

SITEC

Civil and Environmental Engineering
Land Use Planning

SITEC, Inc.
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October 27, 2015

The City of New Bedford
Planning Board
133 William Street
New Bedford, MA 02740

HAND DELIVERED

Re: Proposed O'Reilly Auto Parts-Site Plan
139 Hathaway Road
Plat 101 Lot 14
Case-Number 18-15
Comments from email received October 26, 2015

Dear Planning Board Members;

In response the comments received via email on October 26, 2015 we offer the following:

1. We have revised the Site Plan Review and Special Permit Applications to reflect the comments of the Land Court Department at the Registry of Deeds. The Assessors Map and Lot have been corrected and reference is made to the Land Court Certificate and Plan noting the Lot numbers (please see attached Applications and Land Court Documents).
2. A CD with electronic versions of the revised plans is attached.
3. Seven copies of 11" X 17" Revised Plans are attached.
4. Four- full size plans measuring 24" X 36" are attached.
5. Copies of the Land Court Certificate and Plans are attached.

Please contact me at our office 1-508-998-2125 if any questions arise or if further information is required.

Sincerely,

SITEC



John Keegan SITEC

PLANNING
OCT 27 2015
DEPARTMENT

SITEC

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October 14, 2015

The City of New Bedford
Planning Board
133 William Street
New Bedford, MA 02740

HAND DELIVERED

Re: Proposed O'Reilly Auto Parts-Site Plan
139 Hathaway Road
Plat 101 Lot 14
Department of Public Infrastructure (DPI) Comment Memorandum Dated August
27, 2015.
Planning Boards Conditional Approval of

Dear Planning Board Members;

In response the DPI's Memo of August 27, 2015 we offer the following:

1. We have noted on Sheet 9 of 9, Note 9 that the Driveway Permits are subject to Traffic Commission approval.
2. We have noted on Sheet 9 of 9, Note 10 that permits for sidewalk, driveways, drainage, sewer and water must be obtained from the DPI.
3. All of the proposed concrete sidewalks, driveway aprons and wheelchair ramps will meet current ADA and City Standards. Notes to this effect have been added to the plans (sheet 9 of 9 Details).
4. We have revised plans to show a concrete ribbon sidewalk with 3 trees and grass strip in between the existing driveways. Two trees were eliminated to increase sight distance for motorists to see the mid block cross walk and warning signs.
5. All drainage design complies with Phase II, Mass Department storm water management standards.
6. Pedestrian counts have been performed and do not trip any of the Warrants for a pedestrian signal (see the attached report).

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CASE 18-15

7. Recently the applicant has had the existing sewer station serviced by Purflo and the system is functioning properly. New dual sewer ejector pumps have recently been installed and can handle 200 GPM at 25 feet of head.
8. Note 14 has been added to Detail -1 calling out for the contractor to check the condition of the existing water service and to advise DPI. Water trace will be installed on the proposed water service.
9. All utilities will be installed according to the City of New Bedford's Standards.
10. A final set of approved plans will be submitted to the Department of Public Infrastructure and will reflect all revisions prior to the start of construction.
11. Note 12 Detail -1 call out that the site-contractor must schedule a pre-construction meeting with the Department of Infrastructure prior to the start of construction.
12. Note 15 has been added to Detail -1 calling out that as built drawings in ACADD format must be submitted by the Engineer prior to the issuance of the Certificate of Occupancy.

NOTICE OF DECISION
September 9, 2015

In response to the above we offer the following:

1. We are currently working with the Planning Staff in the revision of plans and recommendations set forth in the conditional approval.
2. We have performed a Traffic Warrant for the installation of a mid-block crossing pedestrian signal and the results show that volume of pedestrians crossing Hathaway road at the uncontrolled mid block crossing does not meet the 100 pedestrians crossing for any 4 hour period of a normal day.
3. As noted above a Warrant for Mid Block Pedestrian Signal was performed and the results did not trigger the proper warrants. However, we have evaluated the pedestrian conditions in the attached report and find that if the mid-block crossing is upgraded and advanced signage is installed the crossing will be more visible and motorists will slow down making the crossing safer (see the attached Report and Site Layout Plan).
4. We have revised the Site Layout, Grading and Utilities and Landscape Plans to show the installation of handicapped ramps at the mid-block crossing.
5. The parking calculations have been revised to reflect the actual parking spaces required to serve the new business (see the Cover Sheet).
6. As requested we have provided handicapped parking and signage for the required 2 handicapped spaces required for 26 – 50 spaces. The required parking for the new business is 44 spaces.
7. The street trees specified are 2-21/2 diameter at breast height (DBH).
8. Roof sheathing shall be a cool roof of EDPM or PVC, in light or white color.

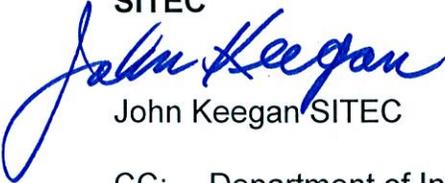
9. The hours of operation have been revised in the Special Permit Application to read 8 AM to 8 PM (page enclosed).
10. Signage will not be illuminated no later than one hour after closing time but no later than 9:00 PM.
11. Days of operation will be six days a week, from Monday through Saturday.
12. We have sent plans and contacted McDonalds and their representative Bohler Engineering several times and no response has been received to date except they are working on it.
13. All inconsistencies and typographical errors on the plan sheets and applications have been corrected.
14. A portion of the lease agreement between the applicant and Tennant (O'Reilly Auto Parts) is enclosed showing that the tenant will be responsible for all hazardous materials on site. Storage of waste oil is regulated by 310 CMR 30.00 and all required permits will be obtained by the tenant.

Enclosed are 3 sets of revised plans for your review and approval.

Please contact me at our office 1-508-998-2125 if any questions arise or if further information is required.

Sincerely,

SITEC



John Keegan SITEC

CC: Department of Infrastructure with plans/report
S. B. Realty with plans/report