

PROJECT NARRATIVE

2016 JUL 18 P 3-12

Site Description

CITY CLERK
The proposed project consists of two lots located on the east side of Church Street in New Bedford, Massachusetts. They are identified as Assessors Map 113 Lot 68, 19,817+/- sf and Lot 174, 9,788+/- sf. Lot 68 is located in a Mixed Use Business (MUB) zoning district and contains a 14,400+/- sf building previously occupied by Munro Electric Distributors. Currently, there is access to the building via doors or overhead garage doors by Church Street, Irvington Street and Princeton Street.

Lot 174 is located in a Residence B (RB) zoning district and is an existing paved parking area (8,800+/- sf impervious) with two curb cuts on Princeton Street. Existing stormwater flows off site to Princeton and Church Street into City drainage system.

Utilities available to the lots include City sewer and water, gas and overhead electric.

Project Description

The Applicant recently purchased the property and intends to use the building and adjacent lot to expand his towing business in New Bedford. The proposed project will convert the existing warehouse/distribution building into office space for the towing business and garage storage for the vehicles which are used for the towing of disabled vehicles, e.g. trucks, flatbed trucks, wreckers, etc. Approximately 4,500 sf of the building will be utilized as office space. This use will require 23 parking spaces including 1 designated as handicap accessible. The only change to the current footprint of the building will be to setback the existing wall on Church Street 6.5'. This is necessary to allow the trucks that will be exiting the garage enough room to check traffic before entering Church Street. A new concrete apron in front of the garage doors and concrete sidewalks will be installed along the entire frontage of Church Street in front of the building. The only other changes to the exterior of the building will be to update the deteriorating façade.

The required parking will be provided on the adjacent lot across Princeton Street. The proposed parking area will include landscaped islands provided by bituminous cape cod berm curbing. The lot will be striped to designate the 23 spaces. A landscaped buffer of 16 arborvitae trees will be planted along the easterly property line of land now or formerly owned by Linhares & Chaberek. Impervious area for this lot has been reduced by 400 sf.

As part of this project, sidewalks with a grass stripe and accessible ramps will be installed along Church Street in front of Lots 174 and 238.

The project as proposed will be an overall improvement to the site and neighborhood by updating a vacant warehouse, improving an existing parking lot and providing tow services and jobs to the City.