

PROJECT NARRATIVE
Application for Amended Site Plan Approval
Case # 23-15

Sid Wainer & Son, Inc. Facility
2301 Purchase Street
New Bedford, Massachusetts

June 7, 2016

Introduction

This Project Narrative has been prepared on behalf of Sid Wainer & Son, Inc. (Applicant) in conjunction with an application for Amended Site Plan Review before the New Bedford Planning Board. Site Design Engineering, LLC (SDE), their authorized agent, is submitting this application for Amended Site Plan Review in accordance with the requirements of Section 5400 of the New Bedford City Zoning Ordinance. The related plans and application have been included and have been made a part of this filing.

Brief History

The project was originally filed with the New Bedford Planning Board in September of 2014. At that time site plan approval was granted by the Board and a certificate of approval was issued on September 22, 2014. The Applicant subsequently retained building design and architectural professionals to finalize the layout and function of the proposed building. As a result of the design effort, several minor changes were made to the proposed building and parking layout. After meeting with the Planning Staff it was determined that an application for an amended site plan review should be made to the Board. In October of 2015 an application for modification of site plan approval was filed with the Planning Board and was ultimately approved on October 20, 2015.

Current Application

The Applicant has since retained a different design build company to move the project forward. The company is CMC Design Build of Quincy, Massachusetts. They specialize in food service building design and construction. Additionally, after performing several test pits and other geotechnical studies it was discovered that all areas of the site contained a significant amount of geotechnically unsuitable material. As a result, the drainage facilities had to be redesigned to eliminate the previously approved storm water infiltration and detention facilities. The elevation of proposed utilities has been raised minimizing the need to dewater the excavation and the need to dispose of geotechnically unsuitable soil. The Applicant met with the Department of Public Infrastructure (DPI) to discuss this matter. The DPI agreed with the redesign of the drainage and utilities and has issued a letter of concurrence (copy enclosed).

CMC has also made other minor site design modifications that have been incorporated in the current plans before the Board. Additionally, the modifications requested in the Board's original approval have been incorporated into the current set of plans. The specific changes are outlined below for ease of review.

Changes to the Amended Plan

The revisions are shown on two plans covering the entire site. They have been color coded to allow for the ease of review without going back and forth between sets of plans and are summarized below.

SITE DESIGN ENGINEERING, LLC.

11 Cushman Street, Middleboro, MA 02346
P: 508-967-0673 F: 508-967-0674

Building Changes & Concrete Pads:

- The building floor elevation has been raised three feet to elevation 104.00.
- Dumpster, compactor and generator locations have been finalized and their locations shown.
- A new retaining wall has been located at the entrance to the building to facilitate a revised entrance patio.
- An employee shelter has been located in the northeast corner of the northerly parking lot for employees who wish to smoke.

Parking Lot Striping:

- The north employee parking lot has been modified to improve the flow of traffic and a security gate has been installed at the entrance.
- The parking lot at the northwest corner of the building has been modified to improve access and flow.
- The parking spaces to the east of the loading bays have been eliminated due to safety concerns and to facilitate truck movement in the area.
- Additional handicap spaces have been provided at the main entrance to the existing building and the remaining spaces adjusted in the area.
- A security gate has been installed at the entrance to the employee parking lot.
- The parking lot striping revisions still provide an excess of parking spaces than are currently required by zoning (see the attached analysis). An excess of 62 spaces are provided.

Sidewalks, Crosswalks and Ramps:

- Crosswalks throughout the project have been adjusted to accommodate revisions to sidewalks and entrance ramps.
- A new sidewalk and handicap ramp is proposed at the entrance to the building.
- A new sidewalk is proposed on the south side of Van Buren Street.
- An additional bicycle rack is proposed adjacent to the parking lot at the northwest corner of the proposed building.

Curbing, Pavement and Drainage:

- Grading throughout the site has been revised to reflect the new drainage design.
- Curb cuts have been finalized in coordination with DPI and the curb cuts have been approved by the Traffic Commission.
- Improvements in the southerly portion of Beacon Street are proposed in coordination with DPI.
- The curb cuts in Beacon Street now coincide with the actual dumpster, compactor and generator locations.
- A revised landscape plan (Sheet 11) has been provided showing the location and species of proposed plantings.