



# City of New Bedford

## Department of Planning, Housing & Community Development

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## STAFF COMMENTS

### PLANNING BOARD MEETING

November 4<sup>th</sup>, 2015

#### CASE #25-15

Request to consider a Site Plan Review for a proposed 92,000 +/- SF warehouse/freezer building with associated parking and rail spur located at N S Samuel Barnet Boulevard (Map 133, Lot 63) in the Industrial C zoning district.

Applicant: Raw Seafoods, Inc., 481 Currant Road, Fall River, MA 02720

Owner: Greater New Bedford Industrial Foundation, 1213 Purchase Street, New Bedford, MA 02740

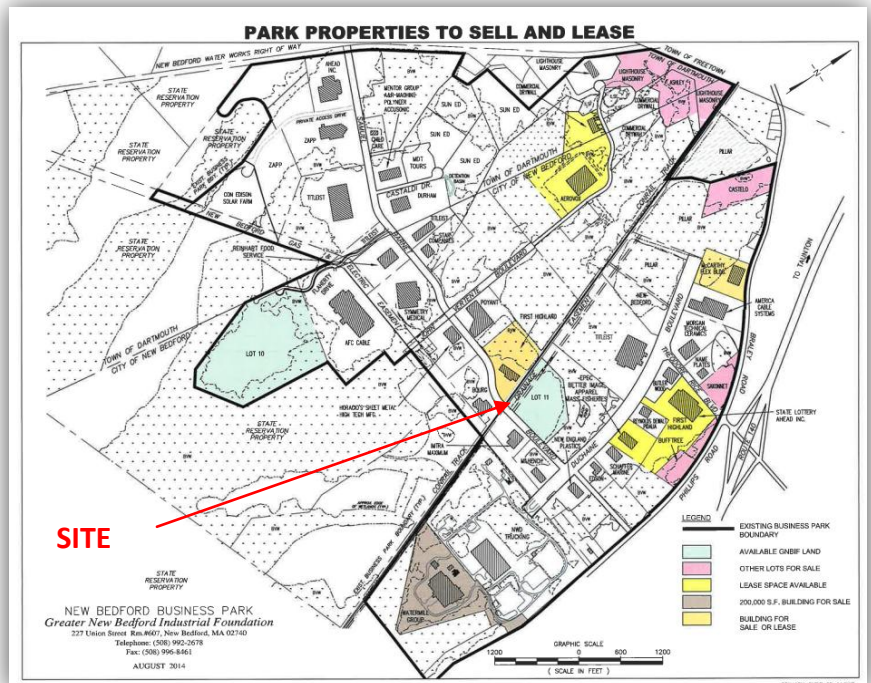
Applicant's Agent: Field Engineering Co., Inc., P.O. Box 1178, 11D Industrial Drive, Mattapoisett, MA 02739

#### Overview of Request:

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.

#### Existing Conditions:

The subject parcel is located at NS Samuel Barnet Boulevard, Assessor's Map 133, Lot 63. The subject parcel comprises 14.1 +/- acres of wooded land area containing approximately 10.6 +/- acres of upland (Attachment 1). 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. A Notice of Intent has been filed with governing authorities for this proposal. The applicant is scheduled to appear at the November 3, 2015 Conservation Commission meeting.



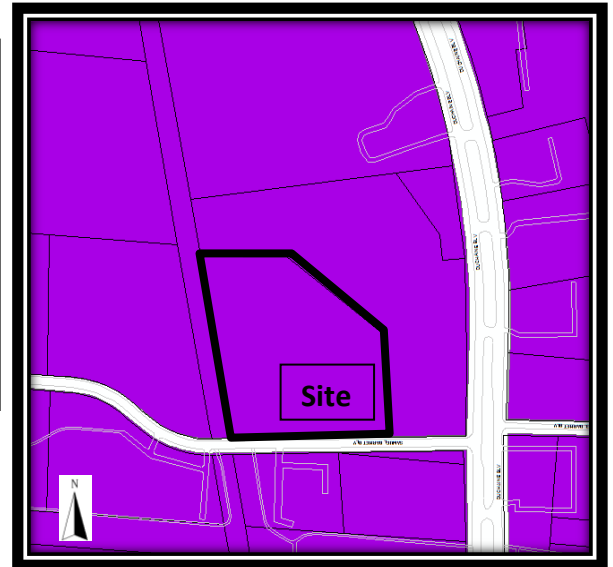
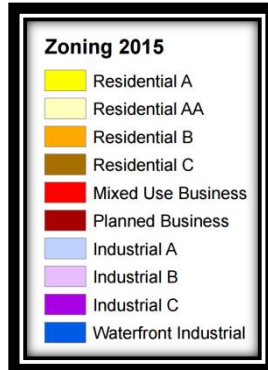
**Proposed Conditions:**

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 processing 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 (Attachment 2) which would facilitate shipments from the warehouse’s western face.

In addition to what is before the Board at present, the applicant has indicated, both in their application and with staff, which they hope to return for an expansion of the facility within a couple years. The area which would be used to site that expansion is indicated on the plans submitted.

**Site Plan Review:**  
(Attachment 3).

**Parking** The revised Site Layout plan illustrates thirty six (36) spaces for parking and eight (8) bays for loading satisfying the required thirty-six (36) parking spaces for this proposed development, sixteen (16) per GFA stipulations and ten (10) for each vehicle used in business. In addition to these parking spaces the applicant proposes 8 loading bays where six (6) bays are required by ordinance. Loading bays are not counted as parking spaces.] Parking requirements will increase should the applicant choose to expand the facility in the future as they anticipate.



**Landscaping** –The submitted Landscaping Plan is not a complete landscape plan, but features a notation that landscaping for the site is shown for “permitting purposes” and the contractor is to “coordinate final species with owner and city prior to construction.” The Planning Board typically formalizes such Landscape Plans at the public hearing. Any nonresidential area used for loading or storage of new material or products is subject to Subsection 3324 of Section 3300, Screening and Landscaping. No information regarding snow removal/storage has been indicated within the application or plan sheets, particularly relevant given both the lack of clarity around proposed plantings and the sensitive nature of the surrounding wetlands system.

**Signage & Lighting** – Unfortunately the applicant did not submit signage and lighting plans with their application. The applicant does state in their narrative that lighting will consist of building wall packs and low level ground lighting within the landscaped areas. In meeting with staff, it was also noted that any signage will comply fully with existing sign ordinance allowances and that a ground sign at the property entrance is something they will address through a separate, future application.

**Elevations** – Elevation Drawings are labeled as the observer is facing the building façade, rather than oriented to the North Arrow Site Layout plan (Attachment 4). The applicant will present Elevation corrections at the Planning Board meeting.

**Development Impact Analysis:**

Water, sewer, electric, and communication utilities originate at Samuel Barnet Boulevard. The New Bedford Business Park received Master Plan approval for permitting under the Massachusetts Environmental Policy Act.

This approval under MEPA reduces state permitting approvals from a time frame of 12-15 months to 30 days, assisting the City of New Bedford in meeting the City Master Plan goal of continuing to foster a transparent and efficient business friendly environment.

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. A Stormwater Management System Report dated August 8, 2015 prepared by Field Engineering Co., Inc., has been included for the Planning Board's review. Again, the applicant will be appearing before the Conservation Commission Tuesday evening prior to the Planning Board's Wednesday hearing; planning staff will provide any update arising from the ConCom hearing.

Material being proposed for the roof construction is an energy efficient, white, TPO type roof to reduce the urban heat island effect.

Honoring the wetlands, the applicant proposes a single-access driveway at Samuel Barnet Boulevard predominately inside the 25 foot wetlands No Activity Zone, leading to parking and loading at the rear of the warehouse. Business office entrance, parking, and loading are illustrated at the northwest front elevation of the structure on Elevation drawing (Attachment 4). The northwest entrance is located behind the building, rather than parallel to Samuel Barnet Boulevard. Site line distance should be called out and noted on the Landscape plan.

The applicant anticipates employing 15-20 staff at the Business Park to operate seven (7) days per week during the hours of 7:00 a.m. to 5:00 p.m.

### **Review Comments**

As required under city ordinance, the application was distributed to city departments for review. Comments received were as follows:

Conservation Agent, Sarah Porter, noted in her memo dated October 26, 2015 that a Notice of Intent has been filed for the proposal. Initial hearing before the Conservation Commission is November 3, 2015. The project may be referred to the Commission's consulting engineer for a stormwater review to the MA Stormwater Standards. The project also involves the spanning of a perennial stream and associated filling of Bordering Vegetated Wetland for the proposed rail spur. Compensatory wetland replication is being proposed as mitigation for the wetland filing.

For comments from Ronald Labelle, Commissioner for the Department of Public Infrastructure, see Attachment 5.

The Department of Inspectional Services reviewed the Site Plan and parking satisfies the Commissioner's requirements.

### **Staff Recommendation:**

Having reviewed this request, the existing character of surrounding properties, and the thresholds required for approval of a site plan review, staff recommends approval of this application with the following conditions:

- The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Public Infrastructure.

- The applicant/owners shall comply with the stipulations set forth by the City of New Bedford Department of Environmental Stewardship and Conservation Commission.
- The applicant/owners shall comply with the stipulations set forth the by the New Bedford Department of Inspectional Services.
- 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.
- The Landscape Plan shall be updated to include a plant schedule, greater detail as to what is to be retained and what is to be added in addition to the snow storage area to the satisfaction of planning staff.
- 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.

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**Attachments:**

1. Photos
2. Narrative
3. Plan Set
4. Elevation and Floor Plan
5. Comments from DPI
6. Site Plan Review Application