



**PLANNING BOARD**  
 City Hall, Room 303  
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 New Bedford, MA 02740  
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[www.newbedford-ma.gov](http://www.newbedford-ma.gov)

CITY CLERKS OFFICE  
 NEW BEDFORD, MA

2019 NOV 18 P 2: 52

CITY CLERK

CITY OF NEW BEDFORD  
 JONATHAN F. MITCHELL, MAYOR

**NOTICE OF DECISION**

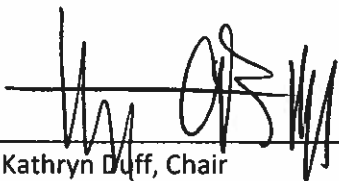
|   |                      |                               |                    |                           |
|---|----------------------|-------------------------------|--------------------|---------------------------|
| Case Number: 19-30  |                      |                               |                    |                           |
| Request Type: Site Plan   |                      |                               |                    |                           |
| Address: 137 – 143 Popes Island                                       |                      |                               |                    |                           |
| Zoning: Industrial A Zoned District                                   |                      |                               |                    |                           |
| Recorded Owners: Shoreline Resources, LLC                             |                      |                               |                    |                           |
| Owner Address: 706 Acushnet Avenue, New Bedford, MA 02740             |                      |                               |                    |                           |
| Applicant: Beta Group, Inc.   |                      |                               |                    |                           |
| Applicant Address: One Springfield Street, Suite 4 Chicopee, MA 01013 |                      |                               |                    |                           |
| <b>Application Submittal Date</b>                                     |                      | <b>Public Hearing Date(s)</b> |                    | <b>Decision Date</b>      |
| September 6, 2019   |                      | November 4, 2019              |                    | November 4, 2019          |
| <b>Assessor's Plot Number</b>   | <b>Lot Number(s)</b> | <b>Book Number</b>            | <b>Page Number</b> | <b>Certificate Number</b> |
| 60  | 13 & 25              | 11075                         | 274                |                           |

**Application:** Shoreline Resources, LLC. (706 Acushnet Avenue, New Bedford, MA 02740) for Site Plan review of the conversion of an existing 34,785 SF building from a single industrial fabrication use to a mixed-use facility with a retail store (True Value), warehouse storage, industrial fabrication machine shop; and associated site improvements; located at 137-143 Popes Island (Map: 60 Lot: 13 & 25) on a 131,160± SF site in an Industrial A (IA) zoned district.

**Action: GRANTED, WITH CONDITIONS, as described in section four (4).**

A copy of this decision was filed with the City Clerk of the City of New Bedford on November 18, 2019. 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 and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

11/18/2019  
 Date

  
 Kathryn Duff, Chair  
 City of New Bedford Planning Board

**1) APPLICATION SUMMARY**

Shoreline Resources, LLC. (706 Acushnet Avenue, New Bedford, MA 02740) for Site Plan review of the conversion of an existing 34,785 SF building from a single industrial fabrication use to a mixed-use facility with a retail store (True Value), warehouse storage, industrial fabrication machine shop; and associated site improvements; located at 137-143 Popes Island (Map: 60 Lot: 13 & 25) on a 131,160± SF site in an Industrial A (IA) zoned district.

**2) MATERIALS REVIEWED BY THE PLANNING BOARD**

**Plans Considered to be Part of the Application**

❏ Plan Set – “Shoreline Resources, True Value Marine Hardware, Site Planset, 137-143 Popes Island New Bedford, Massachusetts,” dated September 6, 2019, and revised through 10-25-19. Plans were prepared by Beta Group Inc, Chicopee, MA and stamped by Danny P. Rebelo, PE. They were received and stamped by the Clerk’s office on 10/28/19. The plan set consists of the following sheets:

❏ The following sheets were revised though 10-25-19, and date stamped received by the City Clerk’s Office 10-28-19:

- Sheet #1 of 5                      Cover Sheet
- Sheet #2 of 5                      Existing Conditions Survey
- Sheet #3 of 5                      Construction Layout and Lighting Plan
- Sheet #4 of 5                      Grading, Drainage, Utility, Landscape, and Erosion Control Plan
- Sheet #5 of 5                      Details

❏ The following sheets were revised on 9-27-19, and date stamped received by the Clerk’s office on 09-27-19:

- Sheet E1                      Elevation Plan
- Sheet E2                      Elevation Plan
- Sheet E3                      Elevation Plan

❏ The additional following sheets, dated 8-26-19; were prepared and stamped by Alan Ketin, P.E. Civil Engineer, 15 Zenas Cowen Lane, Dartmouth, MA 02748. They were received and stamped by the Clerk’s office on 9/6/19.:

- Sheet A0                      Site Plan and 60 Degree Parking Layout dated 8-26-19.
- Sheet A1                      Site Plan and 60 Degree Parking Layout
- Sheet A2                      Site Plan and Parking Layout @ Front of Building
- Sheet A3                      Floor Plan and Fire Barriers
- Sheet A4                      ADA Details and Restroom Plan

❏ Sign Plans – “Standard Marine Outfitters – New Bedford, MA” and dated 4/16/19 as revised through 4/17/19. Plans were prepared by AnchorSign based in Charleston, SC. They were received and stamped by the Clerk’s office on 9/6/19. The plan set consists of the following sheets:

- ❏ Sheet 1 of 12                      Cover Sheet
- ❏ Sheet 2 of 12                      Front Elevation
- ❏ Sheet 3 of 12                      Front Elevation – Rear Building
- ❏ Sheet 4 of 12                      Sign Layout Detail
- ❏ Sheet 5 of 12                      Sign Layout Detail
- ❏ Sheet 6 of 12                      Sign Layout Detail
- ❏ Sheet 7 of 12                      Sign Layout Detail

|                  |                       |
|------------------|-----------------------|
| ❏ Sheet 8 of 12  | Sign Layout Detail    |
| ❏ Sheet 9 of 12  | Sign Layout Detail    |
| ❏ Sheet 10 of 12 | Sign Layout Detail    |
| ❏ Sheet 11 of 12 | Sign Layout Detail    |
| ❏ Sheet 12 of 12 | New Replacement Panel |

**Other Documents and Supporting Materials**

- ❏ Site Plan Review Application stamped received by City Clerk’s Office September 6, 2019.
- ❏ Certified Abutters List.
- ❏ Department of City Planning Staff Report dated November 4, 2019.
- ❏ Department of Public Infrastructure (DPI) comments dated October 4, 2019.
- ❏ Conservation Agent Sarah Porter peer review letter from Nitsch Engineering, dated November 1, 2019.

**3) DISCUSSION**

Board members Kathryn Duff, Arthur Glassman, Peter Cruz, Kamile Khazan, and Alexander Kalife were in attendance at the November 4, 2019 meeting. Director of City Planning Tabitha Harkin and Staff Planners Jennifer Carloni and Rudy Botros were also present during the discussion.

Mr. Glassman made a motion, seconded by Mr. Cruz to open the public hearing. Motion passed unopposed.

Al Hanscom of Beta Group Inc., representing Shoreline Resources, began by explaining that plans have been submitted and revised at least three times to address comments from Planning Board staff, the Conservation Commission, and the Department of Public Infrastructure. Mr. Hanscom explained that the East Coast Fabrication building in the rear of the lot, would house a True Value Hardware store in the front half of the building. The True Value would not be a typical hardware store frequented by the general public but rather one geared to commercial fisherman. For this reason, Shoreline Resources is requesting a Special Permit for a parking reduction to reduce the number of spaces normally required for retail locations. The East Coast Fabrication building would also house a machine shop and a warehouse for storing equipment. The building in the front of the lot would remain a Standard Marine Outfitters store while the proposed parking lot in the rear of the lot would provide employee parking for both stores.

Mr. Hanscom then went on to describe several revisions in response to department feedback:

- Curb cut on the eastern side of the lot will be maintained as a fire lane for emergency services and will be striped as such.
- ADA compliant handicap ramp was relocated from the side to the front of the building.
- Lot will have a total of 4 handicap parking spaces.
- Roof drains on the western side of the rear East Coast Fabrication building will be directed underground to tie into the existing storm drain, rendering the proposed walkway safer for pedestrians.
- The heavy equipment and material stored behind the East Coast Fabrication building will be relocated to the Revere Copper site recently acquired by Shoreline Resources, freeing up space for parking and landscaping.

Future plans call for the relocation of the warehouse and machine shop to the Revere Copper site, allowing the East Coast Fabrication building to serve as storage and stock space for True Value and Standard Marine Outfitters. About 10,000 SF of the East Coast Fabrication building will be dedicated to the True Value store while approximately 24,000 SF will be available for storage.

Mr. Hanscom then explained that working alongside Sarah Porter and the Conservation Commission, Shoreline Resources is creating landscaped areas around the proposed rear parking lot and stabilizing the shoreline with gravel and a geotextile fabric. Plans for grading the pavement and installing cape cod berms in the rear parking lot will mitigate stormwater runoff by directing it towards the on-site drainage system thereby improving water quality. Shoreline Resources is requesting a continuance from the Conservation Commission while work continues on the requested improvements.

Chairwoman Kathryn Duff asked if there are any changes planned for the barge docked at the northern edge of the lot. Mr. Hanscom responded that the barge has gone through the Chapter 91 process and their architect is working on the as-built plans for it. Mr. Scott Taber of Shoreline Resources, explained that the barge will continue to be used as a provisioning area and light repair facility for the local fishing fleet, consistent with their permit from the Department of Environmental Protection. Access to the barge from the paved parking area will consist of gravel. In response to a question posed by Ms. Kamile Khazan, Mr. Taber explained that recreational boating takes place next door at the marina and not on their site.

Mr. Glassman asked if the True Value store recently closed down to the east will be relocated to this site. Mr. Scott responded that True Value would be relocated here and concentrate on marine/industrial supplies geared to commercial fisherman.

In response to questions posed by Ms. Duff and Mr. Peter Cruz, Mr. Hanscom explained that employees would access the barge by driving through the proposed parking lot, over the striped area on the northeastern corner, to the gravel driveway approaching the ten (10) to twelve (12) foot wide access ramp.

Mr. Cruz also inquired if it would be feasible to install curb stops along the eastern edge of the lot to keep motorists from accidentally driving into the Acushnet River. Mr. Hanscom explained that landscaped areas and other conservation work would be sufficient to create a barrier to the river. Director of City Planning Tabitha Harkin confirmed that the pavement area to the east of the parking lot would be vegetated.

In response to a question posed by Mr. Cruz, Mr. Hanscom explained that the turning radius used at the entrance of the proposed rear parking lot was measured using True Value delivery trucks that are usually forty (40) or fifty (50) feet long. It was later determined to be a WB-40 turning radius.

Mr. Hanscom explained that the waste receptacle currently at the end of the western driveway would be relocated to an enclosure in the rear corner of the East Coast Fabrication building. The enclosure sits on an existing concrete pad over a buried tank and would consist of black chain link fencing with black concealment strips woven through.

In response to questioning by Ms. Duff, Mr. Taber answered that the Standard Marine Outfitters sign was already illuminated but there were no plans to add any free standing signs anywhere on the lot. Mr. Cruz and Ms. Duff requested that if any signs are illuminated they be turned off outside the business hours of 7 am to 5 PM daily and a half day on Sunday consistent with True Value Hardware's current schedule.

Mr. Duff also inquired about the applicant's lighting plan. Mr. Hanscom responded that they were now proposing four (4) lights in the proposed parking lot area in the rear and would be submitting revised plans. The proposed concrete walkway would be clearly marked and illuminated with fixtures on the side of the East Coast Fabrication building.

In response to a question posed by Mr. Cruz, Mr. Hanscom stated that the aisle between the proposed parking spaces in the front of the rear building and the Standard Marine Outfitters building was twenty-six (26) feet long,

city code requires at least twenty-four (24) feet. Mr. Hanscom stated that this was sufficient room to allow motorists to back out of the two (2) proposed handicap spaces between the two buildings. Mr. Hanscom went on to explain that there is a handicap space proposed in the front parking area for Standard Marine Outfitters clients and also one in the proposed parking lot area in the rear. Those parking in this handicap space would be able to enter the back of the building because the entrance was at grade. Mr. Scott explained that the entrance was actually not at grade and it was agreed to relocate the space to the front making the building more accessible for the handicapped.

Mr. Cruz asked if it was possible to create landscaped islands in place of the striped areas proposed in the rear parking lot. Mr. Hanscom explained that the Conservation Commission is requesting vegetation and landscaped areas in the north and east of the proposed parking area. The Board agreed that this was sufficient landscaping for the lot.

#### **4) DECISION**

Board Member Glassman made the motion, seconded by Mr. Cruz to approve Case #19-30: Shoreline Resources, LLC. (706 Acushnet Avenue, New Bedford, MA 02740) for Site Plan review of the conversion of an existing 34,785 SF building from a single industrial fabrication use to a mixed-use facility with a retail store (True Value), warehouse storage, industrial fabrication machine shop; and associated site improvements; located at 137-143 Popes Island (Map: 60 Lot: 13 & 25) on a 131,160± SF site in an Industrial A (IA) zoned district.

The approval is subject to:

#### **Specific conditions:**

1. Plans shall be updated to depict landscaped area surrounding the parking areas and gravel pathways to barge as discussed, per conservation requirements.
2. Applicant shall continue working with DPI and the Conservation Commission to meet their requirements. A revised version of the site plan of record shall be submitted to the Department of City Planning reflecting any changes from the Conservation permitting process.
3. Curb cut on the eastern side of the lot will be maintained as a fire lane for emergency services and will be striped as such.
4. Applicant shall submit a revised lighting plan.
5. Roof leaders along the western side of rear building to be tied into underground stormwater system.
6. Waste receptacle at the end of western driveway to be relocated to screened-in enclosure by rear corner of the rear building.
7. Handicap accessible parking space in the proposed parking area in the rear to be relocated to the front parking areas. 4 handicapped spaces shall be provided.
8. Business sign not to be illuminated more than one hour before or one hour past business operating hours of 7 AM to 5 PM.
9. Dimensions of parking aisles to be clearly marked on plans.
10. The heavy equipment and material stored behind the East Coast Fabrication building will be relocated offsite.

#### **General Conditions:**

1. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.

2. The project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure received and placed on file and the Planning Board incorporates the DPI memo as part of these conditions.
3. The applicant shall submit final plan revisions to the Planning Division in the following formats: one (1) -11" x 17" Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
4. The applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds.
5. The applicant shall ensure that a copy recorded decision be provided for the Planning Division Case file folder.
6. The applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.
7. The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted, or they will lapse.
8. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

Board Chair Duff – Yes  
Board Member Glassman – Yes

Board Member Khazan – Yes      Board Member Kalife – Yes  
Board Member Cruz – Yes

Filed with the City Clerk on:

11/18/2019  
Date

  
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Kathryn Duff, Chair  
City of New Bedford Planning Board