



# City of New Bedford

## Department of Planning, Housing & Community Development

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**PATRICK J. SULLIVAN**  
 DIRECTOR

# STAFF COMMENTS

## PLANNING BOARD MEETING October 7<sup>th</sup>, 2015

### Case # 23-15

Request to consider an application for the Modification of Site Plan Approval of Case #35-14, for a revision of building layout, and parking and loading design, located at 2301 Purchase Street (Map 97, Lots 9, 151, 152, 153, 176 & 180) in the Industrial A and Industrial B zoning districts.

**Applicant:** Sid Wainer & Son, Inc., by Thomas Furtado

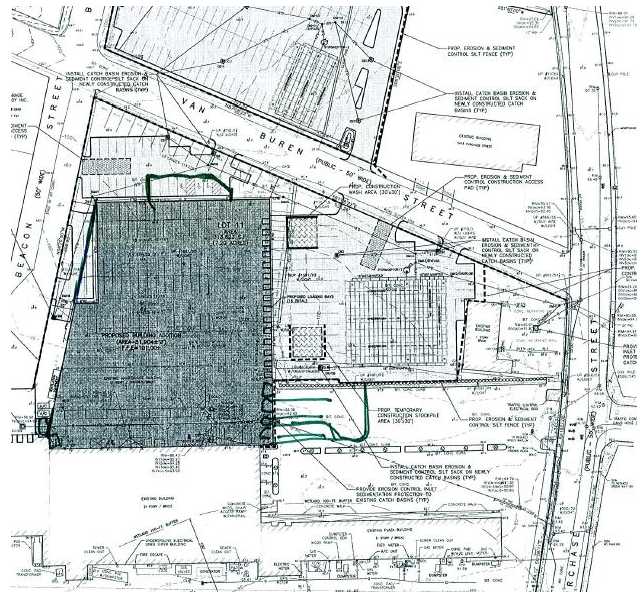
**Owner:** Friends Realty, Inc., 2103 Purchase Street, New Bedford, MA 02740

**Applicant's Agent:** Thomas W. Hardman, PLS, Site Design Engineering, LLC, 11 Cushman Street, Middleboro, MA 02346

### Overview of Request:

The applicant has submitted an application for **Modification for Site Plan Approval** under Chapter 9 Comprehensive Zoning, Section 5400. Site Plan Review, Subsection 5436 relative to property listed above in the Industrial A and Industrial B zoning districts. As a result of the design effort, the applicant is modifying the approved site plan by introducing four changes that the Planning Board is asked to duly consider.

- Change One: proposes to eliminate a portion of the building in the southwest corner.
- Change Two: proposes an addition of a triangular area to the west side of the structure, eliminating the "jog" that was previously shown.
- Change Three: proposes an addition to the north side of the building which will contain a tote wash-down area.
- Change Four: four loading bays have been added to the southeast corner of the building, increasing the number of approved bays from 15 to 19.



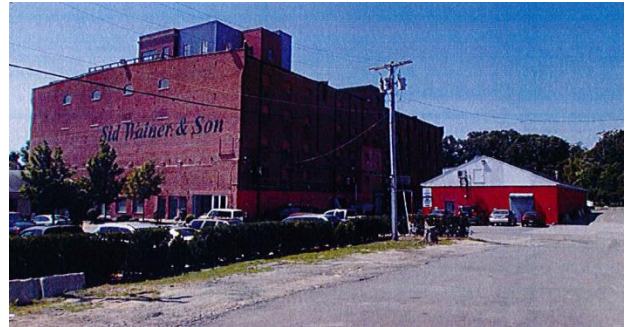
The total new area of the building is 55,825 SF, an increase from the 2014 approval of 51,900 +/- SF. Parking has been redesigned to accommodate these changes in architectural design. To provide adequate and safe parking around the building, the parking area adjacent to the additional four loading bays has been revised to accommodate back up and turning radius. The addition will consist entirely of cold storage for produce and

provide loading bays on the east side of the addition. Currently, cold storage is provided in a series of refrigerated trailers parked on-site.

**Existing Conditions and Development Information:**

As this is an application for Modification for Site Plan Approval, comments are limited to review of Site Layout Plan sheet 6. The applicant’s agent states the proposed revisions will not affect any of the originally approved utilities, including drainage, water and sewer.

The project proposal includes demolition of on building in preparation of construction of the new addition. Application status of the demolition permit is to be determined.



**Development Information:**

The applicant is constructing an addition to an existing structure, improving parking circulation and increasing the size of building addition square footage by 3925+/- from 51,900 to 55,825 SF.



**Development Impact Analysis**

The applicant provided a Development Impact Analysis for Case 35-14 on August 8, 2014 (Attachment 8).

**Traffic Impact**

The applicant’s agent states motor vehicle volume will have little change as a result of the proposed project. Number of employs will remain the same.

**Review Comments**

Plans were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department offices. The Conservation Commission noted no local or State protected wetlands in or within 100’ of the subject proposal, therefore no permit required is from the Conservation Commission.

The Department of Public Infrastructure upholds conditions stipulated in Memorandum dated September 9, 2014 with no additional comments or changes.

**For Board Member Consideration:**

The strategy under the Master Plan for the City of New Bedford is to support existing businesses, attract emerging industries, communicate a positive message, develop strategic sites, prepare a ready workforce, and capture long-term catalytic opportunities for growth. This is a limited review for modification to Site Plan Approval previously granted September 10, 2014.

**Master Plan Goal:** This proposal is consistent with the Master Plan’s goal (of establishing a sound foundation for future growth that builds upon its coastal location, preserves its historic legacy, and expands cultural and workforce opportunities) as it supports existing businesses, enhances and further develops the efforts of the

City to communicate a positive message for economic growth opportunities, and stabilizes the commercial tax base.

**Staff Recommendation**

Having reviewed this request, the existing character of surrounding properties and thresholds required for Site Plan modification approval, staff recommends approval of this Modification of Site Plan to include the following conditions:

- The Total Floor Area Ratio factoring the additional buildings on the 313, 623 SF (7.2 Acres) be provided by the applicant’s agent for the calculation of Percentage of Lot Coverage by Buildings.
- Parking and loading calculations by the applicant are shown in Attachment 9. These calculations should be shown as Notes on the approved modification of site plan.

**Zoning 2015**

- Residential A
- Residential AA
- Residential B
- Residential C
- Mixed Use Business
- Planned Business
- Industrial A
- Industrial B
- Industrial C
- Waterfront Industrial



**Attachments:**

1. Original Site Plan
2. Revised Site Plan & Plan Set
3. Elevation
4. Site Plan Review Application for Modification
5. Narrative
6. Photos
7. Development Impact Statement Dated August 8, 2014
8. Revised Parking Zoning Requirements as Prepared by Applicant
9. Comments from DPI Dated September 9, 2015
10. Minutes of the September 10, 2014 Planning Board Meeting
11. Notice of Decision Received by City Clerk September 24, 2014

