="" type="checkbox"/> Accessible Parking Spaces        |
| <input checked="" type="checkbox"/> Lot Frontage   | <input checked="" type="checkbox"/> Van Accessible Parking Spaces    |
| <input checked="" type="checkbox"/> Front, Side & Rear Setbacks of Buildings and Parking Areas | <input checked="" type="checkbox"/> Screening Buffers                |
| <input checked="" type="checkbox"/> Building Height  | <input checked="" type="checkbox"/> Percentage of Lot that is Upland |
| <input checked="" type="checkbox"/> Lot Coverage   | <input checked="" type="checkbox"/> Total Square Footage of Upland   |
| <input checked="" type="checkbox"/> Green Space  |  |
| <input checked="" type="checkbox"/> Off-Street Parking Spaces                                  |  |

- ☒ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)

- ☒ **Plan Index** with latest revision date of each individual plan

**3b. Existing Conditions Plan**

- ☒ Name of Surveyor or Surveyor Firm
- ☒ Date of survey
- ☒ Property lines with bearings and distances
- ☒ Monuments set/found at all lot corners
- ☒ Easements with bearings and distances suitable for registry filing
- ☒ Names of all abutters
- ☒ Street names
- ☒ Benchmark locations (Based on USGS NGVD – show year)
- N/A* ☐ NHESP mapped areas (Areas of Estimated and Priority Habitats)
- N/A* ☐ Existing 21E Contaminated Site Information
- ☒ Existing Buildings and Structures
- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Area of building  | <input checked="" type="checkbox"/> Setbacks from property lines        |
| <input checked="" type="checkbox"/> Number of stories | <input checked="" type="checkbox"/> Floor elevations                    |
| <input checked="" type="checkbox"/> Principal use     | <input checked="" type="checkbox"/> Door locations with sill elevations |

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- ☒ Existing Topography:
  - ☒ Contours at 2' intervals (1' contours or additional spot grades if site is flat)
  - ☒ Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
  - ☒ Existing parking/paved areas including pavement type (parking, walkways, etc.)
  - ☒ All Existing Curbcuts
  - ☒ Listing of all existing utility owners and contact info located within the project limits
  - ☒ Adequate utility information outside the site to verify proposed utility connections
  - ☒ All utility pipe types, sizes, lengths, and slopes
  - ☒ All utility structure information including rim and invert elevations
  - ☒ All existing easements within 50 feet of property line-Identify any utility within the easement
  - ☒ All existing utility easements with bearings and distances
  - ☒ Existing pavement markings within site and on connecting roads
  - ☒ Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
  - ☒ Wetlands, floodplain, water protection district delineation including offsets and buffer zones
  - ☒ Streams, water courses, swales and all flood hazard areas
  - ☒ Rock Outcroppings
  - ☒ Test pit locations including groundwater depths when encountered
  - ☒ Historic buildings within 250 feet of the subject property

**X**   **3c. Demolition Plan**

- ☒ Existing Conditions Plan plus:
  - N/A* ☐ Existing Buildings and Structures to be removed/demolished
  - ☒ Existing parking/paved areas to be removed/demolished
  - N/A* ☐ Existing utilities to be removed/demolished
  - N/A* ☐ Existing hydrants to be removed
  - ☒ Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
  - ☒ Dust Control Measures
  - ☒ Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

**X**   **3d. Construction/Layout Plan**

- ☒ Proposed Buildings and Structures

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- |   |  |
|---|--|
| <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Area of building or additions  | <input checked="" type="checkbox"/> Setback dimensions from property lines                             |
| <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Number of stories  | <input checked="" type="checkbox"/> Out-buildings, detached garages, temp. construction trailers, etc. |
| <input checked="" type="checkbox"/> Principal use   |  |
| <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Floor elevations   |  |
| <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Door locations with sill elevations  |  |
| <input checked="" type="checkbox"/> Proposed Topography, including but not limited to:  |  |
| <input checked="" type="checkbox"/> Proposed contours at 2' intervals   | <input checked="" type="checkbox"/> Curb type(s) and limits  |
| <input checked="" type="checkbox"/> Parking lot setbacks to property line   | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Lighting / Poles / Guys               |
| <input checked="" type="checkbox"/> Parking lot grades (not to exceed 5% or be less than 0.5%)  | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Signs (include sign schedule)         |
| <input checked="" type="checkbox"/> Walls   | <input checked="" type="checkbox"/> Pavement markings  |
| <input checked="" type="checkbox"/> Parking spaces (delineated and dimensioned)   | <input checked="" type="checkbox"/> Loading areas / Loading Docks / Platforms                          |
| <input checked="" type="checkbox"/> Accessible parking spaces & aisles  | <input checked="" type="checkbox"/> Fences   |
| <input checked="" type="checkbox"/> Wheelchair ramps  | <input checked="" type="checkbox"/> Landscape areas  |
| <input checked="" type="checkbox"/> Sidewalks   | <input checked="" type="checkbox"/> Dumpster(s), Compactor(s) & Pads                                   |
| <input checked="" type="checkbox"/> Pavement type(s)  | <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Spot Grades at 4 Building Corners     |
| <input checked="" type="checkbox"/> Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.  | <input checked="" type="checkbox"/> Overall Plan Showing Areas of Cut & Fill                           |
| <input checked="" type="checkbox"/> Grading at entrance-show spot grades if required  |  |
| <input checked="" type="checkbox"/> Emergency Vehicle Access  |  |
| <input checked="" type="checkbox"/> Truck Access (WB-50 unless otherwise approved by City Engineer)   |  |
| <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Snow Storage Areas, with limits of any fence protection (if applicable)  |  |
| <input checked="" type="checkbox"/> Construction notes, including the following notes:  |  |
| <ul style="list-style-type: none"><li>• Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.</li><li>• Any work and material within the City right-of-way shall conform to the City of New Bedford requirements</li><li>• All handicap parking, ramps, and access shall conform to AAB &amp; MAAB requirements</li><li>• All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)</li><li>• All pavement markings and signs shall conform to MUTCD requirements</li></ul> |  |

**X 2e. Grading and Drainage Plan**

- ☒ Existing Conditions Plan and Construction/ Layout Plan plus:
- ☒ Existing and proposed site grading/ topography-Contours at 2' intervals (1' contours or additional spot grades if site is flat)

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- ☒ Proposed parking lots, sidewalks, islands, etc.
  - Parking lot grades shall not exceed 5% or be less than 0.5 %
- N/A ☐ Floor elevations & door locations
- ☒ Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- ☒ Adequate information off site to verify proposed drain connections
- N/A ☐ Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- N/A ☐ Utility easements with bearings and distances suitable for registry filing
- N/A ☐ Delineation of all stockpile areas
- ☒ Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- N/A ☐ For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- ☒ A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

**X      3f. Utility and Grading Plan (Show appropriate info from Existing Conditions & Construction/Layout Plan)**

- N/A ☐ Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
  - Adequate utility information outside the site to verify proposed utility connections
  - All utility pipe types, sizes, lengths, and slopes
  - All utility structure information including rim and invert elevations
  - Any utility access vaults
  - All utility access handholes
  - All water services, hydrants, gates, shutoffs, tees
  - Utilities shall be underground if possible
  - All transformer locations
  - Required utility easements with dimensional bearings and distances
- N/A ☐ Force main, if required, conforming to City of New Bedford requirements
- N/A ☐ Water main loop
- N/A ☐ Sewer profile showing all utility crossings
- N/A ☐ Sections through detention basin(s)
- ☒ Include the following notes:
  - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
  - All water and sewer material and construction shall conform to the City of New Bedford requirements

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- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections
- ☒ Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

**X** **3g. Landscape Plan**

- ☒ Location, species & size of all proposed plantings
- ☒ All existing landscaping to be removed or retained
- ☒ Plant and tree legend
- ☒ Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments
- ☒ Snow storage areas
- ☒ Proposed irrigation methods (on-site wells to be used unless otherwise approved)
- ☒ Verify sight distances at entrances

**X** **3h. Erosion Control Plan** (show appropriate information from Existing Conditions and Construction/Layout Plans)

- ☒ Straw bales or straw bale/silt fence combination and compost filter tubes
- ☒ Anti-tracking BMP area at all construction entrances
- ☒ Dust Control (Methods of)
- ☒ Protection of existing and proposed drainage structures with straw bales and/or silt sacks
- ☒ Delineation of all temporary stockpile areas
- ☒ Safety fencing around stockpiles over 10' in height or otherwise restricted site access
- ☒ Straw bales or straw bale/silt fence combination around all stockpiles
- ☒ Include the following notes:
  - All BMP erosion control measures shall be in place prior to demolition or any site work.
  - Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
  - Maintenance specifications for all proposed erosion and sedimentation controls.

**N/A** **3i. Floor Plan**

- ☐ Include complete floor plan of all floors (entire building), including existing & proposed work
- ☐ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes
- ☐ Show the location of all existing and proposed doors, windows, and walls
- ☐ For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

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- ☐ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

**N/A 3j. Building Elevations**

- ☐ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☐ For additions/alterations: label existing and new construction, as well as items to be removed
- ☐ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☐ Show any exterior mechanical, duct work, and/or utility boxes
- ☐ Include dimensions for building height, wall length and identify existing and proposed floor elevations

**N/A 3k. Sign Plan**

- ☐ Fully-dimensioned color elevations for all proposed signs
- ☐ Total square footage of existing signs and total square footage of proposed signs
- ☐ Existing and proposed sign locations on site plan
- ☐ Existing and proposed materials and methods of lighting for all signs

**N/A 3l. Lighting Plan**

- ☐ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- ☐ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☐ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☐ New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- ☐ Provide Cut Sheet for All Lighting Fixtures

**X 3m. Detail Sheets (Typical Details)**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Pavement Section Detail        | <input type="checkbox"/> Sewer Manhole Detail (26" cover)                            |
| <input checked="" type="checkbox"/> Sidewalk Detail                | <input checked="" type="checkbox"/> Detention / Retention Basin Sections (from plan) |
| <input checked="" type="checkbox"/> Curb Detail                    | <input type="checkbox"/> Detention Basin Outlet Structure Detail                     |
| <input type="checkbox"/> Driveway Detail                           | <input type="checkbox"/> Miscellaneous Detention / Retention Basin Details           |
| <input type="checkbox"/> Wheel Chair Ramp Detail                   | <input checked="" type="checkbox"/> Infiltration Device Details                      |
| <input type="checkbox"/> Concrete Pad Detail                       | <input type="checkbox"/> Stormwater BMPs (Water Quality Structure Details, etc.)     |
| <input checked="" type="checkbox"/> Catch Basin Detail             | <input type="checkbox"/> Bollards  |
| <input type="checkbox"/> Drainage Manhole Detail                   |  |
| <input type="checkbox"/> Water/Sewer Trench Details (12" envelope) |  |

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- |  |  |
|--|--|
| <input type="checkbox"/> Water and Sewer Trench Sections | <input type="checkbox"/> Sign Detail   |
| <input type="checkbox"/> Anti-Seepage Collar Detail      | <input type="checkbox"/> Fence Detail  |
| <input type="checkbox"/> Flared End Detail               | <input type="checkbox"/> Flowable Fill Trench  |
| <input type="checkbox"/> Rip Rap Detail                  | <input type="checkbox"/> Pavement Marking Details  |
| <input type="checkbox"/> Straw bales/Silt Fence Detail   | <input type="checkbox"/> Handicap Parking/Compact Parking Signs  |
| <input type="checkbox"/> Silt Sac Detail                 | <input type="checkbox"/> Hydrant Detail (American -Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right) |
| <input type="checkbox"/> Compost Filter Tube Detail      | <input type="checkbox"/> Thrust Block Detail   |
| <input type="checkbox"/> Light Pole Foundation Detail    |  |
| <input type="checkbox"/> Retaining Wall Details          |  |
| <input type="checkbox"/> Tree/Shrub Planting Detail      |  |

X **4. Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
- Evidence of compliance with parking and off-street loading requirements
- The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
- Identification of all land that will become common or public land
- Any other evidence necessary to indicate compliance with the zoning ordinance
- A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
- A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

X **5. Certified Abutters List** (16 copies)

X **6. Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

**7. Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

**8. Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

X **9. Stormwater Management Report** (9 Copies), if required, comprised of the following:

- ☒ MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- ☒ Overall Project Description
- ☒ Existing Conditions



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- ☒ Proposed Improvements
- ☒ Proposed Conditions
- ☒ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☒ Stormwater Management Regulations
- ☒ Summary
- ☒ Appendix - Existing/Proposed Conditions Plans showing the following:
  - ☒ **Overall Existing Subcatchment Area Table**
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - ☒ Soil Classifications Table (Existing Soils)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
  - ☒ Overall Proposed Subcatchment Area Table
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - ☐ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☒ Appendix - Hydrologic Analyses
  - ☒ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☒ Appendix - Illicit Discharge Certification (signed & dated)

**10. Electronic PDF and AutoCAD Files**

- ☒ Shall consist of a CD with a printed CD Label in a CD case
- ☒ CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- ☒ All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
  - AutoCAD Drawing format (.dwg)
  - Adobe Portable Document Format (.pdf)
- ☒ PDF files shall be created from within the AutoCAD environment and contain Layer information.
- ☐ It is a requirement that each project drawing/sheet created for a project shall be **published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission.** All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.
- ☐ **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

**Staff** | **Applicant**

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [ - ], underscores [ \_ ], and/or parenthesis [ ( ) ].

*Example 1.*

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34\_Existing Conditions1.dwg

12-34\_Existing Conditions2.dwg

12-34\_Generals.dwg

12-34\_Generals.dwg

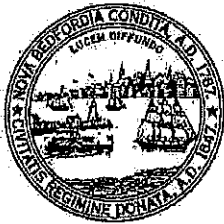
**X 11. Application Fee** (All fees are due at time of application submission)

**Official Use Only:**

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: \_\_\_\_\_ All materials submitted: Yes No

Signature: \_\_\_\_\_ Fee: \_\_\_\_\_



CITY OF NEW BEDFORD  
JONATHAN F. MITCHELL, MAYOR

## PLANNING BOARD

SUBMIT TO:  
Planning Department  
133 William Street  
Room 303  
New Bedford, MA 0274

### SPECIAL PERMIT APPLICATION

The undersigned, being the Applicant, seeks Special Permit Approval for property depicted on a plan entitled: Bristol County Savings Bank by: SITEC, Inc. dated: February 7, 2017

#### 1. Application Information

Street Address: 72 North Water Street

Assessor's Map(s): 53 Lot(s) 68 & 291, 295

Registry of Deeds Book: 11718 Page: 201

Zoning District: Mixed Use Business

Applicant's Name (printed): Bristol County Savings Bank

Mailing Address: 29 Broadway Taunton MA 02780  
(Street) (City) (State) (Zip)

Contact Information: (508) 828-5448 don.smyth@bcsbmail.com  
Telephone Number Email Address

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☒ Other Tenant

List all submitted materials (include document titles & volume numbers where applicable) below:

Site Plans Sheets 1-7  
Drive Thru Plans And elevations  
Site summary  
Drainage Analysis

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

2/8/2017  
Date

[Signature]  
Signature of Applicant

City Hall • 133 William Street • Room 303 • New Bedford, MA 02740 • [www.newbedford-ma.gov](http://www.newbedford-ma.gov)  
PH: (508)979-1488 • FX: (508)979-1576

## 2. Zoning Classifications

Present Use of Premises: Restaurant / Offices

Proposed Use of Premises: Restaurant / Offices / Bank ATM Drive Thru

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

## 3. Briefly Describe the Proposed Project and Specify all Requested Special Permits:

The Applicant proposes to construct a freestanding canopy for a bank ATM and night deposit system in a portion of an existing commercial parking lot. A minor reconfiguration of parking is proposed under this application. A Special Permit is required to reduce the number of onsite parking spaces from the required 70 spaces to 63 spaces.

## 4. Please complete the following:

	<u>Existing</u>	<u>Allowed/Required</u>	<u>Proposed</u>
Lot Area (sq ft)	45,813 SF	0	45,813 SF
Lot Width (ft)	250'	N/A	250'
Number of Dwelling Units	0	N/A	0
Total Gross Floor Area (sq ft)	13,975 SF	N/A	13,975 SF
Residential Gross Floor Area (sq ft)	0	N/A	0
Non-Residential Gross Floor Area (sq ft)	13,975 SF	N/A	13,975 SF
Building Height (ft)	50'	100'	50'
Front Setback (ft)	10'	0'	10'
Side Setback (ft)	5'	0'	5'
Side Setback (ft)	196'	0'	196'
Rear Setback (ft)	120'	0'	120'
Lot Coverage by Buildings (% of Lot Area)	10%	N/A	10%
Permeable Open Space (% of Lot Area)	20%	0	17%
Green Space (% of Lot Area)	20%	0	17%
Off-Street Parking Spaces	72	70	63
Long-Term Bicycle Parking Spaces	0	0	0
Short-Term Bicycle Parking Spaces	0	0	0
Loading Bays	1	1	1

5. Please complete the following:

	Existing	Proposed
a) Number of customers per day:	<u>250</u>	<u>250</u>
b) Number of employees:	<u>35</u>	<u>45</u>
c) Hours of operation:	<u>7AM - 1PM</u>	<u>DRIVE-THRU - 24hr</u>
d) Days of operation:	<u>SUN - SAT</u>	<u>SUN - SAT</u>
e) Hours of deliveries:	<u>7AM - 7 PM</u>	<u>7AM - 7 PM</u>
f) Frequency of deliveries:	<input checked="" type="checkbox"/> Daily <input type="checkbox"/> Weekly <input type="checkbox"/> Monthly <input type="checkbox"/> Other: _____	

6. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Bristol County Savings Bank

at the following address: 29 Broadway, Taunton, MA 02780

to apply for: Site Plan Review / Special Permit

on premises located at: 72 North Water Street

in current ownership since: 2016

whose address is: 72 North Water Street, New Bedford, MA 02740

for which the record title stands in the name of: New Bedford, Inc.

whose address is: 29 Huttleston Avenue, Fairhaven, MA 02719

by a deed duly recorded in the:

Registry of Deeds of County: Bristol Book: 11718 Page: 201

OR Registry District of the Land Court, Certificate No.: \_\_\_\_\_ Book: \_\_\_\_\_ Page: \_\_\_\_\_

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

2/8/17  
Date

Albert Santos  
Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

# Planning Board Special Permit Application Checklist

☒ 1. **Completed Application Form** (with all required signatures; Original plus 15 Copies)

☒ 2. **Plans**

- Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- All plans oriented so that north arrow points to top of sheet
- Plans shall be drawn at a minimum scale of 1" = 40' or less
- All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

☒ 3. **Certified Abutters List** (4 copies)

☒ 4. **Proof of Ownership** (Deed(s) for All Involved Parcels; 4 Copies)

☒ 5. **Photos Depicting Existing Conditions** (Minimum of 3, In Color, 1 Aerial + 2 Other Views; 16 Copies)

☐ 6. **Development Impact Statement (DIS)**, completed per §5350 of Zoning Code, (16 Copies), if required by Board

☐ 7. **Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

☒ 8. **Electronic PDF and AutoCAD Files**

- Shall consist of a CD with a printed CD Label in a CD case
- CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
  - AutoCAD Drawing format (.dwg)
  - Adobe Portable Document Format (.pdf)

- PDF files shall be created from within the AutoCAD environment and contain Layer information.
- It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.

- **File Naming:**

The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [ - ], underscores [ \_ ], and/or parenthesis [ ( ) ].

*Example 1.*

A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:

12-34\_Existing Conditions1.dwg

12-34\_Existing Conditions2.dwg

12-34\_General1.dwg

12-34\_General2.dwg

☒ **9. Application Fee** (All fees are due at time of application submission)

---

**Official Use Only:**

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: \_\_\_\_\_ All materials submitted: Yes No

Signature: \_\_\_\_\_ Fee \_\_\_\_\_

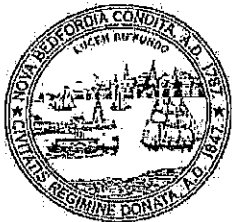


## **NOTICE BY PUBLICATION & ABUTTERS NOTIFICATION**

(Follow Massachusetts General Laws, Chapter 40A, Section 5)

- 1) The applicant shall be responsible for paying for the legal advertisements in the New Bedford Standard-Times once in each of two (2) successive weeks, the first publication to be not less than fourteen (14) days prior to the date of said hearing. This cost is included in the Application Fee. The City of New Bedford Planning Division shall be responsible for placing the legal ad in the New Bedford Standard-Times.
- 2) The applicant shall be responsible for certifying the abutters list and mailing, by Certified Mail, with Return Receipt Requested, a copy of the notice to each affected abutter.
- 3) A Legal Advertisement will be drafted by Planning Staff, including the date, time and location of the public hearing, and provided to the Applicant upon submittal of a complete application. This Legal Advertisement may not be altered or amended by the Applicant prior to use in notifying Abutters.

## **CERTIFIED ABUTTERS LIST**



## City of New Bedford REQUEST for a CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY	
MAP #	53
LOT(S)#	68, 291
ADDRESS: 72 North Water Street, New Bedford, MA 02740	
OWNER INFORMATION	
NAME: Candleworks Ventures, LLC.	
MAILING ADDRESS: 72 North Water Street, 3rd Floor, New Bedford, MA 02740	
APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT): Alison Cesar	
MAILING ADDRESS (IF DIFFERENT): 449 Faunce Corner Road, Dartmouth, MA 02747	
TELEPHONE #	(508)998-2125
EMAIL ADDRESS:	acesar@sitec-engineering.com
REASON FOR THIS REQUEST: <i>Check appropriate</i>	
<input type="checkbox"/>	ZONING BOARD OF APPEALS APPLICATION
<input checked="" type="checkbox"/>	PLANNING BOARD APPLICATION
<input type="checkbox"/>	CONSERVATION COMMISSION APPLICATION
<input type="checkbox"/>	LICENSING BOARD APPLICATION
<input type="checkbox"/>	OTHER (Please explain):

PLANNING

FEB 01 2017

DEPARTMENT

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

### Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax

Carlos Amado

Printed Name

*Judith M. Verdahl*

Signature

2/2/2017

Date

February 1, 2017  
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 72 North Water Street (53-68,291). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
53-71 <i>ES</i>	JOHN F KENNEDY HWY	N B REDEVELOPMENT, AUTHORITY 133 WILLIAM STREET NEW BEDFORD, MA 02740
53-229 <i>NS</i>	HAMILTON ST	BUZZARDS BAY COALITION INC, 114 FRONT STREET NEW BEDFORD, MA 02740
53-178	114 FRONT ST -120	BUZZARDS BAY CENTER INC, 620 BELLEVILLE AVENUE NEW BEDFORD, MA 02745
53-175	56 N WATER ST -62	MELDON JOHN J "TRUSTEE", SIXTY NORTH WATER STREET REAL ESTATE TRUST 60 NORTH WATER STREET NEW BEDFORD, MA 02740
53-177-B	15 HAMILTON ST	MILLER FREDERICK A JR, 171 MENDELL ROAD ROCHESTER, MA 02770
53-246 <i>WS</i>	N WATER ST	11 WILLIAM STREET REAL ESTATE TRUST LLC, 60 NORTH WATER STREET NEW BEDFORD, MA 02740
53-105	73 N WATER ST	11 WILLIAM STREET REAL ESTATE TRUST LLC, 60 NORTH WATER STREET NEW BEDFORD, MA 02740
53-102	89 N WATER ST	MILLS EVERETT D JR, MILLS CLAUDIA L. 4 OLD TREE FARM ROAD MATTAPOISETT, MA 02739
53-291 <i>ES</i>	N WATER ST	CANDLEWORKS VENTURES LLC, 72 N WATER STREET 3RD FLR NEW BEDFORD, MA 02740
53-104 <i>ES</i>	BETHEL ST	BETHEL STREET LLC, 29 NORTH WATER STREET S. DARTMOUTH, MA 02748
53-289 <i>NS</i>	ELM ST	OTTAWAY NEWSPAPERS INC, 25 ELM STREET NEW BEDFORD, MA 02740
53-103	38 BETHEL ST	BETHEL STREET LLC, 29 NORTH WATER STREET S. DARTMOUTH, MA 02748
53-70	249 MACARTHUR DR	CITY OF NEW BEDFORD, INTER SEWER DEPT-PUMP STA 131 WILLIAM ST NEW BEDFORD, MA 02740

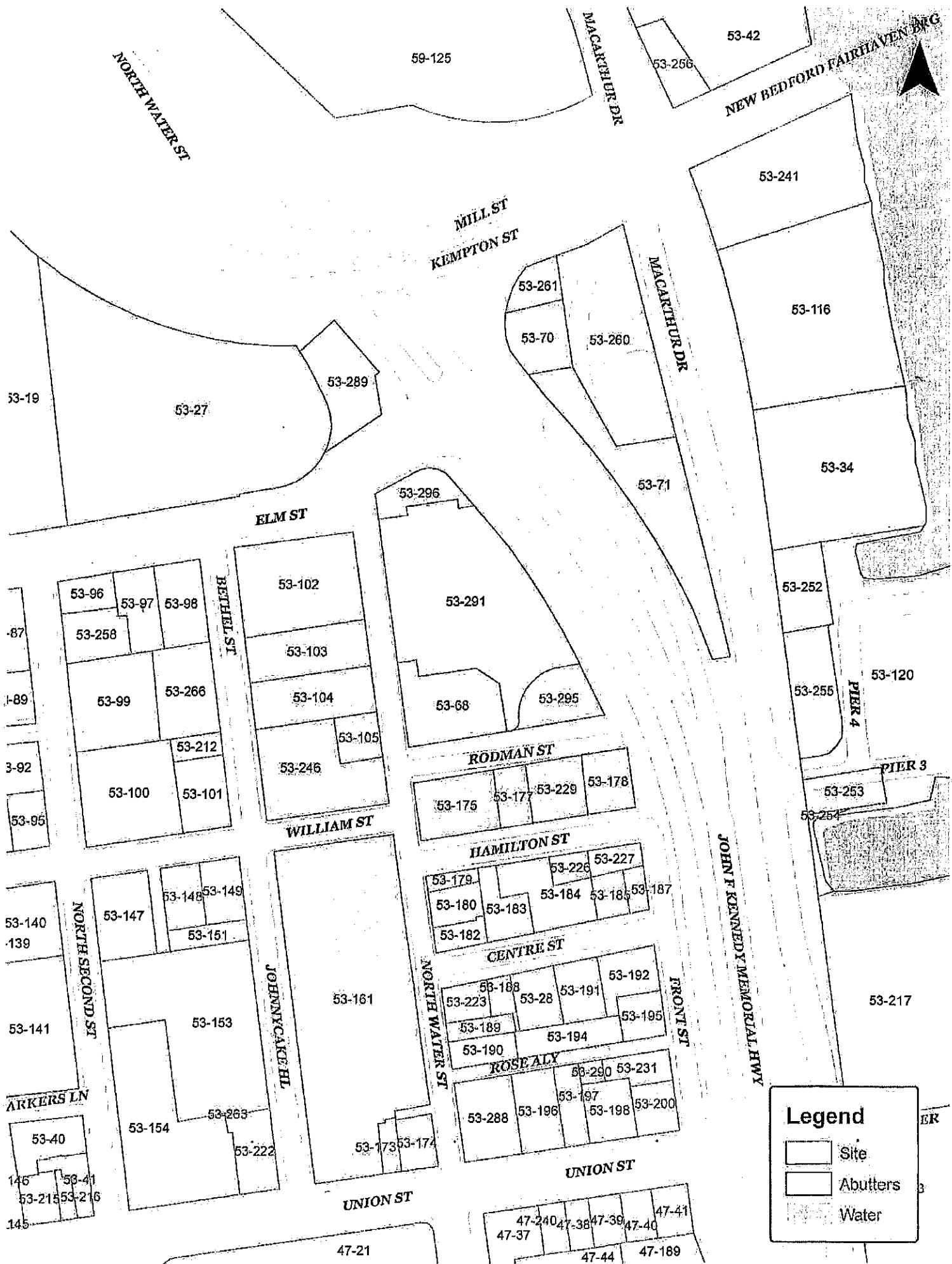
February 1, 2017

Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 72 North Water Street (53-68,291). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

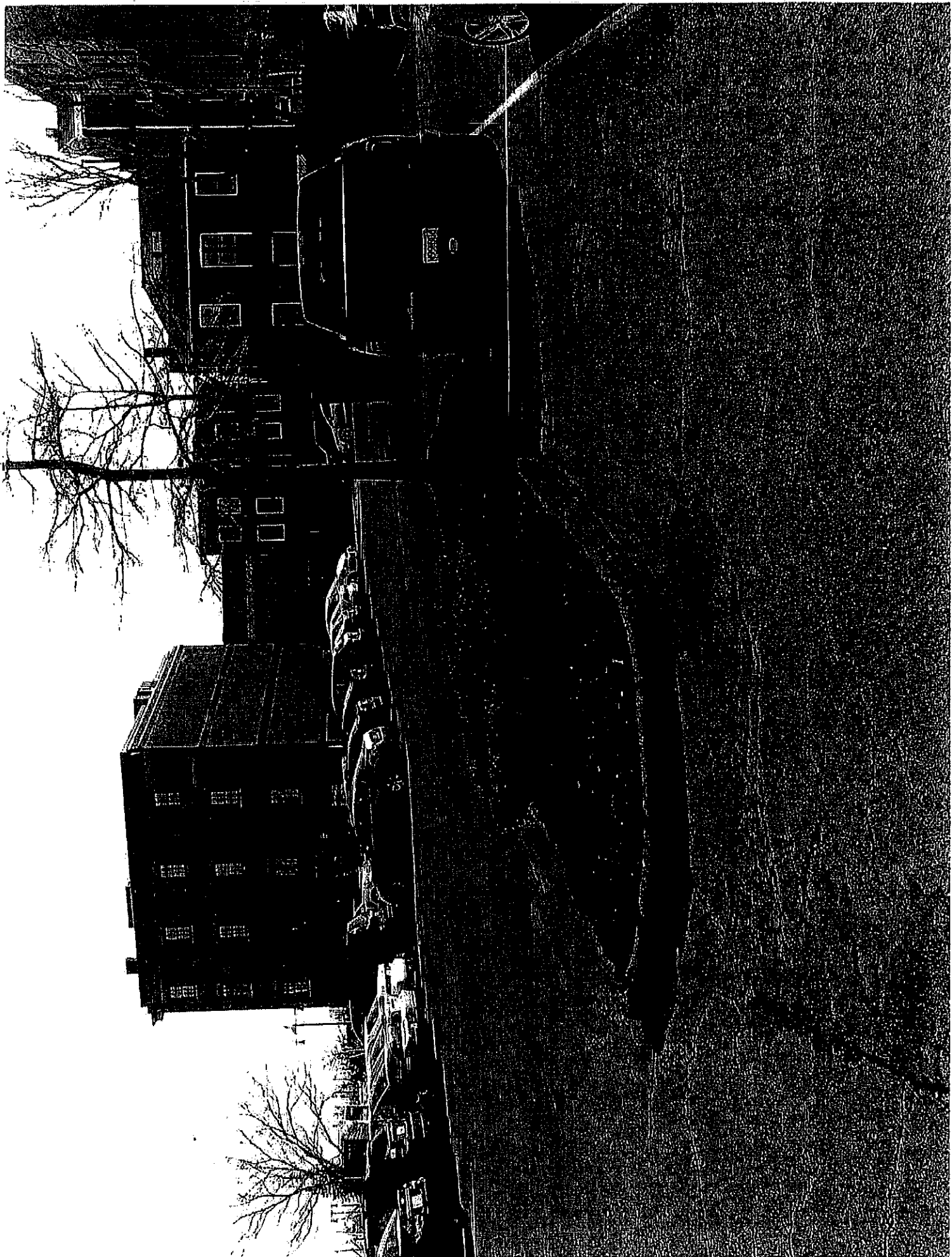
Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates, and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
53-296 SS	ELM ST	NEW BEDFORD REDEVELOPMENT AUTHORITY, 700 PLEASANT ST NEW BEDFORD, MA 02740
53-295 NK	RODMAN ST	NEW BEDFORD PARCEL A LLC, 13 WILLIAM STREET - D-15 FAIRHAVEN, MA 02719
53-68	72 N WATER ST	CANDLEWORKS VENTURES LLC, 72 N WATER STREET 3RD FLR NEW BEDFORD, MA 02740
53-161	18 JOHNNY CAKE HILL	OLD DARTMOUTH HISTORICAL, SOCIETY 18 JOHNNYCAKE HILL NEW BEDFORD, MA 02740
53-27	25 ELM ST	OTTAWAY NEWSPAPERS INC, 25 ELM STREET NEW BEDFORD, MA 02740

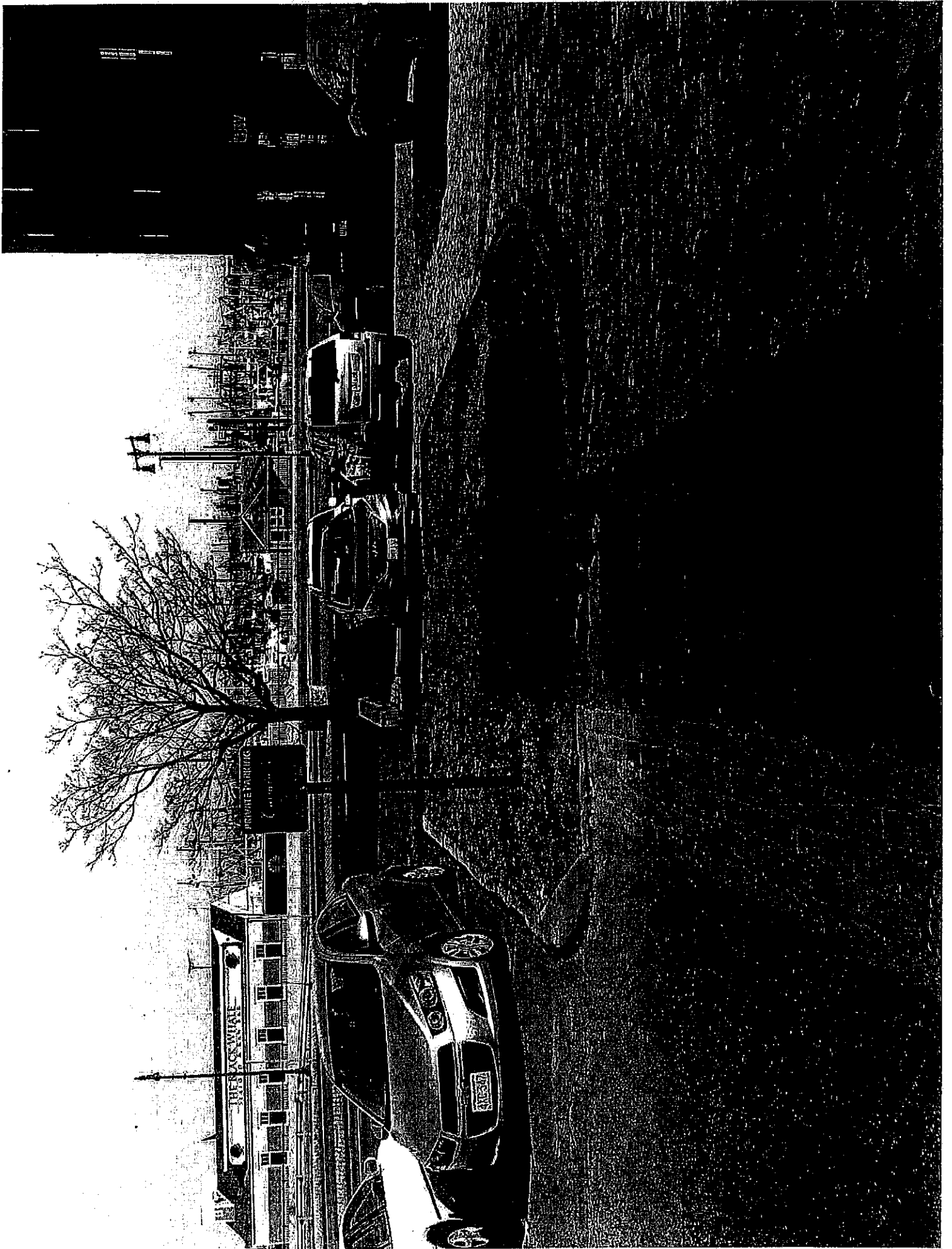




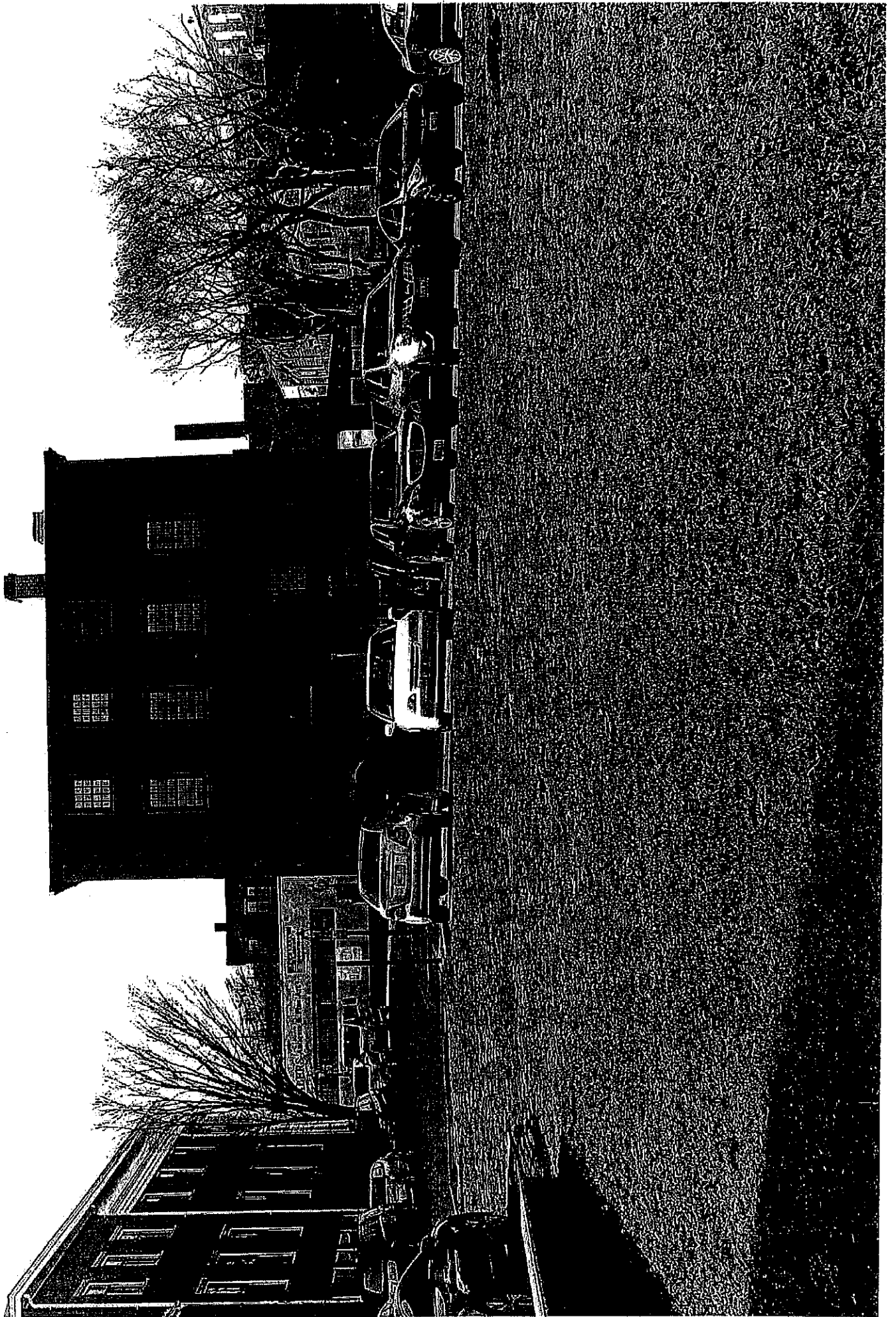
## **SITE PHOTOGRAPHS**













## **PROPERTY DEEDS**

MASSACHUSETTS EXERCISE TAX  
 Bristol ROD South 001  
 Date: 06/13/2016 03:49 PM  
 Ctr# 019434 08145 Doc# 00013432  
 Fee: \$7,980.00 Cons: \$1,750,000.00



2016 00013432

Bk: 11718 Pg: 201 Pg: 1 of 2 BS  
 Doc: DEED 06/13/2016 03:49 PM

QUITCLAIM DEED

CANDLEWORKS VENTURES, LLC, a Massachusetts Limited Liability Company with a principal office located at 72 N. Water Street, 3<sup>rd</sup> Floor, New Bedford, Massachusetts 02740

for consideration paid, and in full consideration of One Million, Seven Hundred Fifty Thousand Dollars (\$1,750,000.00)

grants to NEW BEDFORD, INC., a Massachusetts Corporation, with a principal office located at 29 Huttleston Avenue, Fairhaven, Massachusetts 02719

with QUITCLAIM COVENANTS

The land, with the building(s) thereon, located in New Bedford, Bristol County, Massachusetts, more particularly bounded and described as follows:

PARCEL ONE:

LOT 1, containing 31,596 +/- square feet, as shown on the plan entitled: "Plan of Land, 72 North Water Street, Assessors Map 53, Lots 291 & 68, New Bedford, Massachusetts, Prepared for Rockett Real Estate Investments, LLC" dated May 19, 2014, and recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 172, Page 4.

Said Lot 1 includes PARCEL "A", containing 6,058 +/- square feet, as shown on the plan entitled: "Plan of Land, 72 North Water Street, Assessors Map 53, Lots 291 & 68, New Bedford, Massachusetts Prepared for Andy Rockett" dated September 6, 2012, and recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 170, Page 7.

PARCEL TWO:

LOT 2, containing 8,159 +/- square feet, as shown on the plan entitled: "Plan of Land, 72 North Water Street, Assessors Map 53, Lots 291 & 68, New Bedford, Massachusetts, Prepared for Rockett Real Estate Investments, LLC" dated May 19, 2014, and recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 172, Page 4.

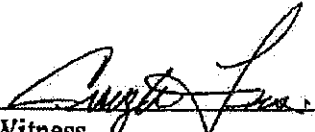
Property Address: 72 North Water, New Bedford, Massachusetts.

This conveyance does not constitute a sale of all or substantially all of the assets of the Grantor located within the Commonwealth of Massachusetts.

For title, see deed dated May 25, 2012, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 10419, Page 212, and deed dated June 13, 2016, to be recorded herewith.

IN WITNESS WHEREOF, the said CANDLEWORKS VENTURES, LLC has caused its corporate seal to be hereto affixed and these presents to be signed, acknowledged, and delivered in its name and behalf by Andrew F. Rockett, its Manager, this 13<sup>th</sup> day of June, 2016.

CANDLEWORKS VENTURES, LLC

  
Witness

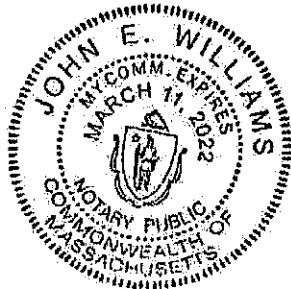
  
By: Andrew F. Rockett, Manager

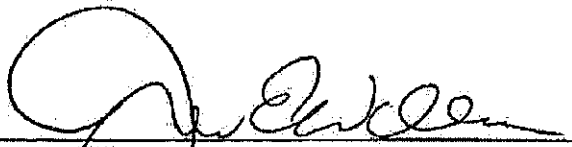
THE COMMONWEALTH OF MASSACHUSETTS

BRISTOL, ss.

June 13, 2016

Then personally appeared the above-named Andrew F. Rockett, Manager of CANDLEWORKS VENTURES, LLC, who proved to me through satisfactory evidence of identification which was U S PASSPORT to be the person whose name is signed on this document, and acknowledged to me that said instrument was signed and sealed on behalf of said corporation and that he signed it voluntarily for its stated purpose before me,



  
John E. Williams, Notary Public  
My commission expires: 3/11/2022

# **STORMWATER MANAGEMENT REPORT**

# SITEC

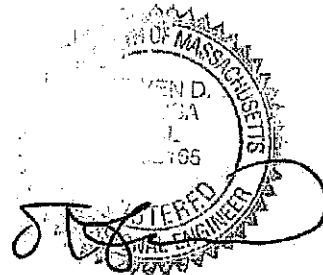
Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747  
Tel. (508) 998-2125 FAX (508) 998-7554

Unit C  
769 Plain Street  
Marshfield, MA 02050  
Tel. (781) 319-0100 FAX (781) 834-4783

## STORMWATER MANAGEMENT REPORT FEBRUARY 7, 2017

Project: Bristol County Savings Bank  
Drive-Up ITM  
72 North Water Street  
New Bedford, MA 02740  
Assessors Map 53 – Lots 68, 291 & 295



### EXISTING SITE CONDITIONS

The subject property is a 45,813 SF commercial development located on the east side of North Water Street at the southwest corner of Elm Street and John F. Kennedy Memorial Highway (Route 18). The property is bordered on the East by Route 18 and on the south by Rodman Street.

Existing development on the property consists of a paved parking lot and a 4 story commercial building (the Candleworks Building). The Candleworks building is situated at the southwest corner of the site and access to the parking lot is provided by two curb cuts. The primary curb cut is located on North Water Street near the Elm Street intersection. A second curb cut is located on Rodman Street to the east of the Candleworks Building.

The current building use consists of a lower level restaurant and the upper three floors serve a general office use.

The property is served by municipal water and sanitary sewer. Additionally, there is a stormwater collection system on the property that consists of a single catch basin with an overflow drain into the Route 18 system.

### PROPOSED DEVELOPMENT

The Applicant, Bristol County Savings Bank (BCSB) is planning on leasing space in the Candleworks building for their general banking use. No expansion of this primary building is proposed and the interior work will consist of general renovation to accommodate the bank's office needs.

Exterior site improvements will consist of the following:

1. Widen curb cut on Rodman Street to meet minimum City Standards;
2. Construct a canopy drive-up ITM facility on the eastern edge of the property;
3. Reconfigure a small portion of the existing parking facility to accommodate the ITM canopy and associated drive-up lanes;
4. Add a new stormwater collection and recharge system for onsite stormwater treatment and flow mitigation;
5. Modify the existing onsite catch basin by adding a Flo Gard Plus insert for sediment and hydrocarbon screening;
6. The sidewalk on Rodman Street will be extended to complete the linkage from North Water Street to Route 18. The sidewalk will match the existing slate and cobblestone design; and
7. Landscape improvements will be completed in the portion of the site that is being modified to accommodate the canopy.

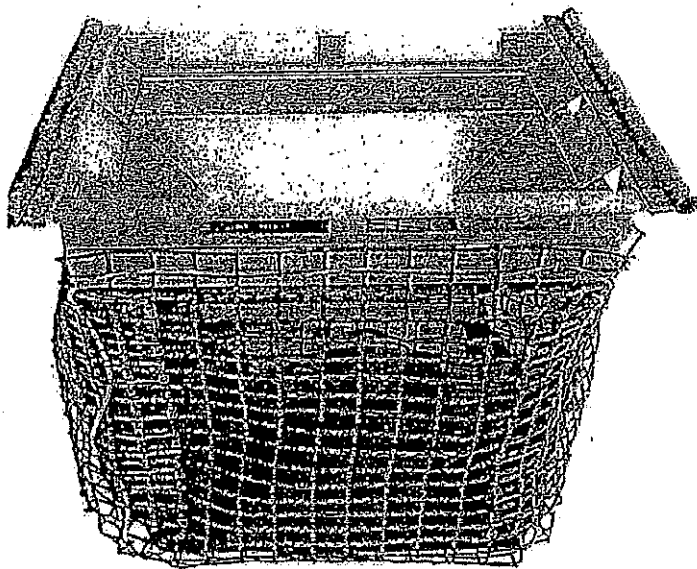
The proposed drainage system will consist of the addition of one deep sump catch basin installed with a Flo Gard Plus catch basin filter insert. A similar filter will be installed in the existing onsite catch basin in order to upgrade the overall site stormwater treatment.

The Flo Gard filters are rated to remove 80% of the Total Suspended Solids (TSS) from the runoff. An additional 25% TSS removal will occur in the deep sump catch basin.

In addition to TSS removal, the Flo Gard units are designed to provide hydrocarbon screening in the 70% to 80% range. The outflow from the new catch basin will be directed to an onsite recharge system.

The recharge system will consist of (12) Cultec Recharge units, Model #280HD which will be set on a 6" crushed stone bed with a 6" crushed stone overlay. The system will have a 12" perimeter of crushed stone and all unsuitable materials within 5' of the system or below the system will be removed and replaced with high quality sand meeting DEP septic system (Title 5) standards. This system is designed to retain 100% of the new surface runoff for this project. The attached calculations utilizing HydroCAD demonstrate the recharge capacity up to a 4.8" (10 year storm) rainfall event.

# Innovative stormwater management products



## FloGard® +PLUS Catch Basin Insert Filter

### FloGard®+PLUS Catch Basin Insert Filter

#### GENERAL FILTER CONFIGURATION

FloGard®+PLUS catch basin insert filter shall provide solids filtration through a filter screen or filter liner, and hydrocarbon capture shall be effected using a non-leaching absorbent material contained in a pouch or similar available restraint. Hydrocarbon absorbent shall not be placed at an exposed location at the entry to the filter that would allow blinding by debris and sediment without provision for self-cleaning in operation.

Unit shall conform to the dimensions of the inlet in which it is applied, allow removal and replacement of all internal components, and allow complete inspection and cleaning in the field.

#### FLOW CAPACITY

Unit shall provide two internal high-flow bypass locations that in total exceed the inlet peak flow capacity. Filter shall provide filtered flow capacity in excess of the Required "first flush" treatment flow. Unit shall not impede flow into or through the catch basin when properly sized and installed.

#### MATERIALS

Support frame shall be constructed of type 304 stainless steel. Filter screen, when used in place of filter liner, shall be type 304 or 316 stainless steel, with an apparent opening size of not less than 4 U.S. mesh. Filter liner, when in place of filter screen, shall be woven polypropylene geotextile fabric liner with an apparent opening size of not less than 40 U.S. mesh as determined by ASTM D 4751. Filter liner shall include a support basket of polypropylene geogrid with stainless steel cable reinforcement.

Frame shall be rated at a minimum 25-year service life. All other materials, with the exception of the hydrocarbon absorbent, shall have a rated service life in excess of 2 years.

#### FloGard®+PLUS TEST RESULTS SUMMARY

Testing Agency	% TSS Removal	% Oil and Grease Removal	% PAH Removal
	80	70 to 80	
Auckland Engineering & Taylor Ltd. (City of Auckland)	78 to 95		
Hawaii (City of Honolulu)	80		20 to 40

#### FEATURES

- Easy to install, inspect and maintain
- Can be retrofitted to existing drain catch basins – or used in new projects
- Economical and efficient
- Catches pollutants where they are easiest to catch (at the inlet)
- No standing water – minimizes vector, bacteria and odor problems
- Can be incorporated as part of a "Treatment Train"

#### BENEFITS

- Lower installation, inspection and maintenance costs
- Versatile installation applications
- Higher return on investment
- Allows for installation on small and confined sites
- Minimizes vector, bacteria and odor problems
- Allows user to target specific pollutants

# Innovative stormwater management products

## FloGard® +PLUS Catch Basin Insert Filter



### INSTALLATION AND MAINTENANCE

Filter shall be installed and maintained in accordance with manufacturer's general instructions and recommendations.

### PERFORMANCE

Filter shall provide 80% removal of total suspended solids (TSS) from treated flow with a particle size distribution consistent with typical urban street deposited sediments. Filter shall capture at least 70% of oil and grease and 40% total phosphorus (TP) associated with organic debris from treated flow. Unit shall provide for isolation of trapped effluents, including debris, sediments, and floatable trash and hydrocarbons, from bypass flow such that re-suspension and loss of pollutants is minimized during peak flow events.

### FloGard®+PLUS COMPETITIVE FEATURE COMPARISON

Rating of FloGard+PLUS Units (based on flow-comparable units) (Scale 1-10, 10 being best)	FloGard+PLUS	Other Insert Filter Types**
Flow Rate	10	7
Removal Efficiency*	80%	45%
Capacity - Sludge and Oil	7	7
Service Life	10	3
Installation - Ease of Handling / Installation	8	6
Frequency of Inspections & Maintenance	7	7
Overall Value	10	2

\*Proximate, based on field sediment removal testing in urban street application \*\*average

Long-Term Cost Comparison (Scale 1-10, 10 being lowest cost, higher number being best)	FloGard+PLUS	Other Insert Filter Types
Initial cost (\$/cfs treated)	10	4
Installation cost (\$/cfs treated)	9	6
Labor replacement (annual avg \$/cfs treated)	10	2
Materials replacement (annual avg \$/cfs treated)	10	10
Maintenance cost (annual avg \$/cfs treated)	9	6
Cost 1st yr (\$/cfs treated)	10	5
10 Year Annual Avg (\$/cfs treated, avg over 20 yrs)*	10	5

\*Assumes 3% annual inflation

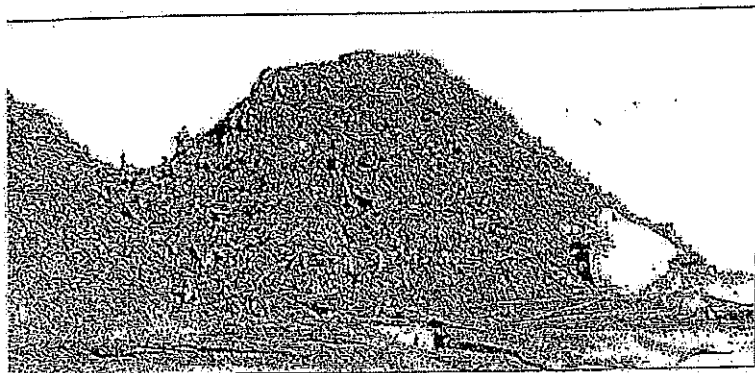
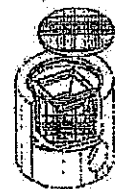
FloGard+PLUS  
Combination Inlet



FloGard+PLUS  
Flat Grate



FloGard+PLUS  
Round Gated Inlet



Captured debris from  
FloGard+PLUS,  
Dana Point, CA

Kristar Enterprises, Inc.  
P.O. Box 6419  
Santa Rosa, CA 95406-1419

PH: 800-579-8819  
FAX: 707-524-8186  
[www.kristar.com](http://www.kristar.com)

© 2004 Kristar Enterprises, Inc.  
FGP-T 11.19.18.04.2M

FloGard® is a registered trademark of  
Kristar Enterprises, Inc.



## **CONSTRUCTION EROSION AND SEDIMENT CONTROL PLAN**

**Bristol County Savings Bank  
72 North Water Street  
Map 53 Lots 68, 291, & 295  
New Bedford, MA  
February 7, 2017**

---

### **1. SITE DESCRIPTION:**

**OWNER: New Bedford, Inc  
29 Huttleston Ave  
Fairhaven, MA 02719**

#### **PROJECT NAME AND LOCATION**

**Bristol County Savings Bank Drive up ITM  
72 North Water Street, New Bedford, MA**

#### **DESCRIPTION: (Purpose and Types of Soil Disturbing Activities)**

This project involves the reconstruction of an existing parking lot and the construction of a new bank drive-up canopy with associated, landscaping and drainage on a 45,813 SF parcel. The site slopes from west to east toward Route 18 and currently includes a 72 space paved parking lot and sidewalks in addition to the (4) story restaurant/office building. The onsite soils have been classified by a licensed soil evaluator and consist of fill material over a medium to coarse sand.

Soil disturbing activities will include: installing perimeter and other sediment controls; excavation for the removal of old pavement and general site demolition, installation of the stormwater infiltration system, parking facility, and new canopy. Upon completion of construction, landscaping will be installed and all disturbed areas will be

stabilized.

## **SEQUENCE OF MAJOR ACTIVITIES**

1. Install all erosion and sediment control measures per the enclosed approved plans. The Contractor will implement the use of widely accepted principles for erosion and sediment control during construction.
2. Removal of existing pavement/brush and topsoil.
3. Installation of electrical conduits, drainage, and retention system.
4. Construct canopy, sidewalks, and parking. Stabilize site with landscaping
5. Construction sequence may vary to minimize disturbance on site.

## **2. EROSION AND SEDIMENT CONTROLS**

In addition to the perimeter controls, erosion control will be accomplished using temporary measures such as tracking entrance, seeding or mulching, spraying of liquid stabilizers or any combination of these measures. Seeds should be applied at a rate of 2 lbs/ 1000 square feet at a depth of ½ inch. Soil netting or covering should be used in extreme conditions.

Only minor stockpiling of soils will be allowed on site. Soil stockpiles will be ringed with hay bales/ silt fencing or covered in extreme conditions.

### **Maintenance / Inspection Procedures for Erosion and Sediment Controls**

- Construction to commence in a phased manner.
- All control measures will be inspected at least once each week and following any storm event of 0.5 inches of precipitation or greater.
- All measures will be maintained in good working order; if repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from erosion control when it has reached one-third the height of the fence or bale.
- Silt fence will be inspected for depth of sediment, tears and to see if fabric is securely attached to the fence posts, are firmly in the ground.
- Any temporary sediment basin used will be inspected for depth of

sediment. Any build up of sediment will be removed when it reaches 10% of the design capacity or at the end of project completion.

- Temporary and permanent seeding and planting will be inspected for bare spots, washouts and healthy growth.
- A maintenance and inspection report will be made after each inspection. A copy of the report form to be completed by the inspector and kept on site.
- Construction site supervisor will be responsible for training workers in all inspection and maintenance practices necessary for keeping erosion and sediment controls in good working order.

### **3. OTHER CONTROLS**

#### **Waste Disposal**

All waste materials will be disposed of off site in accordance with all applicable local, State, Federal regulations. No construction waste is to be buried on site. All personnel will be instructed regarding the correct procedure for waste disposal. The individual, who manages the day-to-day site operations, will be responsible for seeing that these procedures are followed.

#### **Hazardous Waste**

All hazardous waste materials will be disposed of in a manner specified by local, State, Federal regulations and in accordance with any manufactures recommendations.

#### **Sanitary Waste**

All sanitary waste will be collected in portable units installed on site. The portable units will be cleaned and emptied by a qualified licensed contractor.

#### **Concrete Waste**

All concrete washings will be disposed on in a designated area away from wetlands and any property line. When the concrete hardens it will be removed from the site.

#### **4. POLLUTION AND SPILL PREVENTION**

##### **INVENTORY FOR POLLUTION PREVENTION PLAN**

The following substances listed below are expected to be present onsite during construction:

- General construction materials
- Asphalt/concrete
- Paints
- Petroleum based products
- Cleaning solvents

##### **MATERIAL MANAGEMENT PRACTICES**

###### **Good Housekeeping Practices**

- Store only enough products on site to do the job.
- All materials stored outside will be stored in a neat, orderly manner in the original containers.
- Products will be kept in their original containers with the original manufacture's label.
- Whenever possible, all products will be used up before disposing of the container.
- The site contractor will inspect daily to ensure proper use and disposal of materials onsite.

###### **Product Specific Practices**

###### **Petroleum Products:**

- Refueling vehicles will be DOT Certified and have SPCC Plans in place and contain emergency equipment to contain and clean up small spills.
- All on site construction vehicles will be inspected for leaks and receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products will be stored in tightly sealed containers, which are properly marked.

###### **Fertilizers:**

- All fertilizers will be stored in a dry protected area and only used according to manufacturers recommendations.

**Paints:**

- All containers will be tightly sealed and stored when not required for use.
- All procedures will be followed to minimize spills and to keep products in the original containers.

**Concrete Trucks:**

- The site contractor is responsible for designating a safe area, away from abutting property and resource areas, for excess concrete disposal.

**SPILL CONTROL PRACTICES**

In addition to the good housekeeping and material management practices discussed in the previous sections of this plan, the following practices will be followed for Spill Prevention and clean up during construction:

- Manufacturers recommended methods for spill clean up will be clearly posted and site personnel will be made aware of the procedures and the location of the information and cleanup supplies.
- All spills will be cleaned up immediately after discovery.
- If any threat of explosion or life threatening condition, all personnel will evacuate the area to safety and then contact the local fire department for assistance.
- The spill area will be ventilated and personnel will wear appropriate protective clothing to prevent injury from contact with a hazardous substance.
- The site contractor responsible for day-to-day operations will be the spill prevention and clean up coordinator. He will designate at least three other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and cleanup. The names of the responsible personnel will be posted in the material storage area in the office trailer onsite.

### NPDES Construction Permit Storm Water Pollution Prevention Plan

This Construction Erosion and Sedimentation Control Plan will also be used for the NPDES Construction Permit Storm Water Pollution Prevention Plan.

#### STORM WATER POLLUTION PREVENTION PLAN CERTIFICATION

I certify under the penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or person directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signed:



Steven D. Gioiosa, President  
SITEC, Inc.

#### CONTRACTOR'S CERTIFICATION

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Signature	For	Responsible for
<hr/> <hr/> Date		



# Checklist for Stormwater Report

## A. Introduction

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.<sup>1</sup> This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8<sup>2</sup>
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

<sup>1</sup> The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

<sup>2</sup> For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.



# Checklist for Stormwater Report

## B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

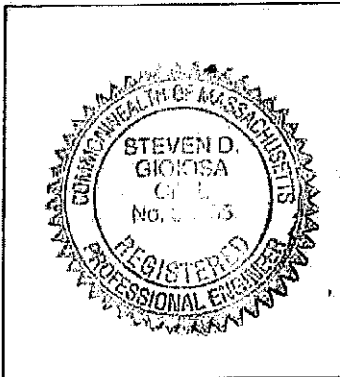
*Note:* Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

### Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature



2-7-17

Signature and Date

## Checklist

**Project Type:** Is the application for new development, redevelopment, or a mix of new and redevelopment?

- ☐ New development
- ☒ Redevelopment
- ☐ Mix of New Development and Redevelopment





# Checklist for Stormwater Report

## Checklist (continued)

**LID Measures:** Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of "country drainage" versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): \_\_\_\_\_

## Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☐ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 2: Peak Rate Attenuation

- ☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.
- ☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.
- ☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

### Standard 3: Recharge

- ☒ Soil Analysis provided.
- ☒ Required Recharge Volume calculation provided.
- ☐ Required Recharge volume reduced through use of the LID site Design Credits.
- ☒ Sizing the infiltration, BMPs is based on the following method: Check the method used.
  - ☒ Static
  - ☐ Simple Dynamic
  - ☐ Dynamic Field<sup>1</sup>
- ☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.
- ☒ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.
- ☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.
- ☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:
  - ☐ Site is comprised solely of C and D soils and/or bedrock at the land surface
  - ☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000
  - ☐ Solid Waste Landfill pursuant to 310 CMR 19.000
  - ☐ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.
- ☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.
- ☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

<sup>1</sup> 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 3: Recharge (continued)

- ☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.
- ☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

### Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
  - Provisions for storing materials and waste products inside or under cover;
  - Vehicle washing controls;
  - Requirements for routine inspections and maintenance of stormwater BMPs;
  - Spill prevention and response plans;
  - Provisions for maintenance of lawns, gardens, and other landscaped areas;
  - Requirements for storage and use of fertilizers, herbicides, and pesticides;
  - Pet waste management provisions;
  - Provisions for operation and management of septic systems;
  - Provisions for solid waste management;
  - Snow disposal and plowing plans relative to Wetland Resource Areas;
  - Winter Road Salt and/or Sand Use and Storage restrictions;
  - Street sweeping schedules;
  - Provisions for prevention of illicit discharges to the stormwater management system;
  - Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
  - Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
  - List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.
- ☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.
- ☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:
- ☐ is within the Zone II or Interim Wellhead Protection Area
  - ☐ is near or to other critical areas
  - ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
  - ☐ involves runoff from land uses with higher potential pollutant loads.
- ☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.
- ☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 4: Water Quality (continued)

- ☒ The BMP is sized (and calculations provided) based on:
  - ☒ The ½" or 1" Water Quality Volume or
  - ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.
- ☒ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.
- ☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

### Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

- ☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.
- ☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted **prior** to the discharge of stormwater to the post-construction stormwater BMPs.
- ☐ The NPDES Multi-Sector General Permit does **not** cover the land use.
- ☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.
- ☐ All exposure has been eliminated.
- ☐ All exposure has **not** been eliminated and all BMPs selected are on MassDEP LUHPPL list.
- ☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

### Standard 6: Critical Areas

- ☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.
- ☐ Critical areas and BMPs are identified in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

- ☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:
- ☐ Limited Project
  - ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
  - ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
  - ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
  - ☐ Bike Path and/or Foot Path
  - ☒ Redevelopment Project
  - ☐ Redevelopment portion of mix of new and redevelopment.
- ☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.
- ☐ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
  - Construction Period Operation and Maintenance Plan;
  - Names of Persons or Entity Responsible for Plan Compliance;
  - Construction Period Pollution Prevention Measures;
  - Erosion and Sedimentation Control Plan Drawings;
  - Detail drawings and specifications for erosion control BMPs, including sizing calculations;
  - Vegetation Planning;
  - Site Development Plan;
  - Construction Sequencing Plan;
  - Sequencing of Erosion and Sedimentation Controls;
  - Operation and Maintenance of Erosion and Sedimentation Controls;
  - Inspection Schedule;
  - Maintenance Schedule;
  - Inspection and Maintenance Log Form.
- ☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.



# Checklist for Stormwater Report

## Checklist (continued)

### Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

- ☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has **not** been included in the Stormwater Report but will be submitted **before** land disturbance begins.
- ☐ The project is **not** covered by a NPDES Construction General Permit.
- ☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.
- ☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted **BEFORE** land disturbance begins.

### Standard 9: Operation and Maintenance Plan

- ☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:
  - ☒ Name of the stormwater management system owners;
  - ☒ Party responsible for operation and maintenance;
  - ☒ Schedule for implementation of routine and non-routine maintenance tasks;
  - ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
  - ☒ Description and delineation of public safety features;
  - ☒ Estimated operation and maintenance budget; and
  - ☒ Operation and Maintenance Log Form.
- ☐ The responsible party is **not** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:
  - ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
  - ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

### Standard 10: Prohibition of Illicit Discharges

- ☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;
- ☒ An Illicit Discharge Compliance Statement is attached;
- ☐ NO Illicit Discharge Compliance Statement is attached but will be submitted **prior to** the discharge of any stormwater to post-construction BMPs.

## **STORMWATER OPERATION & MAINTENANCE PLAN**

**PROJECT:** Bristol County Savings Bank  
72 North Water Street  
New Bedford, MA

**OWNER/OPERATOR:** New Bedford, Inc.  
29 Huttleston Ave  
Fairhaven, MA 02719

***Responsible Party:*** The maintenance of the stormwater management system for the proposed project shall be the responsibility of the contractor during the construction period. Upon completion of construction and full stabilization of the site, the responsibility for the maintenance will shift to the property owner.

### **INSPECTION PROTOCOL**

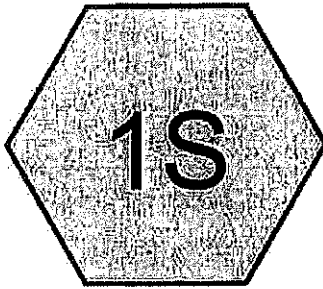
1. The parking area and adjacent portions of the site will be checked and cleaned of accumulated litter on a daily basis.
2. The parking surface, catch basins, and drainage swale shall be cleaned upon completion of all construction activities prior to acceptance by the Owner.
3. The catch basins shall be inspected in the Spring and Fall and cleaned of accumulated debris as needed.
4. The FloGard insert shall be inspected quarterly and cleaned as needed. The insert media shall be replaced annually as recommended by the manufacturer.
5. The perimeter shall be inspected quarterly for accumulated debris and/or erosion. Sediment shall be removed and repairs, if required, shall be completed.

### **NOTES**

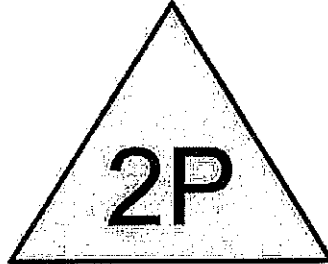
1. All sediment and hydrocarbons shall be properly handled and disposed of in accordance with local, state, and Federal guidelines and regulations.
2. Where the need for maintenance is contributing to a water quality problem, immediate action shall be taken by the Owner to correct the problem. Corrective action shall be taken within 14 days.

3. Estimated cost of yearly maintenance - \$700 - \$1,000
4. Snow disposal shall be the Owner's responsibility. Snow will be disposed of in the area designated on the site plan or removed from the site for legal, offsite disposal.





Developed Conditions



Recharge System



Routing Diagram for BCSB 72 North Water Street  
Prepared by {enter your company name here}, Printed 2/8/2017  
HydroCAD® 10.00 s/n 01164 © 2012 HydroCAD Software Solutions LLC

**Summary for Subcatchment 1S: Developed Conditions**

Runoff = 0.33 cfs @ 12.14 hrs, Volume= 0.029 af, Depth> 3.14"

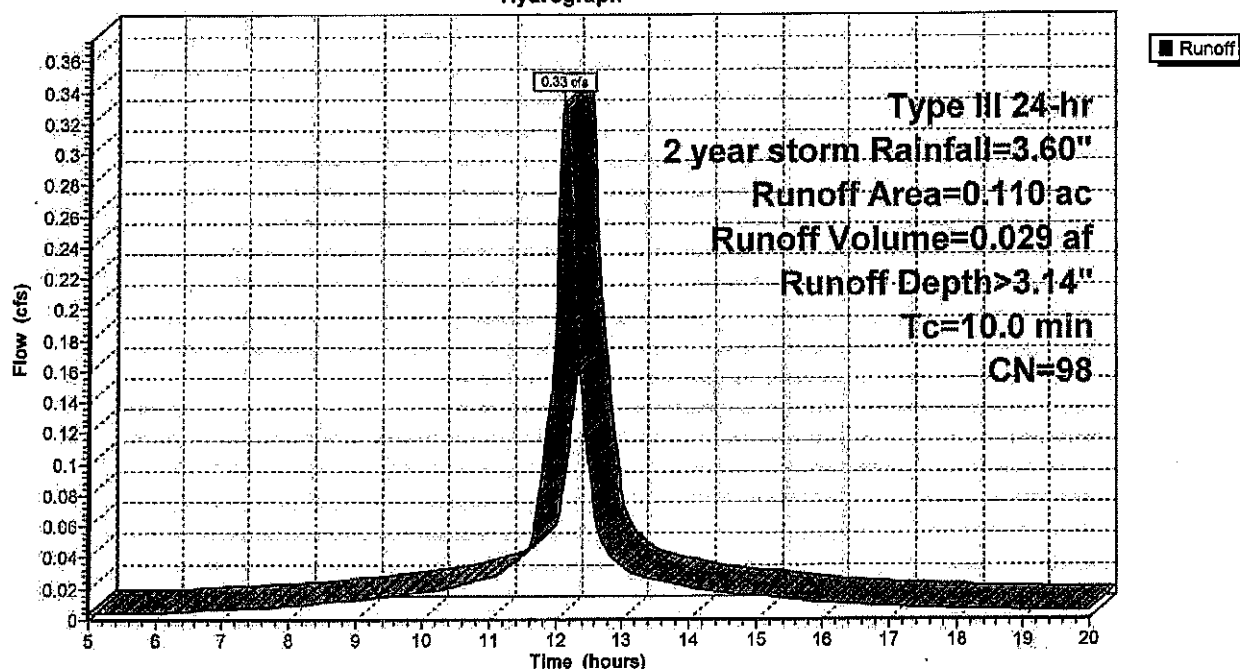
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 2 year storm Rainfall=3.60"

Area (ac)	CN	Description
* 0.110	98	Impervious
0.110		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

**Subcatchment 1S: Developed Conditions**

Hydrograph



**Summary for Pond 2P: Recharge System**

Inflow Area = 0.110 ac, 100.00% Impervious, Inflow Depth > 3.14" for 2 year storm event  
 Inflow = 0.33 cfs @ 12.14 hrs, Volume= 0.029 af  
 Outflow = 0.05 cfs @ 11.70 hrs, Volume= 0.029 af, Atten= 85%, Lag= 0.0 min  
 Discarded = 0.05 cfs @ 11.70 hrs, Volume= 0.029 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 8.34' @ 12.71 hrs Surf.Area= 0 sf Storage= 396 cf

Plug-Flow detention time= 51.5 min calculated for 0.029 af (100% of inflow)  
 Center-of-Mass det. time= 51.1 min ( 791.6 - 740.5 )

Volume	Invert	Avail.Storage	Storage Description
#1	6.50'	674 cf	<b>Custom Stage Data Listed below</b>

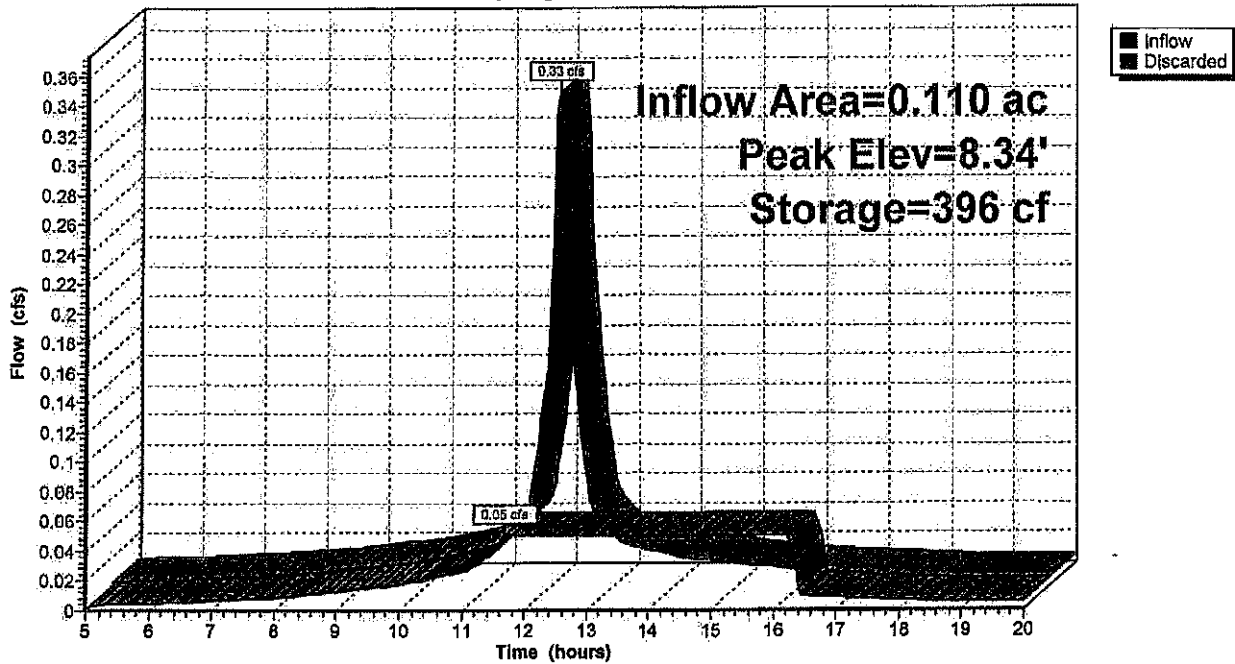
Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.50	0	0
7.00	99	99
7.50	112	211
8.00	111	322
8.50	110	432
9.17	143	575
9.67	99	674

Device	Routing	Invert	Outlet Devices
#1	Discarded	6.50'	<b>0.05 cfs Exfiltration at all elevations</b>

**Discarded OutFlow** Max=0.05 cfs @ 11.70 hrs HW=6.54' (Free Discharge)  
 ↑1=Exfiltration (Exfiltration Controls 0.05 cfs)

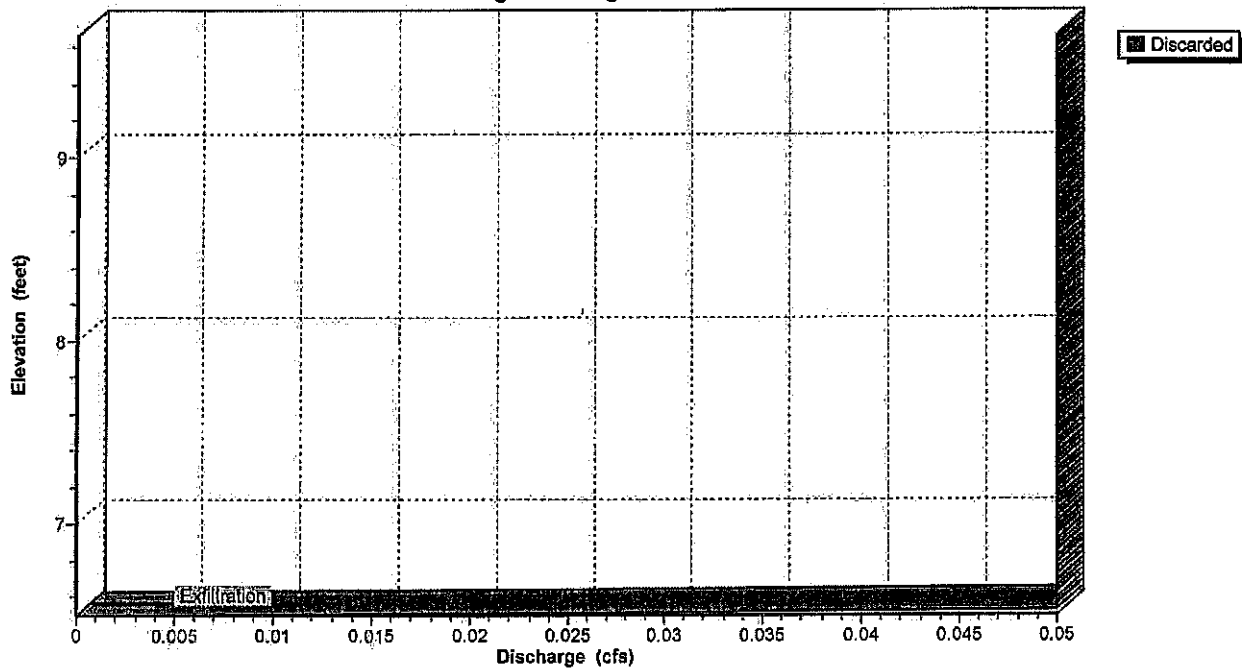
### Pond 2P: Recharge System

Hydrograph



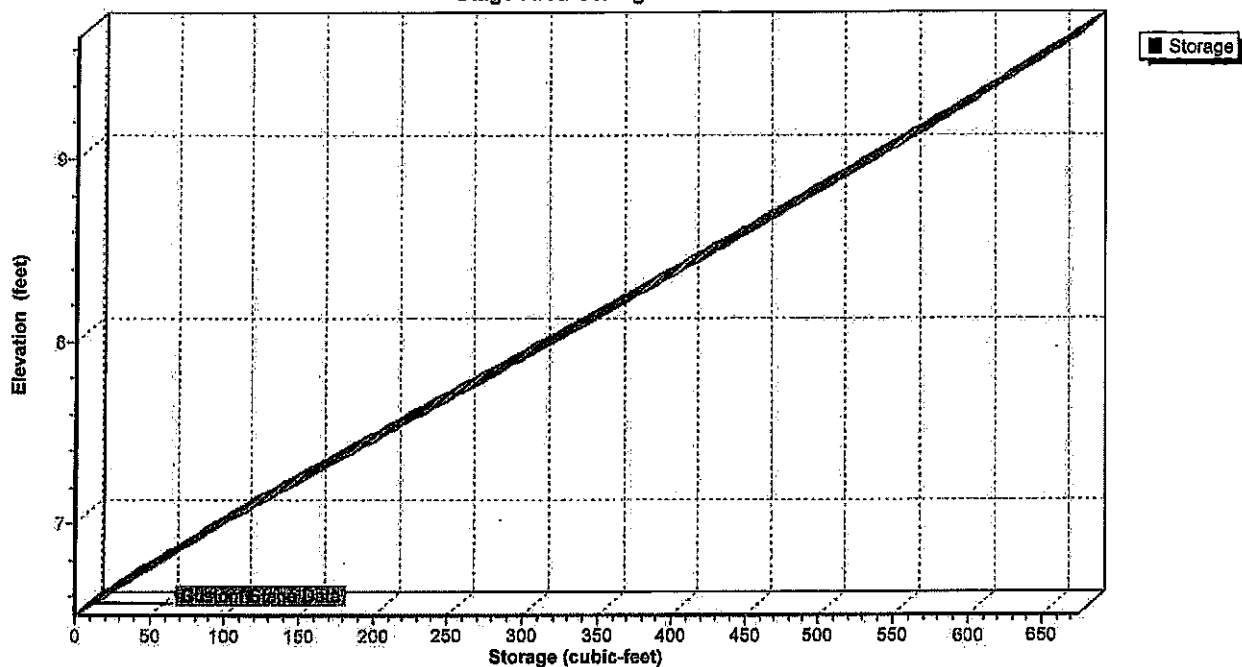
### Pond 2P: Recharge System

Stage-Discharge



### Pond 2P: Recharge System

Stage-Area-Storage



**Summary for Subcatchment 1S: Developed Conditions**

Runoff = 0.45 cfs @ 12.14 hrs, Volume= 0.039 af, Depth> 4.24"

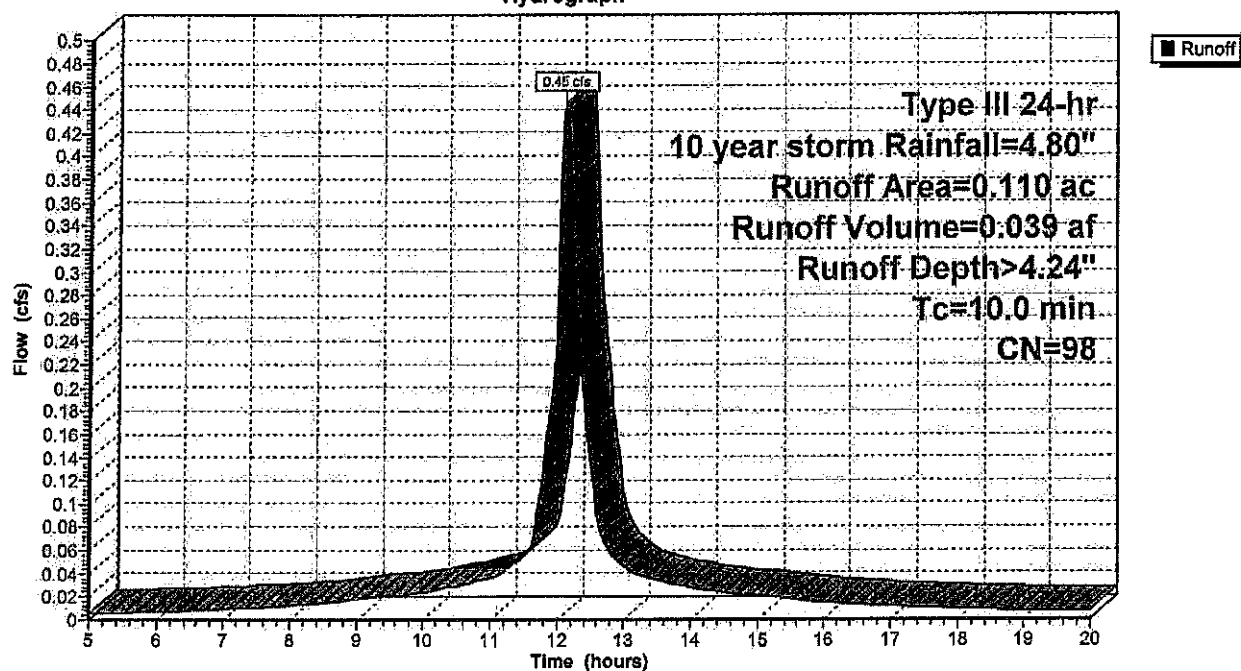
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10 year storm Rainfall=4.80"

Area (ac)	CN	Description
* 0.110	98	Impervious
0.110		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.0					Direct Entry, AB

**Subcatchment 1S: Developed Conditions**

Hydrograph



**Summary for Pond 2P: Recharge System**

Inflow Area = 0.110 ac, 100.00% Impervious, Inflow Depth > 4.24" for 10 year storm event  
 Inflow = 0.45 cfs @ 12.14 hrs, Volume= 0.039 af  
 Outflow = 0.05 cfs @ 11.45 hrs, Volume= 0.039 af, Atten= 89%, Lag= 0.0 min  
 Discarded = 0.05 cfs @ 11.45 hrs, Volume= 0.039 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Peak Elev= 9.32' @ 12.93 hrs Surf.Area= 0 sf Storage= 606 cf

Plug-Flow detention time= 87.0 min calculated for 0.039 af (100% of inflow)  
 Center-of-Mass det. time= 86.6 min ( 824.9 - 738.3 )

Volume	Invert	Avail.Storage	Storage Description
#1	6.50'	674 cf	Custom Stage Data Listed below

Elevation (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
6.50	0	0
7.00	99	99
7.50	112	211
8.00	111	322
8.50	110	432
9.17	143	575
9.67	99	674

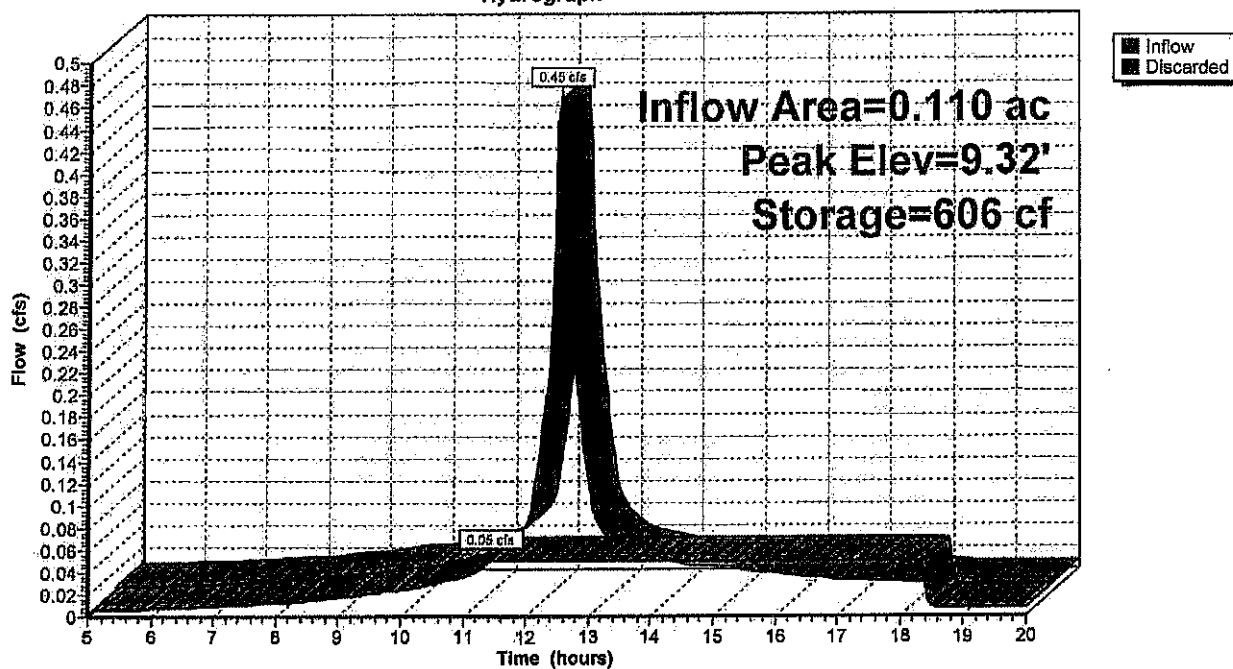
Device	Routing	Invert	Outlet Devices
#1	Discarded	6.50'	0.05 cfs Exfiltration at all elevations

Discarded OutFlow Max=0.05 cfs @ 11.45 hrs HW=6.53' (Free Discharge)

↑1=Exfiltration (Exfiltration Controls 0.05 cfs)

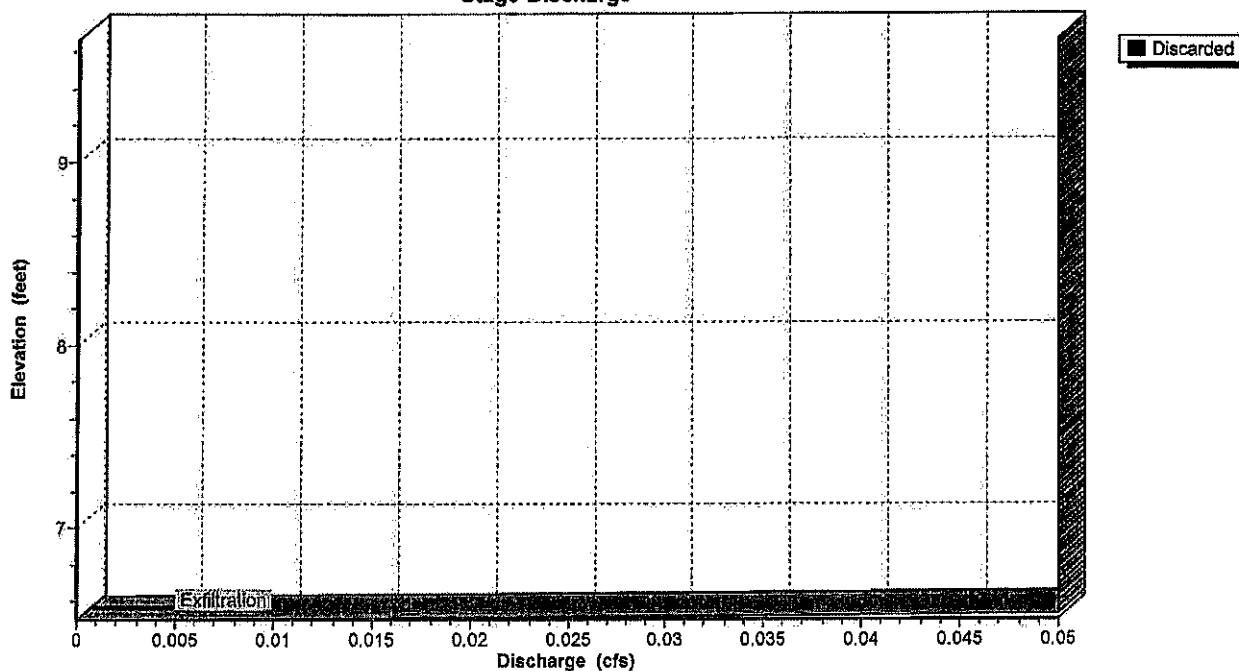
## Pond 2P: Recharge System

Hydrograph



## Pond 2P: Recharge System

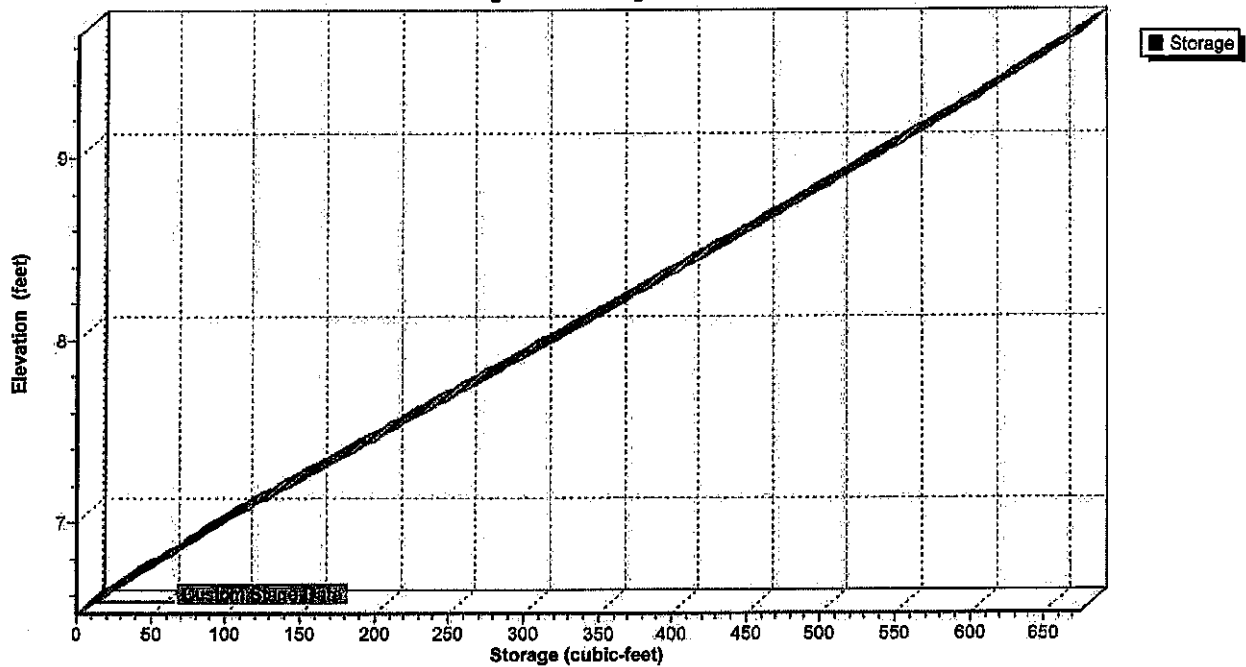
Stage-Discharge





## Pond 2P: Recharge System

Stage-Area-Storage







## Department of Public Infrastructure

Euzebio Arruda  
Commissioner

Water  
Wastewater  
Highways  
Engineering  
Cemeteries  
Park Maintenance

### CITY OF NEW BEDFORD

Jonathan F. Mitchell, Mayor

## MEMORANDUM

TO: City of New Bedford Planning Board

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

DATE: February 23, 2017

RE: Site Plan- Bristol County Savings Bank  
North Water Street  
Plot 53 Lots 68, 291 + 295

**PLANNING**  
**FEB 28 2017**  
**DEPARTMENT**

The Department of Public Infrastructure has reviewed the proposed site plan referenced above and recommends approval with the following conditions:

1. Driveway permits are subject to Traffic Commission approval.
2. Owner to remove and reset granite curb east of driveway in line with remaining curb on the street. Also, install cobblestones on the roadway where needed.
3. Proposed sidewalk and driveway to be installed in accordance with City of New Bedford standards.
4. Driveway to be built with a 4' transition granite curb on the east side (no curb through sidewalk area)
5. Permits for sidewalk, driveway and drainage must be obtained from the Department of Public Infrastructure Engineering Division.
6. Owner/Developer must contact the Department of Public Infrastructure Engineering Division to assign a new address for the Bristol County Savings Bank.
7. Developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure, and provide a full set of the most recent version of the site construction plans prior to the start of construction.
8. Upon completion, Engineer must submit "As Built Drawings" on CADD format prior to the certificate of occupancy being issued.

/ct

Cc: Department of Inspectional Services  
Environmental Stewardship  
Sitec, Inc.  
Bristol County Savings Bank

1105 Shawmut Avenue, New Bedford, MA 02746 Telephone 508-979-1556 Fax 1-508-961-3054

**ATTACHMENT 7**

*CMC 05-17 + 06-17  
Rec'd 2/20/17*

# Bristol County Savings Bank

## 72 NORTH WATER STREET

### NEW BEDFORD, MASSACHUSETTS

CITY CLERK'S OFFICE  
NEW BEDFORD, MA  
2017 FEB 10 P 2:54  
CITY CLERK

#### SITE SUMMARY

ASSESSORS MAP 53 LOTS 68, 291 & 295  
ZONING DISTRICT: MIXED USE BUSINESS  
PROPOSED USE: OFFICE/RESTAURANT/  
BANK WITH DRIVE-UP ITM  
DEED REFERENCE: BOOK 11718, PAGE 201

#### ZONING REQUIREMENTS TABLE

	REQUIRED	PROPOSED
LOT AREA	—	45,813 SF (100% UPLAND)
LOT FRONTAGE	0'	254.22' (NORTH WATER STREET) 323.69' (ROUTE 18) 228.27' (RODMAN STREET)
FRONT SETBACK (BLDG.)	0'	0'
SIDE SETBACK (BLDG.)	0'	2'
REAR SETBACK (BLDG.)	10'	40'
FRONT SETBACK (PARKING)	0'	10'
SIDE SETBACK (PARKING)	0'	5'
REAR SETBACK (PARKING)	0'	2'
BUILDING HEIGHT	100'	50'
LOT COVERAGE	—	10%
GREEN SPACE	0	17%
SCREENING BUFFERS	N/A	N/A
OFF STREET PARKING		



#### LOCUS MAP

SCALE: 1"=200'±

#### PLAN INDEX

SHEET NO.	TITLE	DATE	REVISED
—	COVER SHEET	FEBRUARY 07, 2017	
1 OF 7	SITE LAYOUT	FEBRUARY 07, 2017	
2 OF 7	LOCUS MAP	FEBRUARY 07, 2017	
3 OF 7	SITE GRADING	FEBRUARY 07, 2017	
4 OF 7	LANDSCAPE DESIGN	FEBRUARY 07, 2017	
5 OF 7	EXISTING CONDITIONS	FEBRUARY 07, 2017	
6 OF 7	DEMOLITION/EROSION CONTROL	FEBRUARY 07, 2017	
7 OF 7	DETAIL SHEET	FEBRUARY 07, 2017	
—	DRIVE THRU PLAN & ELEVATIONS	JANUARY 03, 2017	

OWNER:  
**NEW BEDFORD, INC.**  
29 HUTTLESTON AVENUE  
FAIRHAVEN, MA 02719

APPLICANT:  
**BRISTOL COUNTY SAVINGS BANK**  
29 BROADWAY  
TAUNTON, MA 02780

DATE: FEBRUARY 07, 2017

#### ATTACHMENT 8

Case 05-17 & 06-17  
02/10/2017

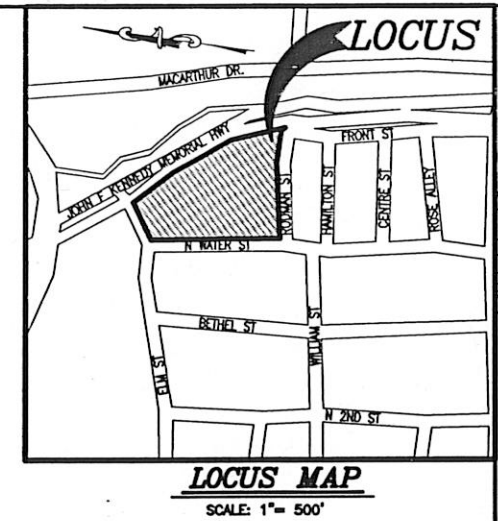
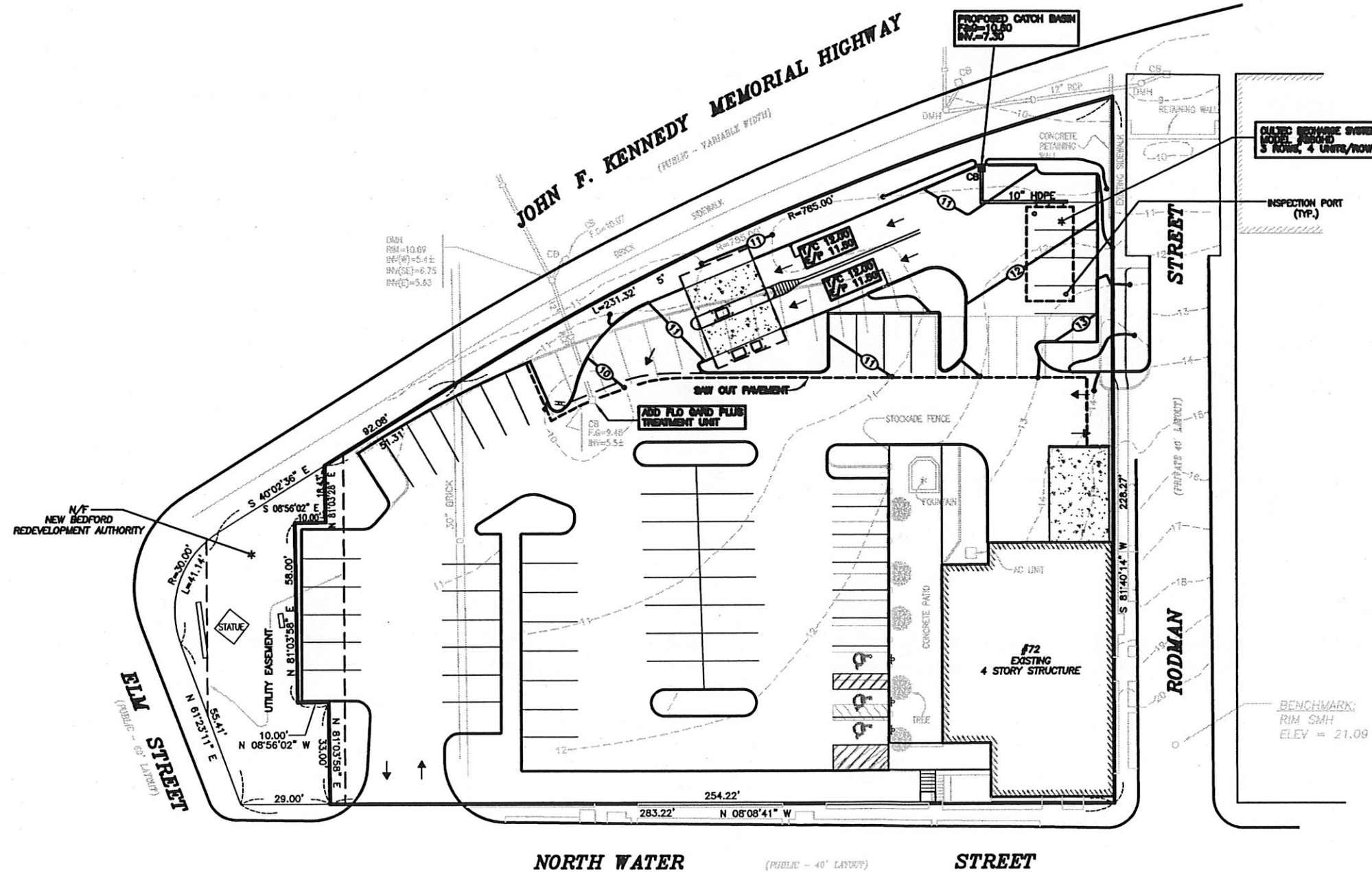
**SITEC**  
Civil and Environmental Engineering  
Land Use Planning  
449 Faunce Corner Road  
Dartmouth, MA 02747  
(508) 998-2125  
FAX (508) 998-7554  
WWW.SITEC-ENGINEERING.COM  
ACAD NO. 16-6511 LOCUS MAP.DWG











### LEGEND

- PROPERTY LINE
- - - 57 - - - EXISTING CONTOUR
- GUARDRAIL
- □ □ □ □ STOCKADE FENCE
- POST AND RAIL FENCE
- CHAIN LINK FENCE
- STONEWALL
- OHW — OVERHEAD WIRES
- G — GAS MAIN
- W — WATER MAIN
- S — SEWER LINE
- D — DRAINAGE LINE
- UGE — UNDERGROUND ELECTRIC
- CB □ CATCH BASIN
- DMH ○ DRAIN MANHOLE
- SMH ○ SEWER MANHOLE
- HYD \* FIRE HYDRANT
- WG \* WATER GATE VALVE
- GG \* GAS GATE VALVE
- GS \* GAS SERVICE
- LP \* LIGHT POLE
- UP ○ UTILITY POLE
- MW ○ MONITORING WELL
- 149 \* 70 EXISTING SPOT GRADE
- TREE LINE
- TREE
- WF#b2 WF#b3 EDGE OF BORDERING VEGETATED WETLANDS
- SHRUB
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED E/PAVEMENT ELEVATION
- PROPOSED CONTOUR
- PROPOSED CATCH BASIN



DATE OF SURVEY: JANUARY 31, 2017

Case 05-17 & 06-17  
02/10/2017

Acad. No.	File No.	Revision Description	Date	No.	Scale	Project	Client	Drawn	Checked	Approved	Sheet	of
16-0511	SG.DWG					72 NORTH WATER STREET NEW BEDFORD, MASSACHUSETTS	BRISTOL COUNTY SAVINGS BANK				3	7
											SG-1	

**SITEC**  
Civil and Environmental Engineering  
Land Use Planning

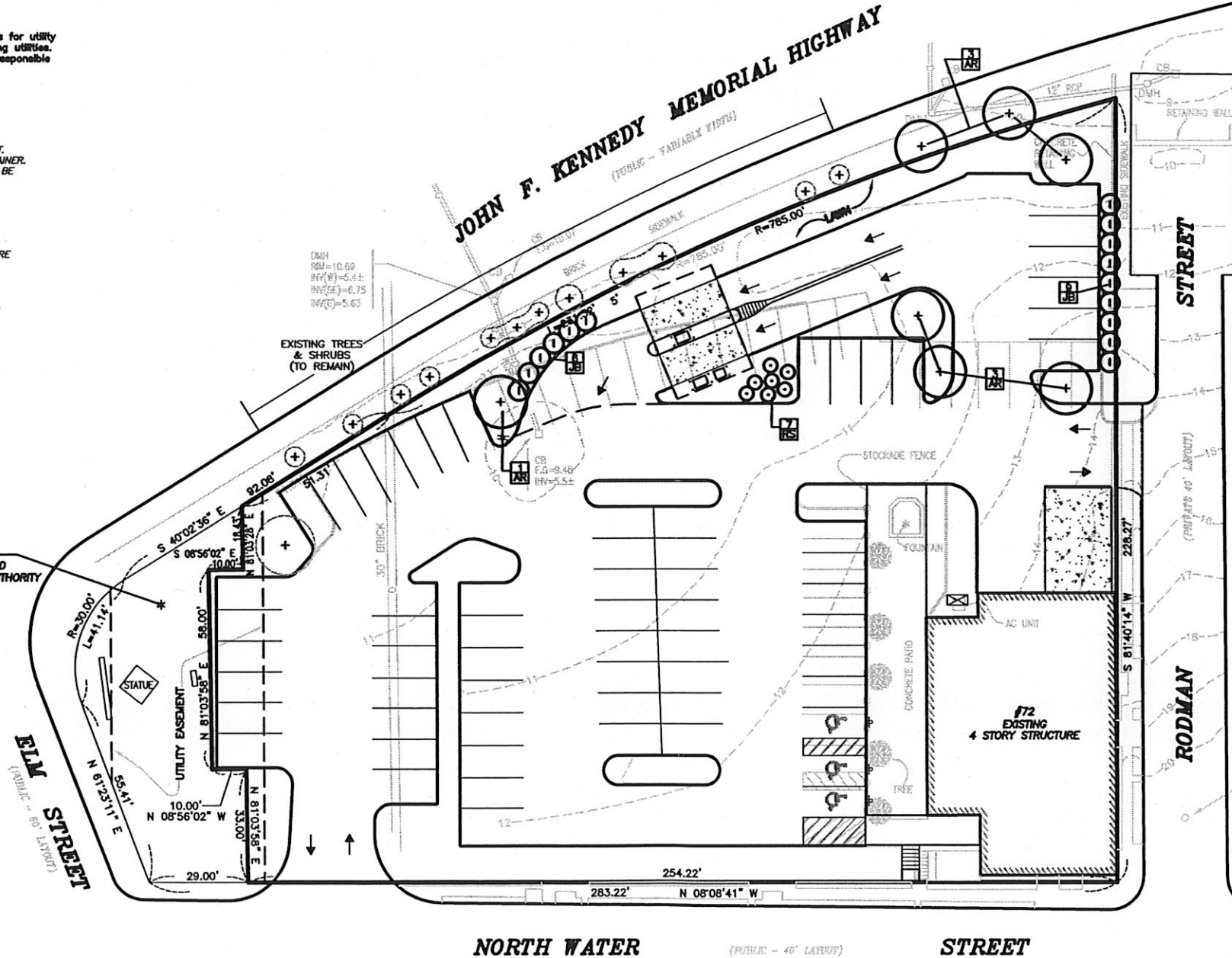
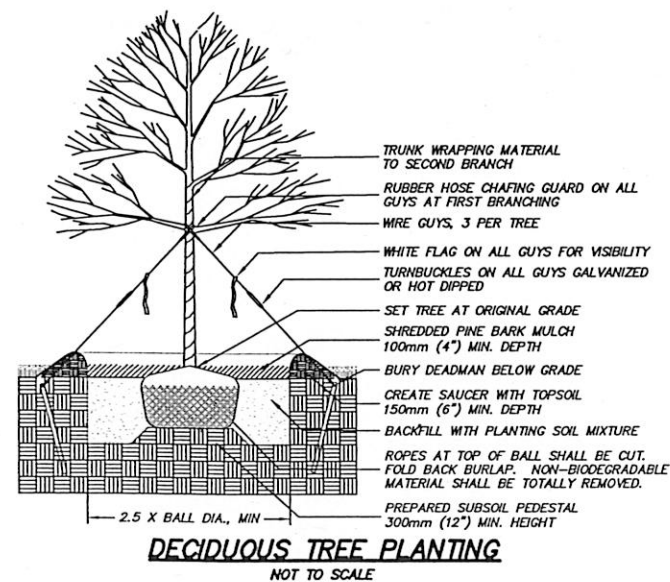
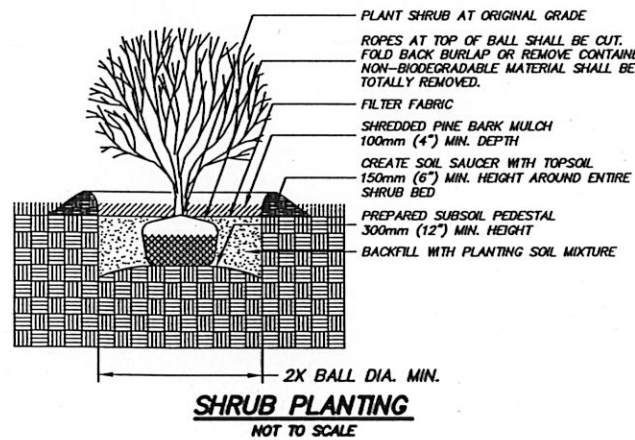
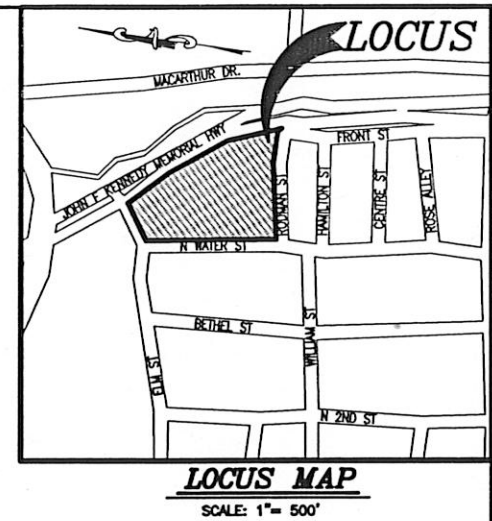
SITEC, Inc.  
448 Francis Center Road  
Dorchester, MA 02124  
(617) 998-2125  
FAX (617) 998-7554  
WWW.SITEC-ENGINEERING.COM

SITE GRADING

# PLANTING NOTES

- All new lawn areas shall receive a minimum of 6 inches topsoil of the proper pH and organic content suitable for the healthy growth of lawns. These areas shall be seeded with a fine blade lawn grass seed.
- All tree and shrub pits shall be at least 2 feet wider and 1 foot deeper than the tree or shrub root ball to be planted in it. Backfill shall be high quality loam of the proper pH and organic content suitable for the healthy growth of plant materials.
- All areas to be mulched shall receive 4 inches minimum 100% shredded bark mulch within 48 hours of planting. Unless otherwise noted in planting details.
- All plants shall be nursery grown and conform to the latest edition of "ANSI Z60.1, American Standard for Nursery Stock."
- Plants shall conform to the botanical name as indicated in the latest edition of "American Joint Committee of Horticultural Nomenclature, Standardized Plant Names."
- Plants shall be handled at all times in accordance with the best horticultural practices. Plants in-leaf shall be sprayed with anti-desiccant before digging. Plants shall be dug with firm natural balls and shall conform to the ratios and sizes specified in ANSI Z60.1. B & B plants shall be wrapped in burlap and tied firmly. Plant materials shall be delivered immediately prior to placement, shall be kept moist and shall be protected from sun and wind. Plants having broken or cracked balls prior to or during planting will not be accepted.
- All trunks of deciduous trees shall be wrapped immediately after planting with tree wrap. Wrap shall be wound spirally, from the bottom of the trunk to the second branches. All trees shall be staked or guyed immediately after planting in accordance with best horticultural practices.
- The periods for planting shall be from March 15 to May 15 and from September 15 to November 15, weather permitting.
- All disturbed areas shall be loamed and seeded as directed in note #1 above.
- All locations of existing utilities may not be shown on this plan. See other plan sheets for utility locations. Contractor shall be solely responsible for determining actual locations of existing utilities. Utility conflicts may require adjustments to proposed construction. Contractor shall be responsible for repair of any utilities damaged during construction.

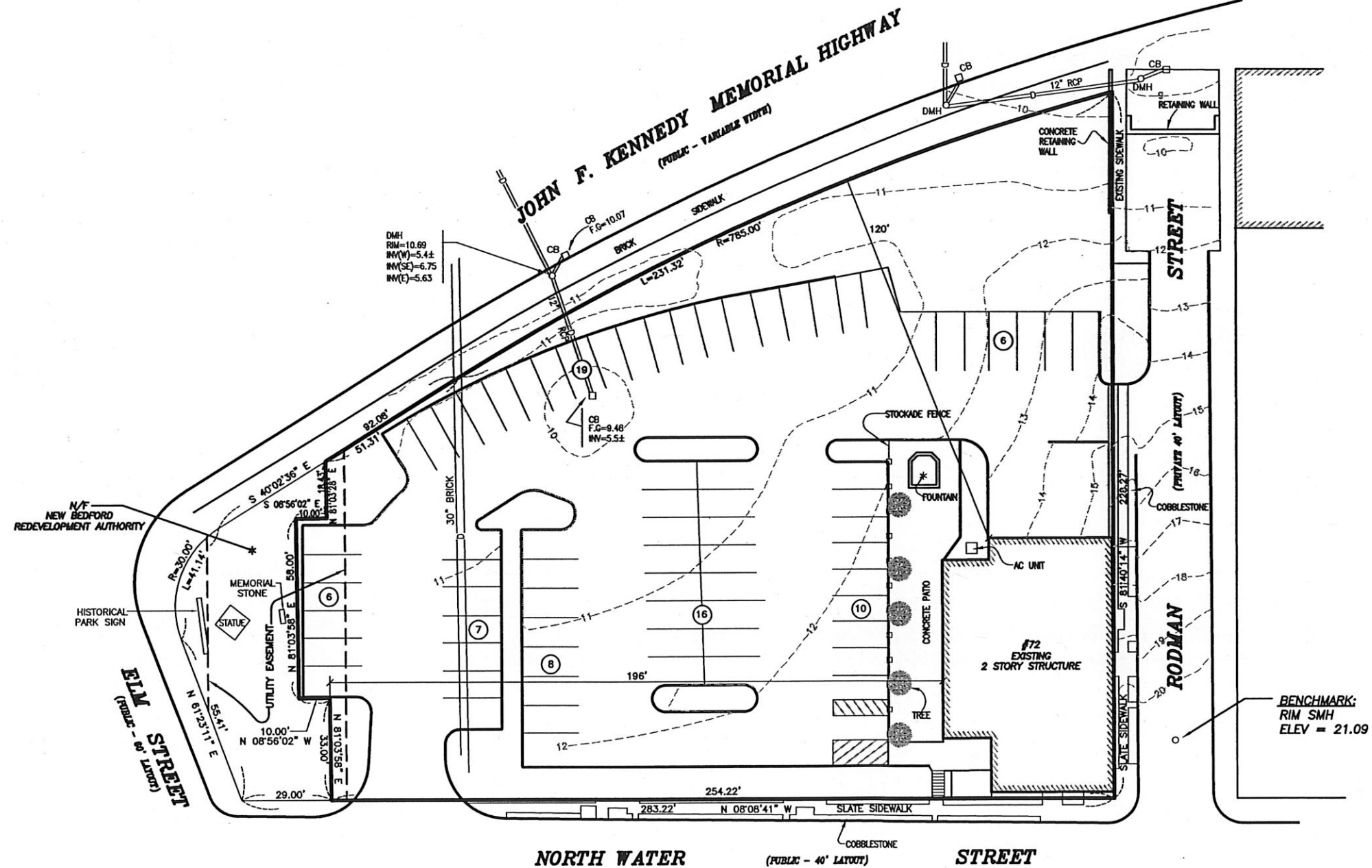
PLANT LIST			
symbol	quantity	name	size
AR	7	ACER RUBRUM 'OCTOBER GLORY'	2"-2.5" cal.
		October Glory Red Maple	B&B
JB	15	JUNIPERUS CHINENSIS PFITZERIANA 'COMPACTA'	3 gallon container
		Compact Pfitzer Juniper	
RS	7	ROSA 'FLOWER CARPET SCARLET'	2 gallon container
		Scarlet Flower Carpet Rose	



LEGEND	
---	PROPERTY LINE
---	EXISTING CONTOUR
---	GUARDRAIL
---	STOCKADE FENCE
---	POST AND RAIL FENCE
---	CHAIN LINK FENCE
---	STONEWALL
---	OVERHEAD WIRES
---	GAS MAIN
---	WATER MAIN
---	SEWER LINE
---	DRAINAGE LINE
---	UNDERGROUND ELECTRIC
---	CATCH BASIN
---	DRAIN MANHOLE
---	SEWER MANHOLE
---	FIRE HYDRANT
---	WATER GATE VALVE
---	GAS GATE VALVE
---	GAS SERVICE
---	LIGHT POLE
---	UTILITY POLE
---	MONITORING WELL
---	EXISTING SPOT GRADE
---	TREE LINE
---	TREE
---	EDGE OF BORDERING VEGETATED WETLANDS
---	SHRUB

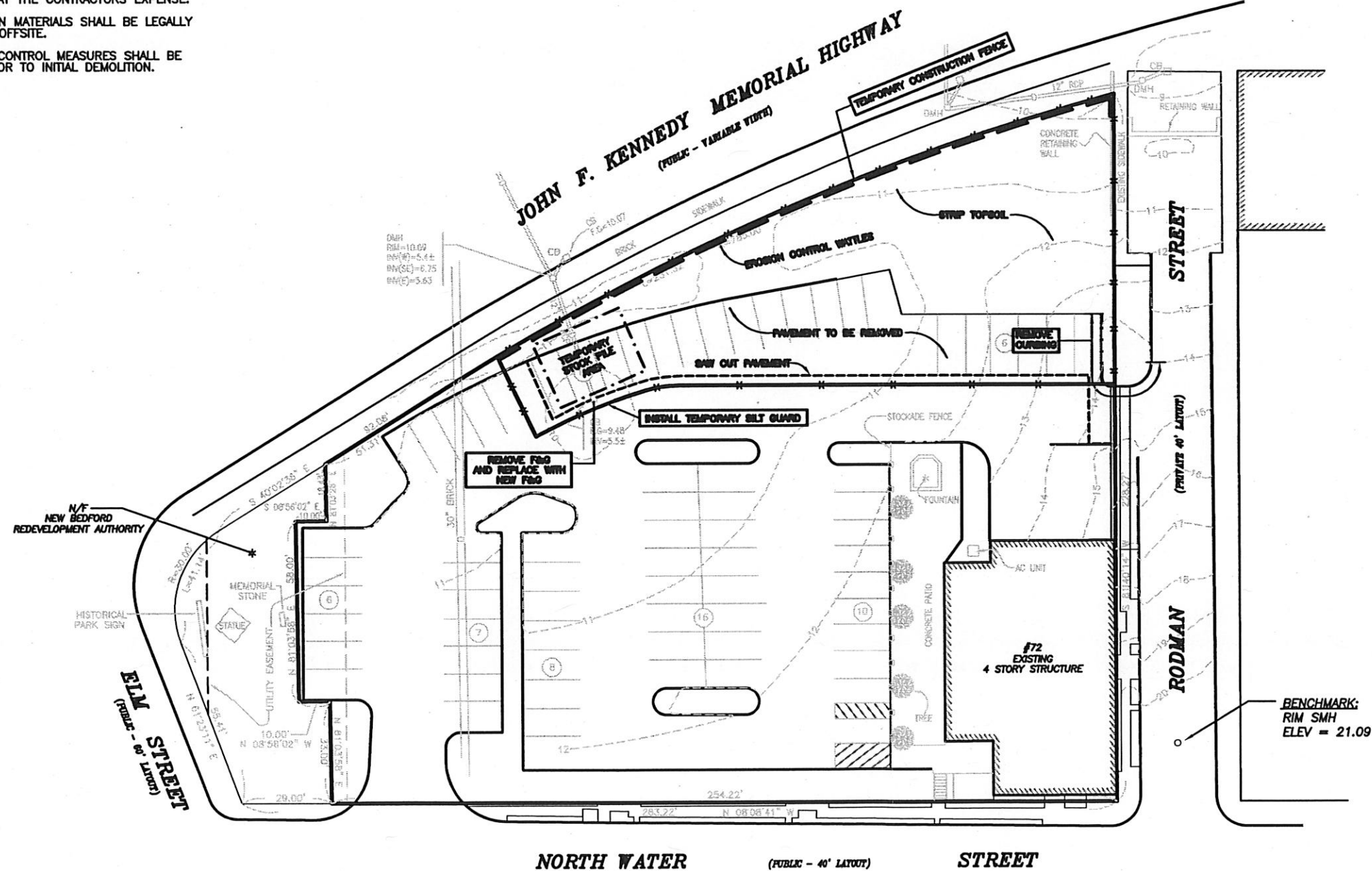
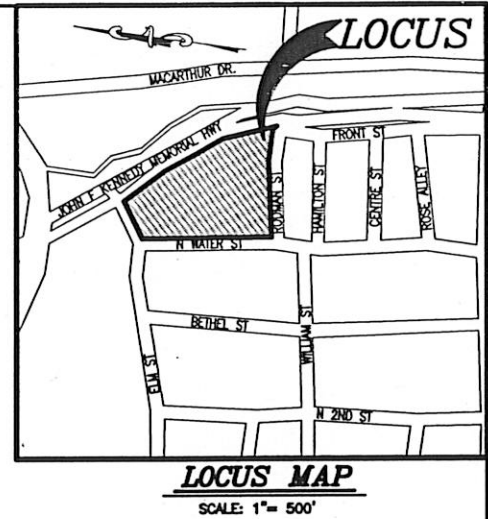
Project	Client	Design	Check	Approve	Scale	Date	Revision	Description
72 NORTH WATER STREET NEW BEDFORD, MASSACHUSETTS	SITEC, Inc. 444 South Street Barnstable, MA 02747 (508) 988-9125 FAX (508) 988-7554 WWW.SITEC-ENGINEERING.COM	KJ	SDG	SDG	1"=20'	FEBRUARY 07, 2016		
BRISTOL COUNTY SAVINGS BANK							LANDSCAPE DESIGN	
Case 05-17 & 06-17 02/10/2017							Acad. No. 16-6511 LD.DWG File No. 16-6511	





# NOTES:

- ALL BMP EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO DEMOLITION OR ANY SITE WORK.
- EROSION CONTROL BMP'S SHALL CONFORM TO US EPA, NPDES, MA DEP AND MASSACHUSETTS EROSION AND SEDIMENTATION CONTROL GUIDELINES FOR URBAN AND SUBURBAN AREAS.
- CONTRACTOR SHALL HAVE WATER AVAILABLE FOR DUST CONTROL OR, AS AN ALTERNATIVE, AN APPROVED DUST CONTROL AGENT CAN BE UTILIZED.
- MATERIAL STOCKPILE SHALL BE AS NOTED. SAFETY FENCING SHALL BE USED AROUND STOCKPILES THAT EXCEED 10' IN HEIGHT.
- SILT FENCE SHALL BE SET ON DOWNGRAIENT EDGE OF ANY STOCKPILE.
- DEMOLITION SHALL BE LIMITED TO THE AREA OUTLINED.
- CONTRACTOR SHALL PROTECT ABUTTING AREAS FROM DAMAGE. DAMAGE OF ABUTTING AREAS SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL DEMOLITION MATERIALS SHALL BE LEGALLY DISPOSED OF OFFSITE.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO INITIAL DEMOLITION.



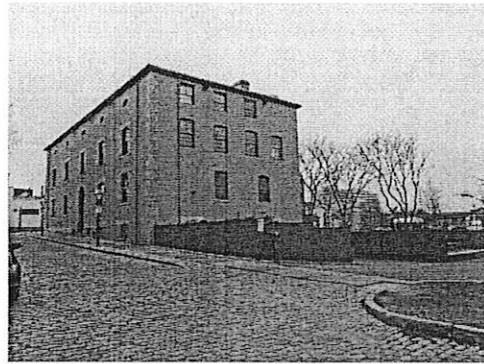
LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	GUARDRAIL
	STOCKADE FENCE
	POST AND RAIL FENCE
	CHAIN LINK FENCE
	STONEWALL
	OVERHEAD WIRES
	GAS MAIN
	WATER MAIN
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	DRAIN MANHOLE
	SEWER MANHOLE
	FIRE HYDRANT
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	GAS GATE VALVE
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	EXISTING SPOT GRADE
	TREE LINE
	TREE
	EDGE OF BORDERING VEGETATED WETLANDS
	SHRUB

Case 05-17 & 06-17  
02/10/2017

Project	Client	Project Name	Project Number
72 NORTH WATER STREET NEW BEDFORD, MASSACHUSETTS	BRISTOL COUNTY SAVINGS BANK	DEMOLITION/EROSION CONTROL PLAN	DEMO-1
<p>DATE: FEBRUARY 07, 2016 DRAWN: KJ CHECKED: SDG APPROVED: SDG SCALE: 1"=20'</p>			
<p>SITEC, Inc. 443 Route 1A New Bedford, MA 01905 (508) 898-2125 FAX (508) 898-7554 WWW.SITEC-ENGINEERING.COM</p>			
<p><b>SITEC</b> Civil and Environmental Engineering Land Use Planning</p>			
<p>Acad No. NB 16-8511 DEMO/ EROSION CONTROL PLAN.DWG File No. 16-8511</p>			







EXISTING SITE: LOOKING NORTHWEST  
FROM RODMAN ST.



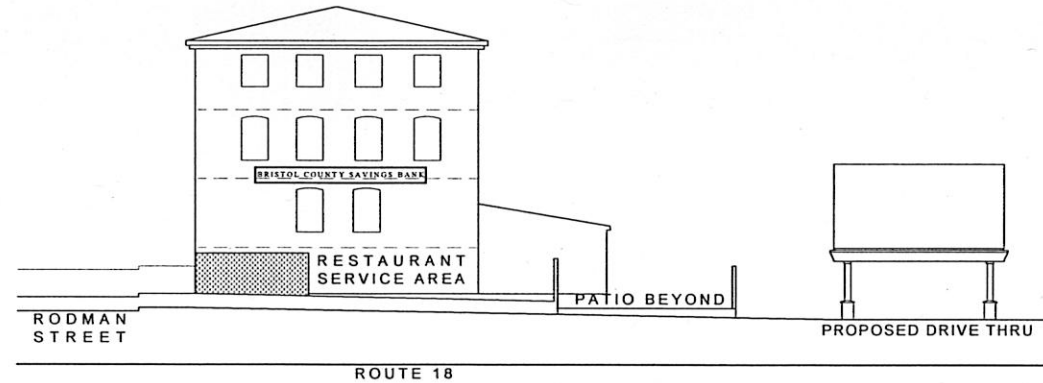
EXISTING SITE: LOOKING WEST  
FROM PARKING



EXISTING SITE: LOOKING NORTHEAST  
FROM WATER ST.

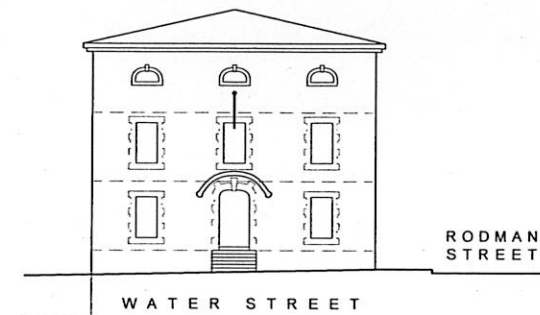


EXISTING SITE: LOOKING SOUTH  
FROM STATUE



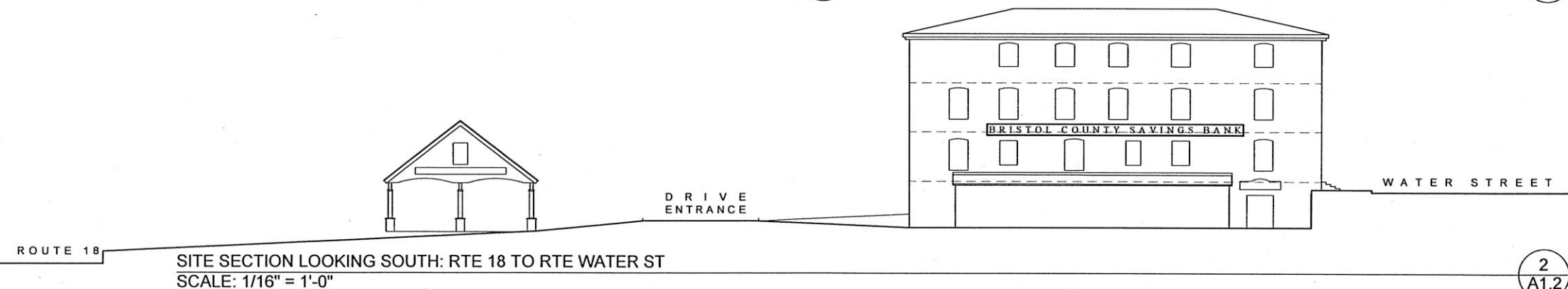
SITE SECTION LOOKING WEST: RODMAN STREET TO PROPOSED DRIVE-THRU  
SCALE: 1/16" = 1'-0"

4  
A1.2



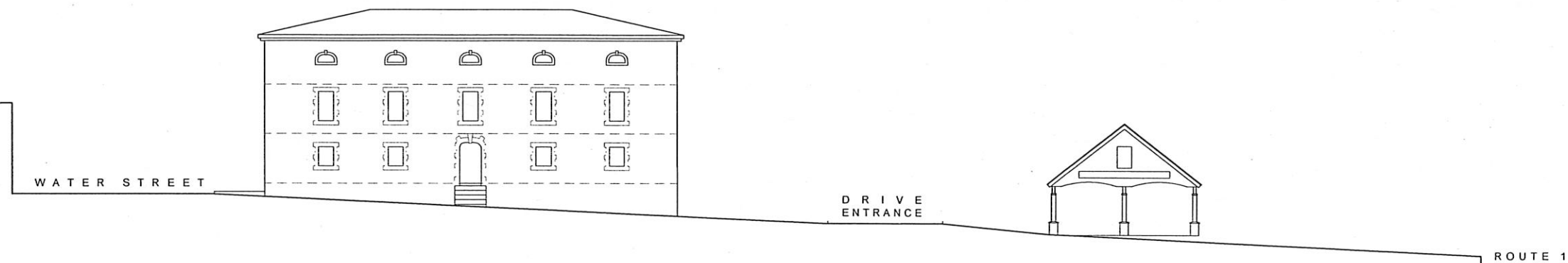
WEST ELEVATION: FROM WATER STREET  
SCALE: 1/16" = 1'-0"

3  
A1.2



SITE SECTION LOOKING SOUTH: RTE 18 TO RTE WATER ST  
SCALE: 1/16" = 1'-0"

2  
A1.2



SITE SECTION LOOKING NORTH: WATER STREET TO RTE 18  
SCALE: 1/16" = 1'-0"

1  
A1.2

DATE: 01.03.2017

BRISTOL COUNTY  
SAVINGS BANK  
CANDLEWORKS  
BRANCH



**DRAFT**  
NOT-FOR-CONSTRUCTION

**studio2sustain inc**  
architects consultants environmental evangelists



kathryn duff, RA, founder & director, kathryn@studio2sustain.com  
412 county street, new bedford, massachusetts, 02740, 508.999.5145

**EXISTING &  
PROPOSED**  
SITE SECTIONS

**A 1.2**

Case 05-17 & 06-17  
02/10/2017

DATE: 01.03.2017

BRISTOL COUNTY  
SAVINGS BANK  
CANDLEWORKS  
BRANCH



DRAFT  
NOT-FOR-CONSTRUCITON

studio2sustain inc  
architects consultants environmental evangelists



kathryn duff, RA, founder & director, kathryn@studio2sustain.com  
412 county street, new bedford, massachusetts, 02740, 508.999.5145

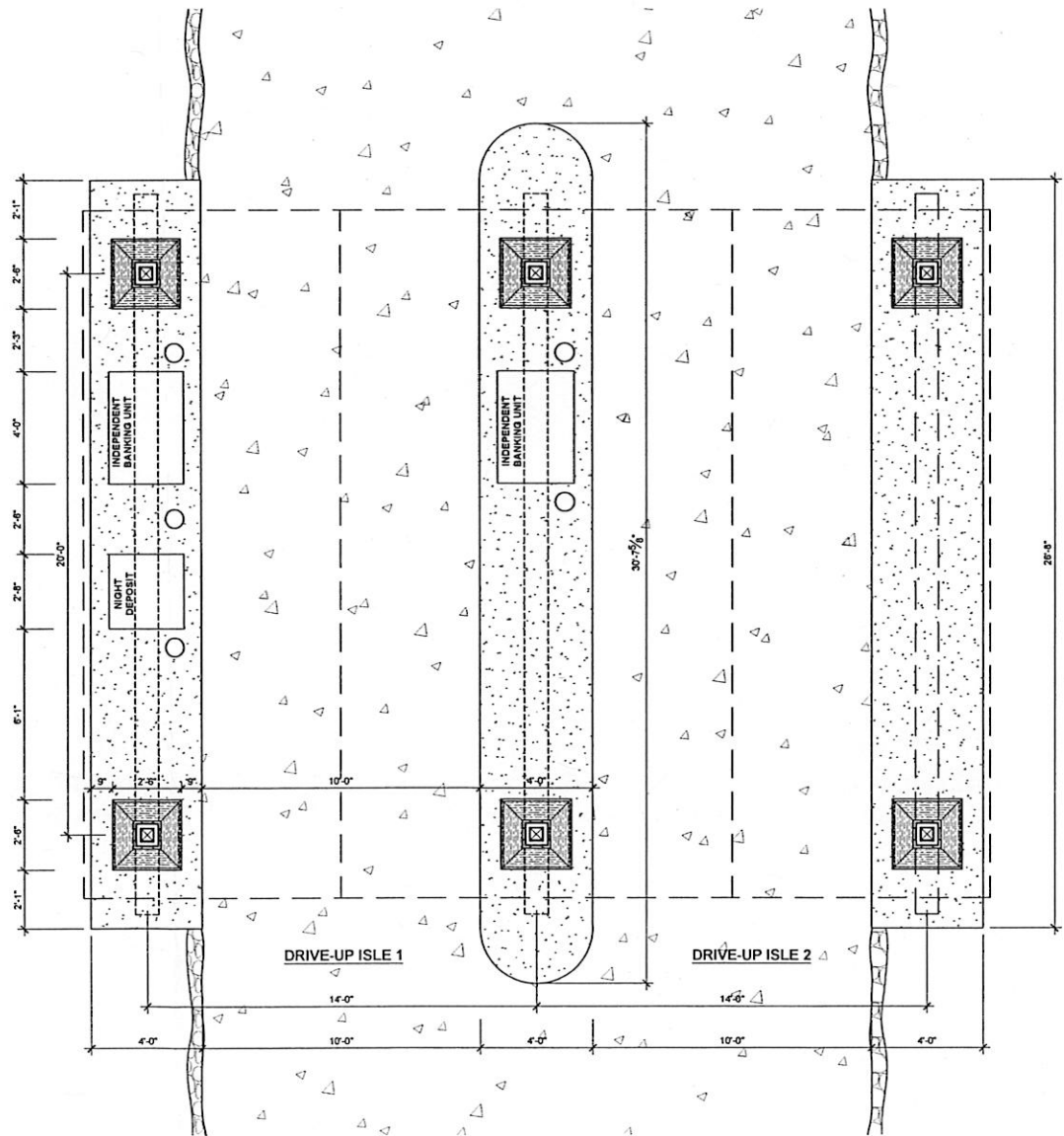
PROPOSED

DRIVE-THROUGH  
PORTICO

A

1.3

Case 05-17 & 06-17  
02/10/2017



SECTION - DRIVE-THROUGH PORTICO  
SCALE: 1/4" = 1'-0"

2  
A1.3

PLAN - DRIVE-THROUGH PORTICO  
SCALE: 1/4" = 1'-0"

1  
A1.3