



Planning Board
City Hall, Room 303
133 William Street,
New Bedford, MA 02740
(508)979-1488
www.newbedford-ma.gov

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

NOTICE OF DECISION SITE PLAN APPROVAL

Case Number:	27-16			
Request Type:	Site Plan			
Address:	464-466 County Street and NW Corner of William & Eighth Streets			
Zoning:	Mixed Use Business (MUB) zoning district and Central Business District			
Recorded Owners:	Jose Delgado/Sandra Cohen Trustees of Jay Realty Trust (Map 52, Lot 176) David K. Sykes (Map 52, Lot 178)			
Applicant:	South Coast Real Estate Holdings LLC (Subsidiary of First Citizens' Federal Credit Union)			
Applicant Address:	200 Mill Road, Ste. 100, Fairhaven, MA 02719			
Application Submittal Date	Public Hearing Date	Decision Date		
August 11, 2016	September 14, 2016	September 22, 2016		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
52	176	2578	339	---
52	178		---	10725


Application: Request by applicant for Site Plan approval for new construction of a drive-thru for a credit union, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district.

Action:

GRANTED, WITH CONDITIONS, AND WAIVERS as described in section four (4).

A copy of this decision was filed with the City Clerk of the City of New Bedford on September 22, 2016. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

9/21/16
Date


Colleen Dawicki, Chair
City of New Bedford Planning Board

CITY CLERKS OFFICE
NEW BEDFORD, MA
2016 SEP 22 A 9:11
CITY CLERK

1) APPLICATION SUMMARY

This was a concurrent request by applicant with Case 27-16: Site Plan approval for new construction of a drive-thru for the First Citizens' Federal Credit Union and Case 28-16 for placement of a new Ground Sign, under Chapter 9 Comprehensive Zoning §5400, 5410, 5420, 5423, 3200 and 3200AA, on a 24,731+/- SF parcel, located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business (MUB) zoning district and Central Business District.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

The submittal is shown as the First Citizens' Federal Credit Union, 464-466 & 178 Eighth Street, New Bedford, MA 02740 for South Coast Real Estate Holdings, LLC dated 08/11/2016, prepared by Highpoint Engineering, Inc, Canton Corporation Place, 45 Dan Road, Suite 140, Canton, MA 02021 [consisting of ten (10) pages];

and

First Citizens New Bedford 08/11/2016, dated 12/4/14 and 8/9/2016, prepared by New England Design Associates, 39 Salisbury Street, Worcester, MA 01609 [consisting of two (2) pages].

Title Sheet - T100

Existing Conditions Plan - C100

Site Preparation, Demolition, & Erosion Control Plan - C200

Layout & Materials Plan - C300

Grading Drainage & Utility Plan - C400

Lighting Plan-L100

Planting Plan-L200

Planting Detail- L300

Site Details-C700

Site Details-C701

Drive Up-DU

Floor Plan-FLR

Other Documents and Supporting Material

Stormwater Management Report

Traffic Assessment by Ron Muller & Associates, 56 Teresa Road, Hopkinton, MA 01748

Staff Report with attachments:

1. Cover Letter
2. Site Plan Review Application
3. Site Plan Review Application for New Ground Sign
4. Deeds of Ownership – Bristol County (S.D) Registry of Deeds
5. Traffic Report
6. Sign Graphics
7. Waiver Requests
8. Plan Set
9. Comments from DPI

Plans Accepted into the Record:

Planting Plan L200 dated 08/11/2016

Proposed Layout Color Plan C300 dated 08/11/2016

Existing Conditions Color Plan C100 dated 08/11/2016

Aerial Plan #1 dated 08/11/2016

Aerial Plan #2 dated 08/11/2016

3) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion. Acting City Planner Jennifer Clarke, AICP and Staff Planner Constance Brawders were also present during proceedings for the subject case review.

Mr. John Massauro, Senior Associate of Highpoint Engineering, Inc., (Canton Corporate Place, 45 Dan Road, Suite 140, Canton, MA 02021) introduced the case submittal to the Planning Board. Michael Radner, founder and Principal of Radner Design Associates, Inc., (945 Concord Street, Ste. 100, Framingham, MA 01701) presented the lighting and landscape plan. Speaking on behalf of the project proposal were First Citizens Federal Credit Union President and CEO Peter Muise, Vice President of Retail Operations, Jennifer LaFrance, and Alan Detoma of New England Design Associates. Also in attendance was Douglas Hartnett, Managing Principal of Highpoint Engineering.

[Presentation and discussion of these concurrent cases ensued. For further information regarding the relative findings, please see the Notice of Decision for Case28-16: Ground Sign.]

The team highlighted improvements to the site which included: parking and circulation for the proposed state of the art ATM drive-thru with canopy designed to complement the existing architecture of the building; installation of bike rack to enhance the pedestrian friendly and neighborhood use of the banking facility; preservation of the mature lilac trees at the abutting lower lot north property line; type of landscape buffer accounting for the need for visibility and security of patrons and employees of the credit union; lighting meeting Dark Sky compliance, in addition to providing adequate security for patrons and employees using the ATM and banking services; reconstruction of the staircase leading to the lower lot; and landscape and lighting design modified to accommodate neighboring residents. At this time, the applicant elects to maintain the curb cut at William Street and reserve this driveway for future use; however, a landscape bed will be installed across the width of the driveway at the interior site.

Chair Dawicki requested a motion from the Board to open the public hearing at the conclusion of the presentation ; motion moved by Board Member K. Duff, with second by Board Member A. Glassman by vote of five (5)-zero (0).

As part of the general concurrent discussion, speaking in favor of the project's proposal was Jose S. Castelo (1815 Acushnet Avenue, New Bedford, MA). Questions and concerns regarding the fence at south of his property line that abuts the lower parking lot of the proposed credit union and hedge at the north of Mr. Morad's building abutting the credit union structure were raised by Emilo E. Morad, Jr., (Cutler House Realty, LLC, 460 County Street, New Bedford, MA). No one asked to be recorded in support of the project.

No one asked to speak or be recorded in opposition of the proposal.

With no other comments received, a motion was made by Board Member K. DUFF, with a second by Board Member A. Glassman to close the hearing. Motion carried five (5) to zero (0).

4) DECISION

Chair Dawicki asked for a motion for Site Plan approval for new construction of a drive-thru for the First Citizens' Federal Credit Union located at 464-466 County and NW corner of William and Eighth Streets (Map 52, Lots 176 & 178) in the Mixed Use Business zoning district. Board Member Kathryn Duff offered the following motion:

The Planning Board finds this request to be in accordance with the City of New Bedford's Code of Ordinances Chapter 9 §5400 Site Plan Review, **5410, 5420, and 5423**. As a result of such consideration, the Board approved the subject application with the following conditions:

- ☐ That the petition for waivers as described under Attachment 1 be approved as presented.
- ☐ That the applicant revises the plan set Title Box to identify 178 Eight Street as NW William and Eighth Streets.
- ☐ That the applicant revises the plan set to include Map & Lot to Title Box.
- ☐ That the applicant also revises the plan set to identify William Street, correcting the typo 'Williams' Street.
- ☐ That the applicant revises Planting Plan L200 that currently identifies fifty-eight (58) Variegated Lilyturf as specified on the Plant Schedule; the plan illustrates forty eight (48).
- ☐ That the applicant revises the Traffic Assessment that currently states eighteen (18) parking spaces are provided on site to reflect seventeen (17) spaces.
- ☐ That the applicant use eco-friendly lighting to complement the architectural style of the existing structure.
- ☐ That the project shall be undertaken according to the plans submitted with the application with adherence to all notes on plans as reviewed by the Planning Board on this date.
- ☐ That the applicant will honor all Department of Public Infrastructure's recommendations in memos dated September 6, 2016.
- ☐ That any recommendations made in the planning staff report not otherwise noted here shall be honored by the applicant.
- ☐ That the applicant shall submit final plan revisions to the Planning Division in the following formats:
 - One (1) -11" x 17" Plan Set
 - One (1) CD or USB with Plan Set in PDF formatand shall ensure that these same plans are properly submitted to the Department of Inspectional Services.

- ☐ That the applicant shall provide a copy of the Notice of Decision certifying no appeal has been brought forward signed by the office of the City Clerk for the Planning division case file folder.
- ☐ That 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.
- ☐ That the rights authorized by the granted Approval must be exercised, by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date they were granted or they will lapse.
- ☐ That the overhead lighting be reduced to ½ foot candle and lighting turned off no more than one hour after close.
- ☐ That the fence at the south side of the real estate building lot be removed and the hedge along the [north side] of the real estate building lot be removed.

Motion seconded by Board Member Glassman. Motion carried unanimously five (5) to zero (0).

Board Member Kalife – Yes
Chair Person Dawicki – Yes

Board Member Cruz – Yes
Board Member Glassman – Yes

Board Member Duff -Yes

Filed with the City Clerk on:

9/20/16
Date

Colleen Dawicki
Colleen Dawicki, Chair
City of New Bedford Planning Board



Department of Public Infrastructure


Euzebio Arruda
Commissioner

CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance

MEMORANDUM

TO: City of New Bedford Planning Board

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

DATE: September 6, 2016

RE: First Citizens' Federal Credit Union – Site Plan
464 County St
Plot 52, Lot 176,353,173,399,178

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

1. Developer to reconstruct existing cement sidewalk and driveway on County Street within the limits of the project. Close existing driveway on the South side of the property along County Street.
2. Developer to close driveway on Eighth Street South of the entrance, and install cement concrete sidewalk.
3. Permits for driveways, sidewalk and drainage must be obtained from the Department of Public Infrastructure Engineering Division.
4. Driveways and sidewalks to be built in accordance with City of New Bedford regulations and the driveways with 4 foot transition curb on both sides.
5. All utilities to be installed in accordance with City of New Bedford standards.
6. Drainage can not tie in directly to a catch basin, must connect to the Drain Manhole in the middle of William Street/ Eighth Street intersection.
7. The City requires certification from Focal Point and the Engineer that the Focal Point Storm Water Treatment Facility will work as it is proposed. Also, a maintenance agreement must be submitted to the Department of Public Infrastructure. This agreement needs to be recorded in perpetuity.
8. This site plan includes 5 lots, which may need to be combined to meet zoning requirements.
9. Developer to check condition of existing sewer and water services.

PLANNING
SEP 07 2016
DEPARTMENT

10. The Department of Public Infrastructure requires a final set of approval plans to be submitted that reflects all revisions made prior to the start on construction.
11. Developer and site contractor must schedule a pre- construction meeting with the Department of Public Infrastructure prior to the start of Construction.
12. Upon completion, Engineer must submit "As Built Drawings" in CADD format prior to the certificate of Occupancy being issued.

/ct

Cc: Department of Inspectional Services
Environmental Stewardship
Highpoint Engineering, Inc.
First Citizens' Federal Credit Union



City of New Bedford
REQUEST FOR WAIVER

CASE #: 27-16

APPLICATION FOR WAIVER FROM SITE PLAN REVIEW REQUIREMENTS

In certain instances, after consulting with the City Planner, the applicant may submit, in writing, a request for waiver for any of the submittal or technical requirements of Section 5430 and 5440 where the project involves relatively simple development plans. The Planning Board will take a separate vote on written waiver requests by the applicant. Each request for waiver must be submitted individually to be considered by the Board. Please provide one (1) original and fifteen (15) copies of the request.

Any granted waivers must be disclosed on the final submitted and approved site plan.

SUBJECT PROPERTY			
ASSESSOR'S MAP PLOT#	MAP 52	LOT(S)#	LOTS 176 & 178
REGISTRY OF DEEDS BOOK:	2578	PAGE #	339
PROPERTY ADDRESS:		NW CORNER OF WILLIAM & 464-466 COUNTY STREET & 178 EIGHTH STREET	
ZONING DISTRICT:			
OWNER INFORMATION			
NAME: JAY REALTY TRUST - 464-466 COUNTY ST & DADEN INVESTMENTS REALT TRUST - 178 EIGHT ST			
MAILING ADDRESS:			
APPLICANT/CONTACT PERSON INFORMATION			
NAME (IF DIFFERENT): SOUTH COAST REALESTATE HOLDINGS LLC			
APPLICANT'S RELATIONSHIP TO THE PROPERTY: Check one: BUYER		OWNER <input type="checkbox"/>	CONTRACT VENDEE <input checked="" type="checkbox"/> OTHER Describe <input type="checkbox"/> _____
MAILING ADDRESS (IF DIFFERENT): 200 MILL ROAD, FAIRHAVEN, MA 02719			
TELEPHONE #	JENNIFER LaFRANCE: -508-979-4710		
EMAIL ADDRESS:	JENNIFER.LAFRANCE@FIRSTCITIZENS.ORG		

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). If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

 *Jennifer LaFrance* 8/11/2016
Signature of Applicant/s Date

If the applicant differs from the owner, this section must be completed/signed by the property owner/s:

I hereby authorize the applicant represented above and throughout this application to apply and to represent my/our interests on my/our behalf for the relief requested herein for the premises I/we own noted as "property address" above and presented throughout this application. Furthermore, by signing this application I/we acknowledge having read and understood this application and the accompanying instructions and information. If petition is granted, I/we understand the approvals are specific to the plans submitted, unless the Board states otherwise and that if granted, that the waiver(s) must be noted on the approved Site Plan and acted upon within one year.

Signature of Owner/s

Date

DESCRIPTION	Ordinance Section		CLEARLY Describe why this request is being made.
	1	***Example*** 5451. b. Topography and Drainage Plan	***Example*** There currently exists a structure and pavement on the site. No excavation of the site is being proposed, therefore topography and drainage will not be altered.
	2	DEMOLITION & EROSION CONTROL PLAN	COMBINED THE 2 PLANS TOGETHER INTO 1 PLAN CALLED "SITE PREPARATION, DEMOLITION & EROSION CONTROL PLAN"
	3	CONSTRUCTION/LAYOUT PLAN	THIS IS A PERMIT SET. THE CONSTRUCTION DETAILS WILL BE PROVIDED ON THE CONSTRUCTION SET. PROVIDED "LAYOUT & MATERIAL PLAN" ONLY
	4	GRADING & DRAINAGE PLAN, UTILITY AND GRADING PLAN	COMBINED THE 2 PLANS INTO 2 PLAN CALLED "DRAINAGE, GRADING & UTILITY PLAN"

Additional pages describing the waiver request may be attached to this form following the same chart format, if necessary.

☐

Please check here if additional pages are attached.

Number of Waiver requests submitted for consideration: