



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

Registry of Deeds Use Only:

CITY CLERK
 2015 NOV 10 P 3:09
 CITY CLERKS OFFICE
 NEW BEDFORD, MA

NOTICE OF DECISION

Case Number: #25-15				
Request Type: Site Plan Approval				
Address: NS Samuel Barnet Boulevard				
Zoning: Industrial C				
Applicant: Raw Seafoods, Inc				
Recorded Owner: Greater New Bedford Industrial Foundation Development Corporation				
Applicant Address: 481 Currant Road, Fall River, MA 02720				
Submittal Date	Public Hearing Date	Decision Date Received by City Clerk		
October 9, 2015	November 4, 2015	November 10, 2015		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
133	63	8452	99	

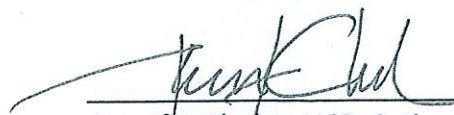
Application: Request by applicant, Raw Seafoods, Inc., for Site Plan Review for a proposed 92,000 +/- SF warehouse/freezer building with associated parking, and rail spur, located at Samuel Barnet Boulevard (Map 133, Lot 63) in the Industrial C zoning district.

Action: GRANTED, WITH CONDITIONS

1. Applicant shall work with planning staff in the revision of landscape and lighting plans.
2. Staff Comments from November 4, 2015 shall be honored by the applicant.
3. Comments from the Department of Public Infrastructure shall be honored by the applicant.
4. Comments from the Conservation Commission shall be honored by the applicant.

A copy of this Decision was filed with the City Clerk of the City of New Bedford on November 10th, 2015. 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.

11.10.15
 Date


 Jennifer Clarke, AICP, Acting City Planner
 Agent for the Planning Board

1.) APPLICATION SUMMARY

The applicant intends to develop a parcel located in the New Bedford Business Park as a business expansion to supplement their existing operations in the neighboring community of Fall River.

The petitioner submitted an application for a SITE PLAN REVIEW under Chapter 9 Comprehensive Zoning, Section 5400 relative to property listed above located in an Industrial C zoning district. The applicant plans to construct a 92,000 SF cold storage warehouse/freezer building with associated office, reception and common spaces for the purpose of warehousing seafood. The proposed facility would be serviced by eight (8) loading docks located to the rear of the building, one (1) drive-in door adjacent to the loading docks, and one (1) loading door along the westerly side of the building for rail access. The applicant also intends to construct a railroad spur off the rail line that currently exists along the western boundary of the project site which would facilitate shipments from the warehouse's western face.

The applicant indicated that they hope to return to the Board for approval of an expansion of the facility within a year. The area to be used for site expansion was indicated on the plans submitted.

2.) MATERIALS REVIEWED BY THE BOARD

- The submittal was shown on a plan set titled, Proposed Site Development Raw Seafoods, Samuel Barnet Boulevard, New Bedford, Massachusetts, dated October 8, 2015, as revised thru November 2, 2015, prepared by Field Engineering Co., Inc., 11 D Industrial Drive, P.O. Box 1178 Mattapoisett, MA 02739 consisting of:
 - 1) Title Sheet
 - 2) Notes and Legend – N-1
 - 3) Existing Conditions - EC-1
 - 4) Site Layout – SL1
 - 5) Site Grading & Drainage - SGD-1
 - 6) Site Utilities - SU-1
 - 7) Rail Spur Plan & Profile – PP-1
 - 8) Wetland Replication – REP-1
 - 9) Erosion Control – EROS-1
 - 10) Site Lighting & Landscaping – LAND-1
 - 11) Detail Sheet 1 – D-1
 - 12) Detail Sheet 2 – D-2
- Staff Comments prepared for the November 4, 2015 Planning Board Meeting
- Comments from the Department of Public Infrastructure Dated October 27, 2015
- Site Plan Review Application
- Photos of Site
- Narrative
- Stormwater Management System Report prepared by Field Engineering dated August 8, 2015

- Phase II- Limited Subsurface Investigation prepared for Mr. Thomas G. Davis, Greater New Bedford Industrial Foundation, 227 Union Street, New Bedford, MA 02740 dated June 28, 2013
- Elevations Plan titled, Raw Seafoods, Inc Proposed Cold Storage Facility, Samuel Barnet Boulevard, New Bedford, Massachusetts, dated September 16, 2014, as revised thru 10/06/2015, prepared by CMC Design Build, Two Battery March Place, Suite 400, Quincy, MA 02169.
- Overall Floor Plan titled, Raw Seafoods, Inc Proposed Cold Storage Facility, Samuel Barnet Boulevard, New Bedford, Massachusetts, dated September 16, 2014, as revised thru 10/06/2015, prepared by CMC Design Build, Two Battery March Place, Suite 400, Quincy, MA 02169.

3.) DISCUSSION

Board Members Colleen Dawicki, Kathryn Duff, Arthur Glassman, Peter Cruz and Alexander Kalife were present on the evening of the discussion.

City of New Bedford Staff Jennifer Clarke (Deputy Director of Planning & Community Development, and Acting City Planner) and Constance Brawders (Staff Planner) were present during proceedings for the subject case review.

Richard R. Riccio III, P.E. for Field Engineering Co., Inc., described the New Bedford Business Park development project. The site plan, building elevations, energy efficient roof material, landscaping, storm water & drainage, easements for utilities, parking & traffic circulation, lighting style & illumination, signage, rail spur, and Phase II environmental report were discussed and issues addressed.

The subject parcel comprises 14.1+/- acres of wooded land area containing approximately 10.6 +/- acres of upland. The site is enveloped by an extensive wetland system. An existing grass swale facilitates drainage along the street frontage at Samuel Barnet Boulevard at the southern boundary of the site. An existing rail line, perennial stream, and power line easement run along the eastern boundary of the site.

Mitigation of run-off and treatment of sediment discharge from impervious surfaces will be provided by a storm water management system that includes sediment forebays, deep sump catch basins, and either an extended detention/infiltration basin or a wet basin that will treat and attenuate the runoff, prior to discharge off-site. A portion of impervious surface will be treated by an on-site proprietary water quality unit prior to discharge to the off-site existing drainage system. Storm water mitigation is designed to address future expansion of the proposed business. The Stormwater and Drainage analysis was favorably received by the Board.

In response to the extensive Phase II report, Board Member K. Duff noted that while it is not under the purview of the Planning Board to dictate construction materials, the applicant should

be mindful of installing vapor control systems for the protection of the health of the new building's occupants.

Motion was moved by Board Member K. Duff to open the public hearing; second by Board Member P. Cruz. Motion was unanimously approved by a vote of Five (5) – Zero (0).

Chairman Dawicki invited those to speak at the podium or be recorded in favor to make their opinion known. Speaking in favor: Derek Santos, Executive Director of the New Bedford Economic Development Council.

Chairman Dawicki invited those to speak at the podium or be recorded against the proposal to make their opinion known. No one spoke or asked to be recorded against the development proposal.

Finding no other remarks, motion to close the public hearing was made by Board Member K. Duff, with second by A. Glassman, for a vote Five (5) – Zero (0).

4.) THE FOLLOWING CONDITIONS AND RESTRICTIONS SHALL APPLY

- A. Applicant shall work with planning staff in the revision of landscape and lighting plans.
- B. Staff Comments from November 4, 2015 shall be honored by the applicant.
 - The Date of Survey and Benchmark shall be shown on revised plans.
 - Deeds and Easements, as recorded by Deed Book and Page, at the Bristol County (S.D) Registry of Deeds, shall be noted on the Site Layout and Cover Sheet plans.
 - A copy of the recorded easements shall be provided to the Planning Division.
 - A copy of the drainage easement with the City of New Bedford running along the westerly property line shall be provided to the Planning Division.
 - The total square footage of upland and percentage of lot that is upland shall be illustrated on the Existing Conditions plan.
 - A Site Layout plan should be submitted to planning staff and include all lighting types/locations, notes regarding curb and pavement types, lighting location and specifications, dumpster location/s, emergency vehicle access, and snow storage area/s with limits of any fence protection.
 - The applicant/owner shall work with planning staff to ensure that required language concerning streets, sewers and inspections are included under Construction Notes.
 - Building Elevation plans to be clarified and agree with the Site Layout building location.
 - Building Elevation plans to identify all proposed exterior materials -including roofing and treatment at the loading docks, rail spur access point and all building entrances.
- C. Comments from the Department of Public Infrastructure shall be honored by the applicant.
See Attachment 1.
- D. Comments from the Conservation Commission shall be honored by the applicant.
Forth coming.

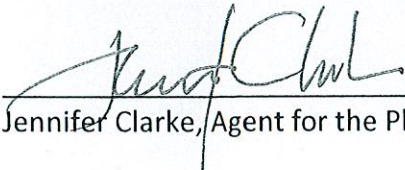
5.) DECISION

Based on a review of the submitted request, the Planning Board **GRANTED** Site Plan approval, with conditions.

Board member K. Duff made the motion to approve the request by applicant, Raw Seafoods, Inc., for Site Plan Review for a proposed 92,000 +/- SF warehouse/freezer building with associated parking, and rail spur, located at Samuel Barnet Boulevard (Map 133, Lot 63) in the Industrial C zoning district. The motion received a second by Board Member A. Glassman and case unanimously approved Five (5) – Zero (0).

Filed with the City Clerk on:

11.10.19
Date



Jennifer Clarke, Agent for the Planning Board