

PROJECT NARRATIVE
Application for Amended Site Plan Approval
Case # 35-14

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

September 11, 2015

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. Since that time, the Applicant has retained building design and architectural professionals to finalize the layout and function of the proposed building. This process required a significant effort and took much longer than expected. In September of 2015 the Applicant requested and received a one year extension of approval from the Board.

Current Application

As a result of the design effort, several minor changes have been 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.

Changes to the Original Plan

There have been three changes to the shape of the building. The first is the elimination of a portion of the building in the southwest corner. The second is the addition of a triangular area to the west side of the structure eliminating the jog which was previously shown. The final change is the addition to the north side of the building which will contain a tote washdown area. Additionally, four loading bays have been added to the southeast corner of the building. As a result of these modifications to the building layout, the total area of the new building is 55,825 square feet.

The parking areas adjacent to the additions have been redesigned to accommodate the revised shape of the structure and to provide adequate and safe parking around the building. The parking area adjacent to the additional four loading bays has also been revised to provide for adequate turning and backup area. The original site plan was designed with more parking spaces than are required by the current zoning. As a result of these minor revisions, the site still has an excess of parking spaces. Under current zoning 148 spaces are required, and 263 have been provided in the current layout.

PLANNING

SEP 14 2015

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SITE DESIGN ENGINEERING, LLC. *CHS 23-15*

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Support Systems

The revisions proposed in this application will not affect any of the originally approved utilities including drainage, water and sewer. The modifications to the building layout have not interfered with any of the utilities that were originally proposed and approved.

SITE DESIGN ENGINEERING, LLC.

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