MEDCOM ARCHITECTURAL GROUP | MEDICAL & COMMERCIAL ARCHITECTURE

November 5, 2020

Department of City Planning
133 Williams Street Room 303
New Bedford, Ma 02740
Attention: Jennifer Carloni

Re: 947 and 965 Church Street

Dear Jennifer,

We respectfully submit the following as the application of Child & Family Services, Inc. for a Site Plan review for the proposed use of the above referenced property.

1. Check in the amount of Seven Hundred Eighty One 60/100 Dollars ($781.60)
2. Site Plan Review application with original signatures of owners and applicant attached-5 Copies.
3. Owner Authorization Letter.
4. Completed Site Plan Review Application Checklist-5 Copies
5. Plans; Site, Architectural, Signage and Lighting (4) 24x36 Copies and (1) 11x17 Copy.
6. Project Narrative-5 Copies
7. Certified Abutter's Lists-5 Copies
8. Copy of current owner's deed-5 Copies
9. Storm Water Management Plan – 5 Copies
10. City of New Bedford Inspectional Services denial package-5 Copies

Thank you again for your kind attention to this matter. I look forward to working with you toward acquiring all of the necessary City of New Bedford approvals for this project.

Sincerely,

Gregory B. Siroonian

Gregory B. Siroonian - Architect

118 Waterhouse Road Bourne, MA 02532 t: (508) 759-9828 f: (508) 759-9802 WWW. MEDCOMARCH.COM

Site Plan Review Application Checklist

In order for the City of New Bedford Planning Board to accurately review your project in a timely manner, plan sets submitted with applications must be complete and thorough. A comprehensive understanding of this handout and submittal of all required documents and plans ensures an efficient review of your project.

Unless otherwise noted or determined by Planning Division Staff to not be required, the following information and drawings must be included in the submittal package for your application. For an application to be accepted, each and every item is required at the time of application submittal.

In certain instances, plans, or portions of plans, may be waived when not applicable for the review of a particular type of development, at the discretion of the City Planner. Requests for any such waiver(s) must be submitted, in writing, to Planning Division for consideration prior to application submittal.

All submitted materials must be legible, organized & bound (where appropriate) in a manner that allows for distribution of all proposal materials as 1 package. Please utilize double-sided printing for submitted reports, studies and statements when possible.

Initials Indicate Item Submitted.

For subparts of the required plans, please mark as follows:

X = **Shown on Plans** **W** = **Waiver Requested** **NA** = **Not Applicable**

Staff	Applicant	
____	X	**1. Completed Application Form** (with all required signatures; 16 Copies)
____	X	**2. Completed Site Plan Review Application Checklist** (1 original & 15 copies)
____	X	**3. Plans**

- ☒ Four (4) stapled and folded sets of full-sized plans (24" x 36") and Twelve (12) sets of reduced plans (11" x 17") are required for all applications. Staff reserves the right to require additional copies.
- ☒ One (1) electronic copy (PDF & CAD) of all proposed activity plans (See Section 10 of Checklist for Requirements)
- ☒ All plans oriented so that north arrow points to top of sheet
- ☒ Plans shall be drawn at a minimum scale of 1"= 40' or less
- ☒ All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect, as appropriate
- ☒ Plan sets shall be comprised of separate sheets as listed below unless otherwise approved by the City Planner
- ☒ All plans shall have a title block comprised of the following: Project Title, Sheet Title, Sheet Number; Registrant Stamp (i.e. PE, PLS, LA); Registrant's name and address; Street addresses of the project area parcels; Scale at which the plan is drawn; Plan Issue Date; and all plan revision dates (with corresponding revision descriptions).

Staff	Applicant	
____	X	**3a. <u>Cover Sheet</u>**, to include the following information:

☒ **Title Block**

- ☒ Project name/title
- ☒ Assessor's map and parcel number(s)
- ☒ Registry Book and Page
- ☒ Name and address of property owner
- ☒ Name and address of Engineer / Architect / Landscape Architect
- ☒ Name and address of developer
- ☒ Revision Date Block
- ☒ Street Number and/or Lot Number

☒ **Zoning Requirements Table (Indicate Required vs. Provided)**

- ☒ Zoning District
- ☒ Lot Area
- ☒ Lot Frontage
- ☒ Front, Side & Rear Setbacks of Buildings and Parking Areas
- ☒ Building Height
- ☒ Lot Coverage
- ☒ Green Space
- ☒ Off-Street Parking Spaces
- ☒ Compact Parking Spaces
- ☒ Accessible Parking Spaces
- ☒ Van Accessible Parking Spaces
- ☒ Screening Buffers
- ☒ Percentage of Lot that is Upland
- ☒ Total Square Footage of Upland

☒ **Locus Map** (At a scale of 1 inch = 100 feet, showing the entire project and its relation to existing areas, buildings and roads within a distance of 1,000 feet from the project boundaries or such other distances as may be approved or required by the Planning Board.)

☒ **Plan Index** with latest revision date of each individual plan

____	X	**3b. <u>Existing Conditions Plan</u>**

☒ Name of Surveyor or Surveyor Firm

☒ Date of survey

☒ Property lines with bearings and distances

☒ Monuments set/found at all lot corners

☒ Easements with bearings and distances suitable for registry filing

☒ Names of all abutters

☒ Street names

☒ Benchmark locations (Based on USGS NGVD – show year)

☒ NHESP mapped areas (Areas of Estimated and Priority Habitats)

☒ Existing 21E Contaminated Site Information

☒ Existing Buildings and Structures

- ☒ Area of building
- ☒ Number of stories
- ☒ Principal use
- ☒ Setbacks from property lines
- ☒ Floor elevations
- ☒ Door locations with sill elevations

Staff | **Applicant**

- [X] Existing Topography:
  - [X] Contours at 2' intervals (1' contours or additional spot grades if site is flat)
  - [X] Overhead and underground utilities including but not limited to water, sewer, drainage, electric, telephone, cable TV, gas, septic systems, detention structures, wells
  - [X] Existing parking/paved areas including pavement type (parking, walkways, etc.)
  - [X] All Existing Curbcuts
  - [X] Listing of all existing utility owners and contact info located within the project limits
  - [X] Adequate utility information outside the site to verify proposed utility connections
  - [X] All utility pipe types, sizes, lengths, and slopes
  - [X] All utility structure information including rim and invert elevations
  - [X] All existing easements within 50 feet of property line-Identify any utility within the easement
  - [X] All existing utility easements with bearings and distances
  - [X] Existing pavement markings within site and on connecting roads
  - [X] Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, poles, guys, signs, loading areas, fire hydrants, dumpster locations, known buried slabs, etc...
  - [NA] Wetlands, floodplain, water protection district delineation including offsets and buffer zones
  - [NA] Streams, water courses, swales and all flood hazard areas
  - [X] Rock Outcroppings
  - [X] Test pit locations including groundwater depths when encountered
  - [X] Historic buildings within 250 feet of the subject property

____ X ____ **3c. Demolition Plan**

- [X] **Existing Conditions Plan plus:**
- [X] Existing Buildings and Structures to be removed/demolished
- [X] Existing parking/paved areas to be removed/demolished
- [X] Existing utilities to be removed/demolished
- [NA] Existing hydrants to be removed
- [X] Existing features to be removed/ demolished such as walls, curbing, landscaping trees, walks, fences, trees over 6" caliper, lighting, poles, guys, signs, etc.
- [NA] Dust Control Measures
- [X] Proposed construction phase drainage infrastructure plan including (but not limited to) piping and natural watercourse profiles & cross-sections, retention/detention structures, drain manholes, catch basins, gutter inlets, headwalls, water quality BMPs, and erosion & sedimentation control features, etc.

____ X ____ **3d. Construction/Layout Plan**

- [X] Proposed Buildings and Structures

Staff | **Applicant**

- [X] Area of building or additions
- [X] Number of stories
- [X] Principal use
- [X] Floor elevations
- [X] Door locations with sill elevations
- [X] Setback dimensions from property lines
- [NA] Out-buildings, detached garages, temp. construction trailers, etc.

- [X] Proposed Topography, including but not limited to:
  - [X] Proposed contours at 2'intervals
  - [X] Parking lot setbacks to property line
  - [X] Parking lot grades (not to exceed 5% or be less than 0.5%)
  - [NA] Walls
  - [X] Parking spaces (delineated and dimensioned)
  - [X] Accessible parking spaces & aisles
  - [X] Wheelchair ramps
  - [X] Sidewalks
  - [X] Pavement type(s)
  - [X] Curb type(s) and limits
  - [X] Lighting / Poles / Guys
  - [X] Signs (include sign schedule)
  - [X] Pavement markings
  - [X] Loading areas / Loading Docks / Platforms
  - [X] Fences
  - [X] Landscape areas
  - [X] Dumpster(s), Compactor(s) & Pads
  - [X] Spot Grades at 4 Building Corners
  - [X] Overall Plan Showing Areas of Cut & Fill
- [X] Critical dimensions including aisle widths, parking stall dimensions, curb radius, driveway openings, etc.
- [X] Grading at entrance-show spot grades if required
- [X] Emergency Vehicle Access
- [X] Truck Access (WB-50 unless otherwise approved by City Engineer)
- [X] Snow Storage Areas, with limits of any fence protection (if applicable)
- [X] Construction notes, including the following notes:
  - Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed.
  - Any work and material within the City right-of-way shall conform to the City of New Bedford_requirements
  - All handicap parking, ramps, and access shall conform to AAB & MAAB requirements
  - All erosion control measures shall be in place prior to construction. Erosion Control shall conform to the City of New Bedford Conservation Commission requirements as stated in the Order of Conditions. (Refer to Erosion Control Plan if part of submission)
  - All pavement markings and signs shall conform to MUTCD requirements

____ X ____ **2e. Grading and Drainage Plan**

- [X] **Existing Conditions Plan and Construction/ Layout Plan plus:**
- [X] Existing and proposed site grading/ topography-Contours at 2' intervals (1'contours or additional spot grades if site is flat)

Staff | **Applicant**

- [X] Proposed parking lots, sidewalks, islands, etc.
  - Parking lot grades shall not exceed 5% or be less than 0.5 %
- [X] Floor elevations & door locations
- [X] Proposed drainage infrastructure plan including but not limited to piping and natural watercourse profiles & cross-sections, infiltration/ retention / detention structures, drain manholes, headwalls, roof recharge systems, flow direction, water quality BMPs, etc.
- [X] Adequate information off site to verify proposed drain connections
- [X] Drainage system profiles including rim and invert elevations, material, types, sizes, lengths, utility crossings and slopes
- [X] Utility easements with bearings and distances suitable for registry filing
- [X] Delineation of all stockpile areas
- [X] Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access
- [X] For applications associated with residential or commercial/industrial subdivisions, include an overall development plan showing all construction activity and proposed grading for all project phases, and show the proposed building envelope within each house lot and the proposed grading, drainage, and storm water disposal for each lot.
- [X] A design for the stormwater drainage systems prepared by a Registered Professional Engineer demonstrating that proposed development rates of runoff do not exceed pre-development rates, as required under Massachusetts Stormwater Management Standards.

____ | X | **3f. Utility and Grading Plan** (Show appropriate info from Existing Conditions & Construction/Layout Plan)

- [X] Include all proposed utilities, including, but not limited to, Water, Sewer, Drainage, Electric, Telephone, Cable TV, Gas, Lighting, Title V Septic Systems & Detention and Retention Structures
  - Adequate utility information outside the site to verify proposed utility connections
  - All utility pipe types, sizes, lengths, and slopes
  - All utility structure information including rim and invert elevations
  - Any utility access vaults
  - All utility access handholes
  - All water services, hydrants, gates, shutoffs, tees
  - Utilities shall be underground if possible
  - All transformer locations
  - Required utility easements with dimensional bearings and distances
- [X] Force main, if required, conforming to City of New Bedford requirements
- [NA] Water main loop
- [X] Sewer profile showing all utility crossings
- [X] Sections through detention basin(s)
- [X] Include the following notes:
  - The contractor shall obtain a Street Disturbance & Obstruction Permit prior to any construction within the right-of-way
  - All water and sewer material and construction shall conform to the City of New Bedford requirements

Staff	Applicant

- All water and sewer construction shall be inspected by the City Of New Bedford before being backfilled
- The City shall be notified at least 24 hours prior to the required inspections

☒ Detention basin, retention basin or other stormwater mechanisms (such as infiltration devices), if proposed.

____ X **3g. Landscape Plan**

☒ Location, species & size of all proposed plantings

☒ All existing landscaping to be removed or retained

☒ Plant and tree legend

☒ Delineate & label all existing and proposed groundcovers, lawn areas, driveways, walkways, patios and other surface treatments

☒ Snow storage areas

☒ Proposed irrigation methods (on-site wells to be used unless otherwise approved)

☒ Verify sight distances at entrances

____ X **3h. Erosion Control Plan** (show appropriate information from Existing Conditions and Construction/Layout Plans)

☒ Straw bales or straw bale/silt fence combination and compost filter tubes

☒ Anti-tracking BMP area at all construction entrances

☒ Dust Control (Methods of)

☒ Protection of existing and proposed drainage structures with straw bales and/or silt sacks

☒ Delineation of all temporary stockpile areas

☒ Safety fencing around stockpiles over 10' in height or otherwise restricted site access

☒ Straw bales or straw bale/silt fence combination around all stockpiles

☒ Include the following notes:

- All BMP erosion control measures shall be in place prior to demolition or any site work.
- Erosion Control BMPs shall conform to US EPA, NPDES, MA DEP and Massachusetts Erosion and Sedimentation Control Guidelines for Urban and Suburban Areas.
- Maintenance specifications for all proposed erosion and sedimentation controls.

____ X **3i. Floor Plan**

☒ Include complete floor plan of all floors (entire building), including existing & proposed work

☒ Label all rooms (e.g., bedroom, kitchen, bathroom), and include dimensions of room sizes

☒ Show the location of all existing and proposed doors, windows, and walls

☒ For non-residential projects: show all existing and proposed seating areas, mechanical/kitchen equipment, backup generators and/or other major functional components of the proposed project

Staff	Applicant

☒ Identify waste storage and disposal area(s), including detail(s) for dumpster(s) and dumpster pick-up and trash & garbage compaction areas (if any)

____ X ____ **3j. Building Elevations**

- ☒ Show all structural building elevations (front, sides and rear façades) that will be affected by the proposed project
- ☒ For additions/alterations: label existing and new construction, as well as items to be removed
- ☒ Identify all existing and proposed exterior materials, treatments and colors- including roofing, roof eaves, eave brackets, siding, doors, trim, sills, windows, fences, and railings. Show details of proposed new exterior elements
- ☒ Show any exterior mechanical, duct work, and/or utility boxes
- ☒ Include dimensions for building height, wall length and identify existing and proposed floor elevations

____ X ____ **3k. Sign Plan**

- ☒ Fully-dimensioned color elevations for all proposed signs
- ☒ Total square footage of existing signs and total square footage of proposed signs
- ☒ Existing and proposed sign locations on site plan
- ☒ Existing and proposed materials and methods of lighting for all signs

____ X ____ **3l. Lighting Plan**

- ☒ Location and orientation of all existing and proposed exterior lighting, including building and ground lighting and emergency spot lighting (if any)
- ☒ Height and initial foot-candle readings on the ground and the types of fixtures to be used
- ☒ Plan Must Show Illumination Patterns On-Site and Areas Off-Site
- ☒ NA New Bedford Washingtonian Type Fixtures Should Be Used, Where Applicable
- ☒ Provide Cut Sheet for All Lighting Fixtures

____ X ____ **3m. Detail Sheets (Typical Details)**

- ☒ Pavement Section Detail
- ☒ Sidewalk Detail
- ☒ Curb Detail
- ☒ Driveway Detail
- ☒ Wheel Chair Ramp Detail
- ☒ Concrete Pad Detail
- ☒ Catch Basin Detail
- ☒ Drainage Manhole Detail
- ☒ Water/Sewer Trench Details (12" envelope)
- ☒ Sewer Manhole Detail (26" cover)
- ☒ Detention / Retention Basin Sections (from plan)
- ☒ Detention Basin Outlet Structure Detail
- ☒ Miscellaneous Detention / Retention Basin Details
- ☒ Infiltration Device Details
- ☒ Stormwater BMPs (Water Quality Structure Details, etc.)
- ☒ Bollards

Staff | **Applicant**

- [x] Water and Sewer Trench Sections
- [x] Anti-Seepage Collar Detail
- [x] Flared End Detail
- [ ] Rip Rap Detail
- [x] Straw bales/Silt Fence Detail
- [x] Silt Sac Detail
- [ ] Compost Filter Tube Detail
- [ ] Light Pole Foundation Detail
- [ ] Retaining Wall Details
- [x] Tree/Shrub Planting Detail
- [x] Sign Detail
- [x] Fence Detail
- [ ] Flowable Fill Trench
- [x] Pavement Marking Details
- [x] Handicap Parking/Compact Parking Signs
- [ ] Hydrant Detail (American –Darling B-62-B (Open Right) or Mueller Super Centurion Hydrant (Open Right)
- [ ] Thrust Block Detail

____ X **4. Project Narrative** (16 Copies), to include adequate summary & description of the proposed project and indicating, where appropriate:

- The number of dwelling units to be built and the acreage in residential use
- Evidence of compliance with parking and off-street loading requirements
- The forms of ownership contemplated for the property and a summary of the provisions of any ownership or maintenance thereof
- Identification of all land that will become common or public land
- Any other evidence necessary to indicate compliance with the zoning ordinance
- A written statement indicating the estimated time required to complete the proposed project and any and all phases thereof
- A written estimate showing, in detail, the projected costs of all site improvements (and off-site improvement) planned
- Drainage calculations by a registered professional engineer, with storm drainage design conforming to City of New Bedford subdivision regulations, as well as wetland delineations determined by a certified wetland scientist if applicable, for 1, 10, 25 & 100 year storm events

_____ X **5. Certified Abutters List** (16 copies)

_____ X **6. Proof of Ownership** (Copy of Deed(s) for All Involved Parcels; 16 Copies)

____ NA **7. Development Impact Statement (DIS),** completed per §5350 of Zoning Code, (16 Copies), if required by Board

____ NA **8. Traffic Impact & Access Study (TIAS)** (16 Copies), if required by Board

____ X **9. Stormwater Management Report** (9 Copies), if required, comprised of the following:

- [x] MADEP Stormwater Standards Compliance Checklist (signed & stamped)
- [x] Overall Project Description
- [x] Existing Conditions

Staff | **Applicant**

- ☒ Proposed Improvements
- ☒ Proposed Conditions
- ☒ Hydrologic Analysis for Existing & Proposed Conditions for Milestone Storm Event Intensities
- ☒ Stormwater Management Regulations
- ☒ Summary
- ☒ Appendix - Existing/Proposed Conditions Plans showing the following:
  - ☒ Overall Existing Subcatchment Area Table
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - ☒ Soil Classifications Table (Existing Soils)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
  - ☒ Overall Proposed Subcatchment Area Table
    - Subcatchment Labeled, Design Point, Area, Curve number, Tc (min.)
  - ☒ Soil Classifications Table (Including Proposed Boron Soils, Etc., if applicable)
    - Map Unit Symbol, Map Unit Name, Hydrologic Soil Code
- ☒ Appendix - Hydrologic Analyses
  - ☒ HydroCAD Software Analyses (or equivalent software) Analyses (Existing & Proposed Conditions)
- ☒ Appendix - Illicit Discharge Certification (signed & dated)

____ | X

10. Electronic PDF and AutoCAD Files

- ☒ Shall consist of a CD with a printed CD Label in a CD case
- ☒ CAD files shall be 2010 format or the latest revision of AutoCAD Civil 3D
- ☒ All project submissions shall include the following file types. All project related Drawing Files shall be provided in all 2 supported formats, listed below.
  - AutoCAD Drawing format (.dwg)
  - Adobe Portable Document Format (.pdf)
- ☒ PDF files shall be created from within the AutoCAD environment and contain Layer information.
- ☒ It is a requirement that each project drawing/sheet created for a project shall be published/plotted to DWG and PDF, and placed in the appropriate folder in the CD submission. All external references (DWG, DWF, DGN, PDF, TIFF, MrSID, JPG, etc.) which are used in support of the creation of these project sheets shall be stored within the XREF folder only (Subfolder of DWG) on the CD. Also the AutoCAD support files (fonts, plot style, etc.) should be supplied on the CD.

- ☒ **File Naming:**

  The following file naming standard for all CAD related files created, used, or submitted to the Planning Department shall be followed. This applies to all CAD drawings, DWF's, PDF's used in support of, or used in conjunction with this CAD Standard.

Staff | **Applicant**

File names shall begin with their project Planning Board Case number assigned (available through the Planning Department), followed by an underscore and the appropriate discipline code. In the instance where there is more than one file, assign an appropriate sequential number to the end (ex. 1,2,3). Special characters are not permitted except for the following; hyphens [-], underscores [_], and/or parenthesis [( )].

Example 1.
A set of engineering design plans and documents were prepared for project file number 12-34; acceptable filenames would be as follows:
12-34_Existing Conditions1.dwg
12-34_Existing Conditions2.dwg
12-34_General1.dwg
12-34_Generale.dwg

___ | X **11. Application Fee** (All fees are due at time of application submission)

Official Use Only:

For the Planning Board, this application has been received by the Planning Division of the Department of Planning, Housing & Community Development on the date specified below:

Review date: _____ All materials submitted: Yes No

Signature: _____ Fee: _____

PLANNING BOARD

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

SUBMIT TO:
Planning Department
133 William Street
Room 303
New Bedford, MA 0274

SITE PLAN REVIEW APPLICATION

The undersigned, being the Applicant, seeks Site Plan Approval for property depicted on a plan entitled: Site Plan Review Packet by: Zenith Consulting Engineers, LLC dated: 11-2-2020

1. Application Information

Street Address: 947, 965 Church Street

Assessor's Map(s): 130G Lot(s) 50/65/72

Registry of Deeds Book: 1108 Page: 90

Zoning District: IA

Applicant's Name (printed): Child and Family Services, Inc.

Mailing Address: 3057 Acushnet Ave (Street) New Bedford (City) MA (State) 02745 (Zip)

Contact Information: 508 742 1026 (Telephone Number) jmazur@cfservices.org (Email Address)

Applicant's Relationship to Property: ☐ Owner ☐ Contract Vendee ☑ Other Under Agreement

List all submitted materials (include document titles & volume numbers where applicable) below:

C-COVER SHEET, X EXISTING CONDITIONS PLAN, L LAYOUT PLAN,
G GRADING AND DRAINAGE PLAN, V LANDSCAPE PLAN, E1 EROSION CONTROL PLAN,
E2 EROSION CONTROL DETAILS, D SITE DETAILS, EX1.1 EXISTING FIRST FLOOR, EX1.2 EXISTING MEZZANINE FLOOR,
EX2.1 EXISTING ELEVATIONS, A1.1 FIRST FLOOR PLAN
A1.2 MEZZANINE FLOOR PLAN, A2.1 EXTERIOR ELEVATIONS, LT1.1 SITE LIGHTING PLAN.
SIGANGE IS SHOWN ON DRAWING A2.1. PROJECT NARRATIVE, CERTIFIED ABUTTERS LITS, COPY OF DEED, STORM MANAGEMENT REPORT.

By signing below, I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval (s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11/3/20
Date

Signature of Applicant

2. **Review Applicability** (Check All That Apply to Your Proposal)

Category

- ☐ Residential
- ☐ Commercial
- ☑ Industrial
- ☐ Mixed (Check all categories that apply)

Construction

- ☐ New Construction
- ☐ Expansion of Existing
- ☐ Conversion
- ☑ Rehabilitation

Scale

- ☐ < 2,000 gross sq feet
- ☑ > 2,000 gross sq feet
- ☐ 3 or more new residential units
- ☐ 1 or more new units in existing res. multi-unit
- ☐ Drive Thru Proposed
- ☐ Ground Sign Proposed
- ☐ Residential Driveway With > 1 curbcut

3. Zoning Classifications

Present Use of Premises: Retail Furniture Store

Proposed Use of Premises: Medical Office

Zoning Relief Previously Granted (Variances, Special Permits, with Dates Granted):

4. Briefly Describe the Proposed Project:

Improved parking, exterior and interior renovations for new offices and clinical spaces. Screened in area for outdoor activities.

5. Please complete the following:

	Existing	Allowed/Required	Proposed
Lot Area (sq ft)	118,712	NA	118,712
Lot Width (ft)	300	NA	300
Number of Dwelling Units	NA	NA	NA
Total Gross Floor Area (sq ft)	37,995	NA	38,250
Residential Gross Floor Area (sq ft)	NA	NA	NA
Non-Residential Gross Floor Area (sq ft)	NA	NA	NA
Building Height (ft)	21'	100'	21'
Front Setback (ft)	106	25	98.9/4.8
Side Setback (ft)	24.6	25	24.6
Side Setback (ft)	149.1	25	149.1

Rear Setback (ft)	86	25	5.3
Lot Coverage by Buildings (% of Lot Area)	27	50	27
Permeable Open Space (% of Lot Area)	43	20	27
Green Space (% of Lot Area)	43	20	27
Off-Street Parking Spaces	27+	73	131
Long-Term Bicycle Parking Spaces	NA	NA	NA
Short-Term Bicycle Parking Spaces	NA	NA	NA
Loading Bays	NA	NA	NA

6. Please complete the following:

	Existing	Proposed	
a) Number of customers per day:	30	35-40*	* See Narrative
b) Number of employees:	6	40-45*	
c) Hours of operation:	10:00-7:00	7:30-7:00 *	
d) Days of operation:	6	5/7 *	
e) Hours of deliveries:	8:00-4:00	8:3-4:30*	

f) Frequency of deliveries: ☑ Daily ☐ Weekly ☐ Monthly ☐ Other: _____

7. Planning Board Special Permits:

☐ The applicant is also requesting a Special Permit from the Planning Board.

Specify the requested Special Permit(s) below, and set forth within attached Development Impact Statement how the request meets approval criteria listed in §5320 of the zoning code.

_____

_____

_____

8. ZBA Variances and Special Permits:

NOTICE: Checking below does not constitute application for a special permit or a variance. The applicant must also file the proper application form and fee with the Zoning Board of Appeals.

☑ The applicant is also requesting a special permit from the ZBA:

Specify zoning code section & title

2230	COMMERCIAL #25 MEDICAL
5300-5390	SPECIAL PEMITS

☑ The applicant is also requesting a variance from the ZBA:

Specify zoning code section & title

2720	TABLE OF DIM REQ-SIDE YARD
2750	YARDS IN RESIDENTIAL DESITRICT
2755	SIDE YARD
3100	PARKING AND LOADING
3140	LOCATION & LAYOUT OF PARKING AND LOADING FACILITIES

9. OWNERSHIP VERIFICATION

This section is to be completed & signed by the property owner:

I hereby authorize the following Applicant: Child and Family Services, Inc.

at the following address: 3057 Acushnet Ave New Bedford, Ma

to apply for: Site Plan Review

on premises located at: 947, 965 Church Street

in current ownership since: February 6, 2014

whose address is: 965 Church Street New Bedford, MA

for which the record title stands in the name of: Chaffee Church Properties, LLC CO Debra Holden

whose address is: 965 Church Street New Bedford, MA

by a deed duly recorded in the:

Registry of Deeds of County: Bristol County-South Book: 1108 Page: 90

OR Registry District of the Land Court, Certificate No.: _____ Book: _____ Page: _____

I/we acknowledge that all information presented herein is true to the best of my/our knowledge. I/we further understand that any false information intentionally provided or omitted is grounds for the revocation of the approval(s). I/we also give Planning Department staff and Planning Board Members the right to access the premises (both interior and exterior) at reasonable times and upon reasonable notice for the purpose of taking photographs and conducting other visual inspections.

11/5/20 _____

Date Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

OWNER'S AUTHORIZATION LETTER I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Child and Family Services, Inc.
Applicant

965 Church Street New Bedford, MA
Property

Debra Holden 9/4/20
Owner's Signature **Date**

CHAFFEE CHURCH PROPERTIES LLC, C/O DEBRA HOLDEN
Owner's Printed Name

DEBRA Holden

Project Narrative

Address: 965 Church Street, Parcel 130G 50, 72 & 65.

Zoning District: Mixed Use: IA

General

Child and Family Services is proposing major site and building improvements to this property to house their facility. The size of the building will not change. The use will be changed from a furniture store to a medical office the proposed programs for the facility are listed below with more specific detail.

Approximately one-half of the building will operate as a Mental Health Counseling Center. These programs will operate from 7:30 a.m. to 7:00 p.m. five days per week. The peak building use time is mid-afternoon. When we return to pre-COVID levels of building occupancy, we expect a maximum of 40-45 employees and 35-40 clients to be in this part of the building during mid-afternoon. Approximately 25% of our clients utilize public transportation or taxis to arrive at appointments.

The other half of the building will house the 24 hour programs (CBAT, ES and CCS). As the name indicates, these programs operate 24 hours per day, 365 days per year. The peak building use time is mid-afternoon. These programs have not been materially-impacted by COVID. We expect a maximum of 35-40 employees and 7-14 ES clients and visitors to be in this part of the building during mid-afternoon. In addition, there will be 18->24 CBAT & CCS clients in residence at any one time. The clients (ES, CBAT & CCS) arrive via friends/family (a few drive themselves), public transportation, taxi or ambulance. Ambulances are used to transport clients from the hospital to the CBAT & CCS programs (hospital diversion programs providing lower levels of care). On average, one client arrives by ambulance each day (these are non-emergency transports that do not employ sirens or flashers). Deliveries will normally occur between 8:30 and 4:30 each day (office supplies, food and household items, etc. used in the various programs.

Proposed Programs to be in Building

Community Based Acute Treatment Program (CBAT)

CBAT is a 15 bed, single room unit that provides intensive short term care to children and adolescents, aged 4-17. CBAT is inclusive of all genders and provides a structured and secured treatment setting for children and adolescents experiencing behavioral and emotional crisis. CBAT is a 24 hour therapeutic living environment with moderate levels of supervision and intensity of service and is used as a diversionary placement to inpatient hospitalization or as a bridge from hospital inpatient stay to home.

Once admitted to the CBAT, the clinicians work with families and guardians to formulate an individualized treatment plan that identifies the goals and needs of the client to help stabilize their emotional and behavioral crisis for safe return to the community. During the course of treatment,

clients receive individual therapy, group therapy, family therapy, and psychiatric assessment. Clients also receive schooling 5 days a week to allow them to maintain their educational needs.
The average length of stay at the CBAT is 10 days

Licensing:
The program is licensed by the Department of Early Education and Care (EEC).

Emergency Services Program (Crisis Center or ES)
The Crisis Center operates 24 hours a day and provides care for people of all ages in need of emergency mental health counseling. An emergency service clinician evaluates the clients in crisis and arranges appropriate treatment after consultation with a psychiatrist. An experienced master's level clinician is available seven days a week and there is always a psychiatrist on-site or on-call.

It is from this site that ES supports the New Bedford Police Department by:

1) Providing a co-response service to officers responding to mental health calls throughout the city (ES staff are dispatched separately and arrive on site to assist the police officer)
2) Siting one staff member at the Police Department's North End Station who rides-along with the officer to provide crisis intervention and hospital ED diversion.

What We Do:

- Offer assessments and interventions 24 hours a day, 365 days a year.
- Work with the consumer, their family and collaterals.
- Identify the least restrictive level of care.
- Provide services at one of our community based sites or in the home, schools, residential settings, hospitals, etc.
- Provide follow up to assure adequate support.
- Crisis counseling and consultation to the family.
- Telephone support to youth and family.
- Coordination with crisis stabilization providers.
- Collaboration with Intensive Care Coordinator (ICC) and In-Home Therapy (IHT) for youth receiving those services.

The program is licensed by the Massachusetts Behavioral Health Partnership (MBHP).

Our Staffing:
Our staffing pattern consists of up to eight clinicians during the major part of the week and a minimum of two clinicians on over-nights. Administrator on call duties provide a back-up clinician at any given time if volume demands it. Our clinicians have a variety of specialties including substance abuse, child interventions and working with the elderly.

Community Crisis Stabilization (CCS)

CCS is a twelve bed unit that receives adult patients from our Emergency Services (ES) and from other ES programs in the area. CCS is for patients who need support, monitoring, and/or medication stabilization, but do not need hospital inpatient admission.

Clients admitted to CCS are seen by a psychiatrist and a social worker on a daily basis. Groups are provided to include education, symptom management, coping strategies, stress relief, etc. Family or significant other meetings are often facilitated to assist clients with a smooth transition back to the community. The average length of stay in CCS is three days. Admission is voluntary.

Our staffing pattern consists of:

- 24-hour nursing availability
- A full-time and part-time social worker
- Cross over social workers from our Emergency Services (24/7, as needed)
- A mental health worker (24/7)
- Psychiatry is scheduled on the unit each day to address the needs of our clients. A multi-disciplinary team meeting occurs every week day to discuss issues related to each case on the unit. All clients leave the unit with appointments for out-patient providers in the community.

Mental Health Counseling Center

This program offers individual counseling to children, adolescents, and adults as well as family and couples therapy. Counselors have earned advanced professional degrees in either psychology or social work and are licensed or working towards licensure in the state of Massachusetts. Additionally, counselors receive ongoing training and continuing education to help individuals work through a variety of challenges utilizing a full range of therapeutic interventions as well as collaboration with supports

In addition, psychiatrists and nurse practitioners specializing in adult, child, and geriatric psychiatry provide one-on one medication management sessions with clients and support other programs (such as CCS & CBAT). and.

Parking and Offloading Requirements

Per Chapter 9 Section 3100 of the City of New Bedford Zoning Bylaws, this project being a medical office/clinic, will require one parking space per 200 square feet (sf) of gross floor area (GFA) for the first 10,000 sf and one additional space per 1000 sf beyond 10,000 sf of GFA. Therefore, this project requires a minimum of 73 spaces. The applicant anticipates the need for additional parking above the required minimum, as such the site has been designed to provide 131 parking spaces, including 5 handicap accessible spaces as required by ADA. Additionally, one loading space is required to be provided in a manner such that loading/unloading shall not take place within a public way. This project proposes to provide one loading space located within the project site at the south west corner of the building.

The requested 131 parking spaces provide peak-time, pre-COVID capacity for staff and visitors. The non-peak parking needs are less than half this amount. Expected average hourly staff & visitor arrivals during the business day are 30."

Ownership

Child and Family Services, Inc. will own the building and be responsible for all site and building maintenance.

Project Schedule and Costs

Once CFS receives all required approvals from the city the final construction drawings will be completed and submitted for a building permit. It is aniticaped that construction will take approximately 9 months to complete. Project construction costs are estimated as follows:

Site Improvements	$0
Exterior Envelope	$0
Interior Build Out	$0
Total:	

Drainage Calculations

See attached drainage calculations.

Note: This map was developed using the best available data and serves a guide rather than a determination. Data should be confirmed in the field to ensure accuracy.

Legend

130G-50

of New Bedford, Massachusetts
rtment of City Planning

within 300FT

City of New Bedford

REQUEST *for a* CERTIFIED ABUTTERS LIST

This information is needed so that an official abutters list as required by MA General Law may be created and used in notifying abutters. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

SUBJECT PROPERTY			
MAP #	130G	LOT(S)#	72
ADDRESS:	947 Church Street		

OWNER INFORMATION	
NAME:	Chaffee Church Properties LLC
MAILING ADDRESS:	965 Church Street, New Bedford, MA 02745

APPLICANT/CONTACT PERSON INFORMATION	
NAME (IF DIFFERENT):	Child and Family Services Inc. c/o Johnna Tierney
MAILING ADDRESS (IF DIFFERENT):	1061 Pleasant Street New Bedford, MA 02740
TELEPHONE #	508-999-1332
EMAIL ADDRESS:	jtierney@hlspc.com

REASON FOR THIS REQUEST: *Check appropriate*	
☑	ZONING BOARD OF APPEALS APPLICATION
☐	PLANNING BOARD APPLICATION
☐	CONSERVATION COMMISSION APPLICATION
☐	LICENSING BOARD APPLICATION
☐	OTHER (*Please explain*):

Once obtained, the Certified List of Abutters must be attached to this Certification Letter.

Submit this form to the Planning Division Room 303 in City Hall, 133 William Street. You, as applicant, are responsible for picking up and paying for the certified abutters list from the assessor's office (city hall, room #109).

Official Use Only:

As Administrative Assistant to the City of New Bedford's Board of Assessors, I do hereby certify that the names and addresses as identified on the attached "abutters list" are duly recorded and appear on the most recent tax.

Michael J. Motta	Digitally signed by Michael Motta DN: cn=Michael Motta, o=City of New Bedford, MA, ou=Assessors Office, email=Michael.Motta@NewBedford-MA.gov, c=US Date: 2020.09.21 11:43:36 -04'00'	9/21/2020
Printed Name	Signature	Date

Amount Due	$10.00
Date Paid	9/17/2020
Confirmation Number	3958405

September 17, 2020
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 965 Church Street (Map: 130G, Lot: 50). The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
130G-170	39 TARKILN PL	MCCOLLESTER FAMILY LIMITED PARTNERSHIP (THE), 5 BROWNELL AVE DARTMOUTH, MA 02747-3732
130G-65	DUTTON ST	CHAFFEE CHURCH PROPERTIES LLC, C/O DEBRA HOLDEN 965 CHURCH STREET NEW BEDFORD, MA 02745
130G-159	946 CHURCH ST	GOYETTE THERESA "TRS", REUSCH PAULA R "TRS" 765 WILDWOOD RD NEW BEDFORD, MA 02740
130G-44	CHURCH ST	XCEL REALTY LLC, 78 MOORINGS RD MARION, MA 02738
130G-126	CHAFFEE ST	GOYETTE JOSEPH M, 765 WILDWOOD RD NEW BEDFORD, MA 02745
130G-92	CHAFFEE ST	SULYMA JOHN P JR, SULYMA DEBORAH T 1203 CHAFFEE ST NEW BEDFORD, MA 02745
130G-41		NO Data
130G-42		No Data
130G-43		No Data
130G-164	59 TARKILN PL	JAZ BRUSH U.S.A. INC 59 TARKILN PLACE NEW BEDFORD, MA 02745
130G-124	CHAFFEE ST	GLASSMAN ARTHUR, 926 CHURCH STREET NEW BEDFORD, MA 02745
130G-155	DUTTON ST	GLASSMAN ARTHUR, 926 CHURCH STREET NEW BEDFORD, MA 02745
130G-28	1259 CHAFFEE ST	SILVA JOSE J, SILVA MARIA F 1259 CHAFFEE STREET NEW BEDFORD, MA 02745

September 17, 2020
Dear Applicant,

Please find below the List of Abutters within 300 feet of the property known as 965 Church Street (Map: 130G, Lot: 50).The current ownership listed herein must be checked and verified by the City of New Bedford Assessor's Office. Following said verification, the list shall be considered a Certified List of Abutters.

Please note that multiple listed properties with identical owner name and mailing address shall be considered duplicates and shall require only 1 mailing. Additionally, City of New Bedford-Owned properties shall not require mailed notice.

Parcel	Location	Owner and Mailing Address
130G-50	965 CHURCH ST	CHAFFEE CHURCH PROPERTIES LLC, C/O DEBRA HOLDEN 965 CHURCH STREET NEW BEDFORD, MA 02745
130G-72	947 CHURCH ST	CHAFFEE CHURCH PROPERTIES LLC, 965 CHURCH STREET NEW BEDFORD, MA 02745

BK 11008 PG 90
02/06/14 01:06 DOC. 2346
Bristol Co. S.D.

114494

QUITCLAIM DEED

REGISTERED & UNREGISTERED LAND

KNOW ALL MEN BY THESE PRESENTS that We, ALBINO SANTOS and MARIA L. SANTOS, both of Dartmouth, Bristol County, Massachusetts, being all of the Trustees of the 965 CHURCH STREET REALTY TRUST under Declaration of Trust dated November 10, 2003, recorded in the Bristol County (S.D.) Registry of Deeds in Book 6648, Page 32, for consideration paid, and in full consideration of One and 00/100 ($1.00) Dollar grant to CHAFFEE CHURCH PROPERTIES, LLC, a Massachusetts limited liability company having a mailing address of 965 Church Street, New Bedford, MA 02745, with QUITCLAIM COVENANTS

the land in New Bedford, Bristol County, Massachusetts, with any buildings thereon bounded and described as follows:

Property Address: 965 Church Street
New Bedford, Massachusetts

REGISTERED LAND

Five (5) parcels of registered land and any buildings thereon in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

PARCEL ONE:

Northerly by the southerly line of Chaffee Street, two hundred nineteen (219) feet;

Easterly by land now or formerly of Gilbert Furtado, eighty-five (85) feet;

Southerly by Lots 7, 8, 9, 10 & 11 on the plan of land hereinafter mentioned, one hundred ninety-nine and 64/100 (199.64) feet; and

Westerly by land now or formerly of Acushnet Saw Mills Co., eighty-seven and 18/100 (87.18) feet.

Said land is shown as Lots 1, 2, 3, 4 & 5 on the plan mentioned below.

PARCEL TWO:

Southerly by the northerly line of Dutton Street, one hundred twenty (120) feet;

Westerly by Lot 9 on the plan of land hereinafter mentioned, eighty-five (85) feet;

Northerly by Lots 4 & 5 on said plan and by land now or formerly of Gilbert Furtado, one hundred twenty (120) feet; and

Easterly by land now or formerly of Kenneth E. Browne, eighty-five (85) feet.

Said land is shown as Lots 6, 7 & 8 on the plan mentioned below.

Mail to:
Downey & Downey, P.C.
700 Pleasant Street, Second Floor
P.O. Box 8936
New Bedford, MA 02742

PARCEL THREE:

Southerly by the northerly line of Dutton Street, one hundred and 27/100 (100.27) feet;

Westerly by land now or formerly of Acushnet Saw Mills Co., eighty-seven and 18/100 (87.18) feet;

Northerly by Lots 1, 2 & 3 on the plan of land hereinafter mentioned, one hundred nineteen and 64/100 (119.64) feet; and

Easterly by Lot 8 on said plan, eighty-five (85) feet.

Said land is shown as Lots 9, 10 & 11 on the plan mentioned below.

All of said boundaries are determined by the Court to be located as shown on plan 27797A, drawn by Jack Turner, Surveyor, dated August 12, 1957, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 36, Page 13, with Certificate of Title No. 7012.

PARCEL FOUR:

Northerly by the southerly line of Chaffee Street, two hundred six and 38/100 (206.38) feet;

Easterly by the westerly line of Church Street, eighty-five and 01/100 (85.01) feet;

Southerly by lands now or formerly, of Antonio Carlesi, et al, and of Antonio Caldeira, two hundred seven and 91/100 (207.91) feet; and

Westerly by said land now or formerly of Antonio Caldeira, eighty-five (85) feet.

All of said boundaries are determined by the Court to be located as shown on plan 40470A, drawn by Gerald M. Fitzgerald, Surveyor, dated February 10, 1980, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 74, Page 133, with Certificate of Title No. 13718.

For Title to PARCELS ONE through FOUR, see Transfer Certificate of Title No. 20390.

PARCEL FIVE:

Northerly by the southerly line of Dutton Street, two hundred eighty-eight and 88/100 (288.88) feet;

Easterly by Lots 20 and 19 on the plan hereinafter mentioned, eighty-four and 80/100 (84.80) feet;

Southerly by land now or formerly of Ulric Lacourse, et al., two hundred seventy-two and 02/100 (272.02) feet; and

All of said boundaries are determined by the Court to be located as shown on plan 27797A, drawn by Jack Turner, Surveyor, dated August 12, 1957, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 36, Page 13, with Certificate of Title No. 7012, and shown thereon as Lots 12, 13, 14, 15, 16, 17 and 18.

For Title to PARCEL FIVE, see Transfer Certificate of Title No. 23119.

UNREGISTERED LAND

Two (2) parcels of land in New Bedford, Bristol County, Massachusetts, with any buildings thereon bounded and described as follows:

PARCEL ONE:

The fee interest in and to Dutton Street as it abuts Lots 12 through 18 and 20 inclusive as shown on Land Court Plan 27797A, drawn by Jack Turner, Surveyor, dated August 12, 1957, as modified and approved by the Court, filed in the Land Registration Office in Boston, a copy of a portion of which is filed in the Bristol County (S.D.) Registry of Deeds in Land Registration Book 36, Page 13, with Certificate of Title No. 7012.

For Title to PARCEL ONE, see deed from Albino Santos and Maria L. Santos, Trustees of the Kiely-Santos Family Living Trust under Declaration of Trust dated February 28, 2012, as set forth in a Certificate of Trust registered as Document No. 110189 in said Registry of Deeds, said deed being dated June 10, 2013 and recorded in said Registry of Deeds in Book 10803, Page 208.

PARCEL TWO:

Beginning at the southwesterly corner of the land to be conveyed at a point in the northerly line of Dutton Street, said point being one hundred sixty-nine and 45/100 (169.45) feet distant therein westerly from its intersection with the westerly line of Church Street; thence running

Northerly — eighty-five and no/100 (85.00) feet to a point for a corner; thence running

Easterly — one hundred sixty-seven and 91/100 (167.91) feet to the westerly line of Church Street; thence running

Southerly — in line of said Church Street, eighty-five and 12/100 (85.12) feet to the northerly line of Dutton Street; and thence running

Westerly — in line of last-named Street, one hundred sixty-nine and 45/100 (169.45) feet to the point of beginning.

Containing 52.76 square rods, more or less, and being shown as Lots 104, 105, 106 and 107 on a Plan of Land entitled "Oakland Farms", New Bedford, Mass., property of Joseph A. Lardner and Fred J. Bentley, dated June 19, 1914, drawn by Abram Gifford and filed in the Bristol County (S.D.) Registry of Deeds in Plan Book 14, Page 31.

For title to PARCEL TWO, see deed from ALBINO SANTOS and MARIA L. SANTOS, dated February 2, 2004 and recorded in said Registry of Deeds in Book 6770, Page 1.

Said premises are conveyed subject to real estate taxes for the current fiscal year, which the Grantee(s), by the acceptance of this deed, hereby assume(s) and agree(s) to pay.

TITLE NOT EXAMINED.

WITNESS our hands and seals this 6th day of February, 2014.

Albino Santos
ALBINO SANTOS, Trustee

Maria L Santos
MARIA L. SANTOS, Trustee

COMMONWEALTH OF MASSACHUSETTS

Bristol, ss.

On this 6th day of February, 2014, before me, the undersigned notary public, personally appeared ALBINO SANTOS and MARIA L. SANTOS, whose identities were proved to me through [X] personal knowledge [ ] oath or affirmation of _____ who personally knows the signatories [ ] viewing of the signatories' valid driver's licenses to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that the signatories signed it voluntarily for its stated purpose.

Richard E Burke
Richard E. Burke, Jr. Notary Public
My Commission Expires: 4/2/2015

CERTIFICATE OF NOMINEE TRUSTEE

114494

We, Albino Santos and Maria L. Santos, Trustees of 965 Church Street Realty Trust under Declaration of Trust dated November 10, 2003, recorded in the Bristol County (S.D.) Registry of Deeds in Book 6648, Page 32, hereby certify that:

1) Said Trust is in full force and effect;

2) All the beneficiaries are of full age;

3) All beneficiaries are competent;

4) Pursuant to the Trust, when specifically authorized and directed by the Beneficiaries of the Trust, the Trustees have full right, power and authority to deal with any property owned or held by the Trust with the same force and effect as though such property were individually owned; and

5) All the beneficiaries of said Trust have consented to the transfer of the property to the Chaffee Church Properties, LLC.

Signed under the penalties of perjury this 6th day of February, 2014.

Albino Santos

Albino Santos, Trustee

Maria L. Santos

Maria L. Santos, Trustee

BK 11008 PG 95
114494

The Commonwealth of Massachusetts

Bristol, ss. New Bedford

On this 6th day of February, 2014, before me, the undersigned notary public, personally appeared Albino Santos, Trustee, and Maria L. Santos, Trustee, proved to me through satisfactory evidence of identification, which was their MA Drivers Licenses, to be the persons whose names are signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Richard E. Burke, Jr.

Notary Public-Richard E. Burke, Jr.
My Commission Expires: 4/2/2015

Stormwater Management Report

Medical Clinic Redevelopment

947-965 Church Street

New Bedford, Massachusetts

Dated:

November 2, 2020

Prepared for:

Child & Family Services, Inc.

3057 Acushnet Avenue

New Bedford, MA 02745

Prepared by:

Zenith Consulting Engineers, LLC

3 Main Street

Lakeville, MA 02347

ZCE

Zenith Consulting Engineers, LLC

COMMONWEALTH OF MASSACHUSETTS

RENE L. GAGNON CIVIL NO. 48451

REGISTERED PROFESSIONAL ENGINEER

11/2/20

TABLE OF CONTENTS

NARRATIVE

STORMWATER NARRATIVE
Commercial Redevelopment, 947-965 Church Street, New Bedford, Massachusetts

The storm drainage system at the proposed medical clinic/office development located at 947 & 956 Church Street in New Bedford, Massachusetts, has been designed to create a reduction in the rate and volume of storm water runoff when compared to the existing site. In addition, the project's design will improve the quality of the runoff discharging from the site. The collection and treatment systems will be in the form of deep sump catch basins and a Stormceptor water quality unit. Hydrologic computations were performed in order to model the rate of flow of stormwater from the site under both existing and proposed conditions for a broad range of design storms.

1.0 STORM WATER COLLECTION SYSTEM

Throughout the proposed project, storm water will be collected from the impervious areas by a series of deep sump catch basins.

The collected runoff will be conveyed to the water quality components through smooth interior walled HDPE piping with corrugated exterior walls. The corrugated exterior of the piping provides for exceptional strength and bearing capacity. The smooth interior walls of the piping provide a smoothness that exceeds that of concrete pipe, thus providing increased hydraulic capacity. The piping is designed to provide self-cleansing velocities in large storm events to remain essentially maintenance free throughout its life.

Runoff from all impervious surfaces will be directed through a water quality unit for removal of Total Suspended Solids (TSS) and then into the existing municipal drainage system in Church Street.

2.0 STORM WATER MANAGEMENT FACILITIES

Current Department of Environmental Protection Policies require that the peak runoff rate after development is not more than peak runoff rate prior to development for the 2 and 10 year 24-hour storm events. Additionally, it is required that the storm water management system be evaluated for the 100-year storm projections.

Hydrologic modeling has been conducted for the design of the drainage system. HydroCAD Version 10.00 was utilized to perform this hydrologic and hydraulic modeling. The 2, 10, and 100-year design storms were evaluated. The hydrologic and hydraulic modeling established that the stormwater management systems will effectively attenuate the full range of design storms. That is, the peak rate of flow after development will be less than under existing conditions. The drainage summary provided with this document tabulates the projected decrease in runoff rate when the site is subjected to the design storm events. The complete hydrologic and hydraulic computational output is presented in this document.

2.1 LOW IMPACT DEVELOPMENT (LID) CONSIDERATIONS

The Massachusetts Stormwater Handbook encourages the use of Low Impact Development (LID) techniques by offering design credits for their implementation. No credits are sought or required for this project and, therefore, no LID techniques are required. Nevertheless, the project design incorporates LID techniques by proposing no impacts to wetlands Other LID measures were incorporated including providing the minimum amount of pavement required to provide safe vehicular access to and around the site for all vehicle types.

3.0 WATER QUALITY CONSIDERATIONS

On November 18, 1996, The Massachusetts Department of Environmental Protection (MADEP) issued the Storm Water Management Policy. The goal of this policy is to improve water quality and address flooding problems, which are sometimes caused by development projects, by the implementation of performance standards for storm water management. These standards were issued as guidelines with the possibility that in several years, after review by design engineers, they might be implemented as regulations. The project was designed to meet and exceed all relevant standards established in the policy. The following sections describe how each of these standards will be achieved on this project by incorporating Best Management Practices into the design. In January, 2008, the revised policy was issued.

3.1 UNTREATED STORM WATER - Standard 1

Standard 1 recommends that no new storm water conveyance, such as storm drain outfalls, discharge untreated storm water directly to wetlands or waterways of the Commonwealth. Flows from woods, fields, and other undeveloped areas are to be considered uncontaminated, however, runoff from paved road surfaces should receive treatment prior to discharge.

In designing this project, provisions have been made so that the runoff from all paved surfaces will receive proper treatment prior to discharge. All the proposed improvements will be located and graded such that runoff from the roadways will be directed to a series of BMP structures. This collected runoff will receive a treatment utilizing Best Management Practice (BMP) measures designed into the water quality unit and infiltration basin as further described under the discussions for Standards 2 through 9. Through the collection and treatment of all runoff from paved areas, DEP Standard 1 is satisfied.

3.2 POST DEVELOPMENT PEAK DISCHARGE RATES - Standard 2

Standard 2 prescribes that storm water management systems be implemented in order to ensure that post-development peak rates of discharge do not exceed existing rates of runoff for standard 2-year and 10-year design storms. In addition, the pre and post peak rates for the 100-year storm must be evaluated to assure that there will not be increased off-site flooding. Hydrologic calculations have been conducted in designing the storm water control measures to ensure that this standard is satisfied.

HydroCAD version 10.00, a computer aided design program, was selected for modeling the hydrology and hydraulics of storm water runoff for the site and its contributing drainage area. This program utilizes the latest techniques to predict the consequences of any given storm event and to verify that the drainage system is adequate to meet the performance standards for the area under consideration. The HydroCAD computer model uses TR-20 and TR-55 methodologies to generate runoff hydrographs and perform hydraulic routings through the modeled project.

Runoff hydrographs were generated for each subcatchment area. For post-development, all paved areas, driveways, sidewalks, roof areas and lawn areas were considered in determining composite runoff curve numbers for each subcatchment. For pre-development, the project area was evaluated in its existing condition. The soils within the development area of this project are described as hydrologic soils group C and Urban fill soils, according to the U.S.D.A., Soil Conservation Service mapping. Soil Observation holes were dug onsite and confirmed the soil conditions as urban fills and highly compacted soils with high estimated seasonal high groundwater tables.

In evaluating the same areas under pre and post development conditions, a direct comparison can be made as to the net increase or decrease in runoff rates attributable to altered land uses. The Drainage Summary table included in this report presents a summary of the hydrologic modeling conducted for this project. As presented in this table, the drainage system successfully moderates the flow for the full range of design storms and this standard is met.

3.3 RECHARGE TO GROUNDWATER - STANDARD 3

The loss of annual recharge to groundwater will be minimized through the increase of landscaped areas for the redevelopment. The annual recharge from the post development site will approximate the annual recharge from the pre-development conditions based on an assessment of soil types. Standard 3 of the DEP Stormwater Policy prescribes that the storm water runoff volume to be recharged to groundwater should be determined using existing soil. According to the U.S.D.A. Soil Conservation Service mapping, the surficial soils are Hydrologic Soil Group C as well as Urban Fill. The DEP Stormwater Policy requires that a certain volume of runoff be infiltrated to groundwater based on the type of soil present and the amount of impervious area being generated by the proposed development. For Type C soils, the recharge rate has been established to be 0.25 inches of runoff. As noted above, soil observation holes performed by ZCE revealed the presence of compact urban fills with shallow estimated seasonal high groundwater elevations which severely inhibits the implementation of infiltration BMPs in the design of the project. Due to these soil conditions (all HSG C & D soils) and the project being a redevelopment, Standard 3 is required to be met to the maximum extent practicable. The increase of lawn/landscaped areas on the site will promote infiltration to a greater degree over the existing condition. Therefore, Standard 3 is met to the maximum extent practicable.

3.4 REMOVAL OF 80% OF TOTAL SUSPENDED SOLIDS - Standard 4

The existing site contains no water quality treatment measures prior to discharge to the Church Street Drainage system. Since the project is a redevelopment, Standard 4 is required to be met to the maximum extent practicable. A series of stormwater BMP's have been designed in order to improve the water quality treatment over the existing condition. These proposed measures include:

- Deep sump catch basins will collect runoff from all paved surfaces of the site.

- A proprietary water quality unit (Stormceptor STC 4800) will be provided for the runoff from all paved areas before discharging to the Church Street drainage system.

The combination of the above features will result in the removal of 80% of the total suspended solids which represents a significant improvement over the existing condition. The following table depicts the proposed treatment train:

A BMP	B TSS Removal Rate*	C Starting TSS Load**	D Amount Removed (BxC)	E Remaining load (C-D)
Deep Sump Catch Basins	25%	1.00**	.25	.75
First Defense Water Quality Unit	73%	.75	.55	.20
TOTAL TSS REMOVAL			**.80 x 100 = 80% Removal**	

** Equals remaining load from previous BMP (E)
* TSS Removal Rates As Published in the DEP Storm Water Policy Handbook (3/97)

Due to the presence of unsuitable soils and the lack

3.5 USES WITH HIGHER POTENTIAL POLLUTANT LOADS - Standard 5

The DEP Storm Water Management Policy - Standard 5 requires that storm water discharges with higher potential pollutant loads be provided with specific BMP's. This development is not considered a use with a higher potential pollutant load. As such, this standard is satisfied.

3.6 STORM WATER DISCHARGES TO CRITICAL AREAS - Standard 6

Standard 6 of the DEP Storm water Policy seeks to protect critical areas. Critical areas are specifically designated Outstanding Resource Waters (ORW's) such as shell fish beds, swimming beaches, cold water fisheries and recharge areas for public water supplies. Such areas require the use of specific BMP's. This project does not discharge to a Critical Area. Therefore, this standard is satisfied by the application of those measures.

3.7 REDEVELOPMENT OF PREVIOUSLY DEVELOPED SITES - Standard 7

Standard 7 applies to sites which have been previously developed and are being redeveloped. Diminished performance of BMP's is allowed in these areas. This project is a redevelopment and therefore, the design of the storm water management system meets certain design standards to the maximum extent practicable as noted above.

3.8 EROSION AND SEDIMENT CONTROL -Standard 8

Erosion and sediment control measures have been developed for this project and are included in the construction set of drawings. These plans show the proposed locations for erosion control devices. The following supplemental provisions are also a part of this plan.

Erosion and Sedimentation Control measures which are proposed to be implemented during construction include the installation of and silt fencing which has the bottom 6 inches buried in the ground. Any extra excavated soil which is not used to bury the base of the fence will be cast up-gradient of the silt fence.

- Erosion control devices such as silt fence, haybales and silt socks shall be inspected after every major rainfall runoff event (over 1½" depth of precipitation). All damaged or misaligned devices shall be immediately repaired. Silt shall be immediately removed from all areas of the silt fence when depth of accumulation exceeds 6 inches.

- Sumps and out falls shall be inspected after every major rainfall runoff event (over 1½" depth of precipitation). Silt shall be immediately removed from all sumps where the depth of accumulation exceeds 9 inches.)

- All exposed construction areas will be stabilized upon completion in order to minimize the time that these areas are not stabilized.

With the full impact of the measures presented on the Erosion and Sedimentation Control Plans, along with the provisions stipulated above, Standard 8 will be satisfied.

3.9 OPERATIONS AND MAINTENANCE PLAN - Standard 9

Standard 9 of the DEP Storm Water Policy prescribes the adoption of a formal operation and maintenance plan to ensure that the storm water management systems function properly as designed. The proposed Operations and Maintenance Plan is attached in an appendix to this report. The plan includes Stormwater operations and Maintenance procedures, Construction Period Pollution Control measures and a Source Control and Pollution Prevention Plan.

DRAINAGE SUMMARY

Proposed
Commercial Redevelopment, 947-965 Church Street, New Bedford
Drainage Summary

2 YR STORM (3.2 in.)

Receptor	Pre Development		Post Development	
	Q Max (cfs)	V (AF)	Q Max (cfs)	V (AF)
Church St Drainage	8.53	0.669	7.72	0.577

10 YR STORM (5.1 in.)

Receptor	Pre Development		Post Development	
	Q Max (cfs)	V (AF)	Q Max (cfs)	V (AF)
Church St Drainage	13.07	1.051	12.39	0.950

100 YR STORM (7.0 in.)

Receptor	Pre Development		Post Development	
	Q Max (cfs)	V (AF)	Q Max (cfs)	V (AF)
Church St Drainage	18.11	1.480	17.54	1.374

SOIL REPORT

Hydrologic Soil Group—Bristol County, Massachusetts, Southern Part
(965 Church Street New Bedford)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Bristol County, Massachusetts, Southern Part
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jul 3, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
307B	Paxton fine sandy loam, 0 to 8 percent slopes, extremely stony	C	1.3	31.0%
602	Urban land		2.9	69.0%
Totals for Area of Interest			**4.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

ILLICIT DISCHARGE STATEMENT

ZCE
Zenith Consulting Engineers, LLC

3 Main Street Lakeville, MA 02347
(508) 947-4208 - www.zcellc.com

- Civil Engineering
- Septic Design (Title 5)
- Septic Inspections (Title 5)
- Commercial and Industrial Site Plans
- Chapter 91 Permitting

ILLICIT DISCHARGE STATEMENT
(STANDARD #10)

RE: 947-965 Church Street New Bedford, MA

Standard 10 of the Massachusetts Stormwater Handbook prohibits illicit discharges to stormwater management systems. The following is an illicit discharge compliance statement based on existing conditions and design conditions for the proposed project.

EXISTING CONDITIONS

The existing site is a warehouse facility. Based on all the information available to the undersigned, and therefore, to the best of my knowledge, there are no current illicit discharges to the storm drainage system. If during construction, an illicit discharge is discovered, it shall be removed immediately.

PROPOSED DESIGN

The proposed project design does not include any illicit discharges. There are no points in the proposed storm drainage system where illicit discharges are likely to occur.

I hereby certify that the preceding is accurate.

Rene L. Gagnon, P.E.
Zenith Consulting Engineers, LLC.

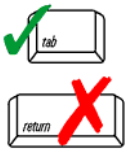
DEP STORMWATER CHECKLIST

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

A. Introduction

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



A Stormwater Report must be submitted with the Notice of Intent permit application to document compliance with the Stormwater Management Standards. The following checklist is NOT a substitute for the Stormwater Report (which should provide more substantive and detailed information) but is offered here as a tool to help the applicant organize their Stormwater Management documentation for their Report and for the reviewer to assess this information in a consistent format. As noted in the Checklist, the Stormwater Report must contain the engineering computations and supporting information set forth in Volume 3 of the Massachusetts Stormwater Handbook. The Stormwater Report must be prepared and certified by a Registered Professional Engineer (RPE) licensed in the Commonwealth.

The Stormwater Report must include:

- The Stormwater Checklist completed and stamped by a Registered Professional Engineer (see page 2) that certifies that the Stormwater Report contains all required submittals.[1] This Checklist is to be used as the cover for the completed Stormwater Report.
- Applicant/Project Name
- Project Address
- Name of Firm and Registered Professional Engineer that prepared the Report
- Long-Term Pollution Prevention Plan required by Standards 4-6
- Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan required by Standard 8[2]
- Operation and Maintenance Plan required by Standard 9

In addition to all plans and supporting information, the Stormwater Report must include a brief narrative describing stormwater management practices, including environmentally sensitive site design and LID techniques, along with a diagram depicting runoff through the proposed BMP treatment train. Plans are required to show existing and proposed conditions, identify all wetland resource areas, NRCS soil types, critical areas, Land Uses with Higher Potential Pollutant Loads (LUHPPL), and any areas on the site where infiltration rate is greater than 2.4 inches per hour. The Plans shall identify the drainage areas for both existing and proposed conditions at a scale that enables verification of supporting calculations.

As noted in the Checklist, the Stormwater Management Report shall document compliance with each of the Stormwater Management Standards as provided in the Massachusetts Stormwater Handbook. The soils evaluation and calculations shall be done using the methodologies set forth in Volume 3 of the Massachusetts Stormwater Handbook.

To ensure that the Stormwater Report is complete, applicants are required to fill in the Stormwater Report Checklist by checking the box to indicate that the specified information has been included in the Stormwater Report. If any of the information specified in the checklist has not been submitted, the applicant must provide an explanation. The completed Stormwater Report Checklist and Certification must be submitted with the Stormwater Report.

[1] The Stormwater Report may also include the Illicit Discharge Compliance Statement required by Standard 10. If not included in the Stormwater Report, the Illicit Discharge Compliance Statement must be submitted prior to the discharge of stormwater runoff to the post-construction best management practices.

[2] For some complex projects, it may not be possible to include the Construction Period Erosion and Sedimentation Control Plan in the Stormwater Report. In that event, the issuing authority has the discretion to issue an Order of Conditions that approves the project and includes a condition requiring the proponent to submit the Construction Period Erosion and Sedimentation Control Plan before commencing any land disturbance activity on the site.

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands Program

Checklist for Stormwater Report

B. Stormwater Checklist and Certification

The following checklist is intended to serve as a guide for applicants as to the elements that ordinarily need to be addressed in a complete Stormwater Report. The checklist is also intended to provide conservation commissions and other reviewing authorities with a summary of the components necessary for a comprehensive Stormwater Report that addresses the ten Stormwater Standards.

Note: Because stormwater requirements vary from project to project, it is possible that a complete Stormwater Report may not include information on some of the subjects specified in the Checklist. If it is determined that a specific item does not apply to the project under review, please note that the item is not applicable (N.A.) and provide the reasons for that determination.

A complete checklist must include the Certification set forth below signed by the Registered Professional Engineer who prepared the Stormwater Report.

Registered Professional Engineer's Certification

I have reviewed the Stormwater Report, including the soil evaluation, computations, Long-term Pollution Prevention Plan, the Construction Period Erosion and Sedimentation Control Plan (if included), the Long-term Post-Construction Operation and Maintenance Plan, the Illicit Discharge Compliance Statement (if included) and the plans showing the stormwater management system, and have determined that they have been prepared in accordance with the requirements of the Stormwater Management Standards as further elaborated by the Massachusetts Stormwater Handbook. I have also determined that the information presented in the Stormwater Checklist is accurate and that the information presented in the Stormwater Report accurately reflects conditions at the site as of the date of this permit application.

Registered Professional Engineer Block and Signature

11/2/20
Signature and Date

Checklist

Project Type: Is the application for new development, redevelopment, or a mix of new and redevelopment?

☐ New development

☒ Redevelopment

☐ Mix of New Development and Redevelopment

Checklist for Stormwater Report

Checklist (continued)

LID Measures: Stormwater Standards require LID measures to be considered. Document what environmentally sensitive design and LID Techniques were considered during the planning and design of the project:

- ☒ No disturbance to any Wetland Resource Areas
- ☐ Site Design Practices (e.g. clustered development, reduced frontage setbacks)
- ☐ Reduced Impervious Area (Redevelopment Only)
- ☒ Minimizing disturbance to existing trees and shrubs
- ☐ LID Site Design Credit Requested:
  - ☐ Credit 1
  - ☐ Credit 2
  - ☐ Credit 3
- ☐ Use of “country drainage” versus curb and gutter conveyance and pipe
- ☐ Bioretention Cells (includes Rain Gardens)
- ☐ Constructed Stormwater Wetlands (includes Gravel Wetlands designs)
- ☐ Treebox Filter
- ☐ Water Quality Swale
- ☐ Grass Channel
- ☐ Green Roof
- ☐ Other (describe): _____

Standard 1: No New Untreated Discharges

- ☒ No new untreated discharges
- ☒ Outlets have been designed so there is no erosion or scour to wetlands and waters of the Commonwealth
- ☐ Supporting calculations specified in Volume 3 of the Massachusetts Stormwater Handbook included.

Checklist for Stormwater Report

Checklist (continued)

Standard 2: Peak Rate Attenuation

☐ Standard 2 waiver requested because the project is located in land subject to coastal storm flowage and stormwater discharge is to a wetland subject to coastal flooding.

☒ Evaluation provided to determine whether off-site flooding increases during the 100-year 24-hour storm.

☒ Calculations provided to show that post-development peak discharge rates do not exceed pre-development rates for the 2-year and 10-year 24-hour storms. If evaluation shows that off-site flooding increases during the 100-year 24-hour storm, calculations are also provided to show that post-development peak discharge rates do not exceed pre-development rates for the 100-year 24-hour storm.

Standard 3: Recharge

☒ Soil Analysis provided.

☐ Required Recharge Volume calculation provided.

☐ Required Recharge volume reduced through use of the LID site Design Credits.

☐ Sizing the infiltration, BMPs is based on the following method: Check the method used.

☐ Static ☐ Simple Dynamic ☐ Dynamic Field[1]

☐ Runoff from all impervious areas at the site discharging to the infiltration BMP.

☐ Runoff from all impervious areas at the site is *not* discharging to the infiltration BMP and calculations are provided showing that the drainage area contributing runoff to the infiltration BMPs is sufficient to generate the required recharge volume.

☐ Recharge BMPs have been sized to infiltrate the Required Recharge Volume.

☒ Recharge BMPs have been sized to infiltrate the Required Recharge Volume *only* to the maximum extent practicable for the following reason:

☒ Site is comprised solely of C and D soils and/or bedrock at the land surface

☐ M.G.L. c. 21E sites pursuant to 310 CMR 40.0000

☐ Solid Waste Landfill pursuant to 310 CMR 19.000

☒ Project is otherwise subject to Stormwater Management Standards only to the maximum extent practicable.

☒ Calculations showing that the infiltration BMPs will drain in 72 hours are provided.

☐ Property includes a M.G.L. c. 21E site or a solid waste landfill and a mounding analysis is included.

[1] 80% TSS removal is required prior to discharge to infiltration BMP if Dynamic Field method is used.

Checklist for Stormwater Report

Checklist (continued)

Standard 3: Recharge (continued)

☐ The infiltration BMP is used to attenuate peak flows during storms greater than or equal to the 10-year 24-hour storm and separation to seasonal high groundwater is less than 4 feet and a mounding analysis is provided.

☐ Documentation is provided showing that infiltration BMPs do not adversely impact nearby wetland resource areas.

Standard 4: Water Quality

The Long-Term Pollution Prevention Plan typically includes the following:

- Good housekeeping practices;
- Provisions for storing materials and waste products inside or under cover;
- Vehicle washing controls;
- Requirements for routine inspections and maintenance of stormwater BMPs;
- Spill prevention and response plans;
- Provisions for maintenance of lawns, gardens, and other landscaped areas;
- Requirements for storage and use of fertilizers, herbicides, and pesticides;
- Pet waste management provisions;
- Provisions for operation and management of septic systems;
- Provisions for solid waste management;
- Snow disposal and plowing plans relative to Wetland Resource Areas;
- Winter Road Salt and/or Sand Use and Storage restrictions;
- Street sweeping schedules;
- Provisions for prevention of illicit discharges to the stormwater management system;
- Documentation that Stormwater BMPs are designed to provide for shutdown and containment in the event of a spill or discharges to or near critical areas or from LUHPPL;
- Training for staff or personnel involved with implementing Long-Term Pollution Prevention Plan;
- List of Emergency contacts for implementing Long-Term Pollution Prevention Plan.

☒ A Long-Term Pollution Prevention Plan is attached to Stormwater Report and is included as an attachment to the Wetlands Notice of Intent.

☐ Treatment BMPs subject to the 44% TSS removal pretreatment requirement and the one inch rule for calculating the water quality volume are included, and discharge:

- ☐ is within the Zone II or Interim Wellhead Protection Area
- ☐ is near or to other critical areas
- ☐ is within soils with a rapid infiltration rate (greater than 2.4 inches per hour)
- ☐ involves runoff from land uses with higher potential pollutant loads.

☐ The Required Water Quality Volume is reduced through use of the LID site Design Credits.

☒ Calculations documenting that the treatment train meets the 80% TSS removal requirement and, if applicable, the 44% TSS removal pretreatment requirement, are provided.

Checklist for Stormwater Report

Checklist (continued)

Standard 4: Water Quality (continued)

☒ The BMP is sized (and calculations provided) based on:

- ☒ The ½" or 1" Water Quality Volume or
- ☐ The equivalent flow rate associated with the Water Quality Volume and documentation is provided showing that the BMP treats the required water quality volume.

☐ The applicant proposes to use proprietary BMPs, and documentation supporting use of proprietary BMP and proposed TSS removal rate is provided. This documentation may be in the form of the propriety BMP checklist found in Volume 2, Chapter 4 of the Massachusetts Stormwater Handbook and submitting copies of the TARP Report, STEP Report, and/or other third party studies verifying performance of the proprietary BMPs.

☐ A TMDL exists that indicates a need to reduce pollutants other than TSS and documentation showing that the BMPs selected are consistent with the TMDL is provided.

Standard 5: Land Uses With Higher Potential Pollutant Loads (LUHPPLs)

☐ The NPDES Multi-Sector General Permit covers the land use and the Stormwater Pollution Prevention Plan (SWPPP) has been included with the Stormwater Report.

☐ The NPDES Multi-Sector General Permit covers the land use and the SWPPP will be submitted ***prior to*** the discharge of stormwater to the post-construction stormwater BMPs.

☐ The NPDES Multi-Sector General Permit does ***not*** cover the land use.

☐ LUHPPLs are located at the site and industry specific source control and pollution prevention measures have been proposed to reduce or eliminate the exposure of LUHPPLs to rain, snow, snow melt and runoff, and been included in the long term Pollution Prevention Plan.

☐ All exposure has been eliminated.

☐ All exposure has ***not*** been eliminated and all BMPs selected are on MassDEP LUHPPL list.

☐ The LUHPPL has the potential to generate runoff with moderate to higher concentrations of oil and grease (e.g. all parking lots with >1000 vehicle trips per day) and the treatment train includes an oil grit separator, a filtering bioretention area, a sand filter or equivalent.

Standard 6: Critical Areas

☐ The discharge is near or to a critical area and the treatment train includes only BMPs that MassDEP has approved for stormwater discharges to or near that particular class of critical area.

☐ Critical areas and BMPs are identified in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 7: Redevelopments and Other Projects Subject to the Standards only to the maximum extent practicable

☒ The project is subject to the Stormwater Management Standards only to the maximum Extent Practicable as a:

- ☐ Limited Project
- ☐ Small Residential Projects: 5-9 single family houses or 5-9 units in a multi-family development provided there is no discharge that may potentially affect a critical area.
- ☐ Small Residential Projects: 2-4 single family houses or 2-4 units in a multi-family development with a discharge to a critical area
- ☐ Marina and/or boatyard provided the hull painting, service and maintenance areas are protected from exposure to rain, snow, snow melt and runoff
- ☐ Bike Path and/or Foot Path
- ☒ Redevelopment Project
- ☐ Redevelopment portion of mix of new and redevelopment.

☐ Certain standards are not fully met (Standard No. 1, 8, 9, and 10 must always be fully met) and an explanation of why these standards are not met is contained in the Stormwater Report.

☒ The project involves redevelopment and a description of all measures that have been taken to improve existing conditions is provided in the Stormwater Report. The redevelopment checklist found in Volume 2 Chapter 3 of the Massachusetts Stormwater Handbook may be used to document that the proposed stormwater management system (a) complies with Standards 2, 3 and the pretreatment and structural BMP requirements of Standards 4-6 to the maximum extent practicable and (b) improves existing conditions.

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control

A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan must include the following information:

- Narrative;
- Construction Period Operation and Maintenance Plan;
- Names of Persons or Entity Responsible for Plan Compliance;
- Construction Period Pollution Prevention Measures;
- Erosion and Sedimentation Control Plan Drawings;
- Detail drawings and specifications for erosion control BMPs, including sizing calculations;
- Vegetation Planning;
- Site Development Plan;
- Construction Sequencing Plan;
- Sequencing of Erosion and Sedimentation Controls;
- Operation and Maintenance of Erosion and Sedimentation Controls;
- Inspection Schedule;
- Maintenance Schedule;
- Inspection and Maintenance Log Form.

☒ A Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan containing the information set forth above has been included in the Stormwater Report.

Checklist for Stormwater Report

Checklist (continued)

Standard 8: Construction Period Pollution Prevention and Erosion and Sedimentation Control (continued)

☐ The project is highly complex and information is included in the Stormwater Report that explains why it is not possible to submit the Construction Period Pollution Prevention and Erosion and Sedimentation Control Plan with the application. A Construction Period Pollution Prevention and Erosion and Sedimentation Control has ***not*** been included in the Stormwater Report but will be submitted ***before*** land disturbance begins.

☐ The project is ***not*** covered by a NPDES Construction General Permit.

☐ The project is covered by a NPDES Construction General Permit and a copy of the SWPPP is in the Stormwater Report.

☒ The project is covered by a NPDES Construction General Permit but no SWPPP been submitted. The SWPPP will be submitted BEFORE land disturbance begins.

Standard 9: Operation and Maintenance Plan

☒ The Post Construction Operation and Maintenance Plan is included in the Stormwater Report and includes the following information:

- ☒ Name of the stormwater management system owners;
- ☒ Party responsible for operation and maintenance;
- ☒ Schedule for implementation of routine and non-routine maintenance tasks;
- ☒ Plan showing the location of all stormwater BMPs maintenance access areas;
- ☒ Description and delineation of public safety features;
- ☒ Estimated operation and maintenance budget; and
- ☒ Operation and Maintenance Log Form.

☐ The responsible party is ***not*** the owner of the parcel where the BMP is located and the Stormwater Report includes the following submissions:

- ☐ A copy of the legal instrument (deed, homeowner's association, utility trust or other legal entity) that establishes the terms of and legal responsibility for the operation and maintenance of the project site stormwater BMPs;
- ☐ A plan and easement deed that allows site access for the legal entity to operate and maintain BMP functions.

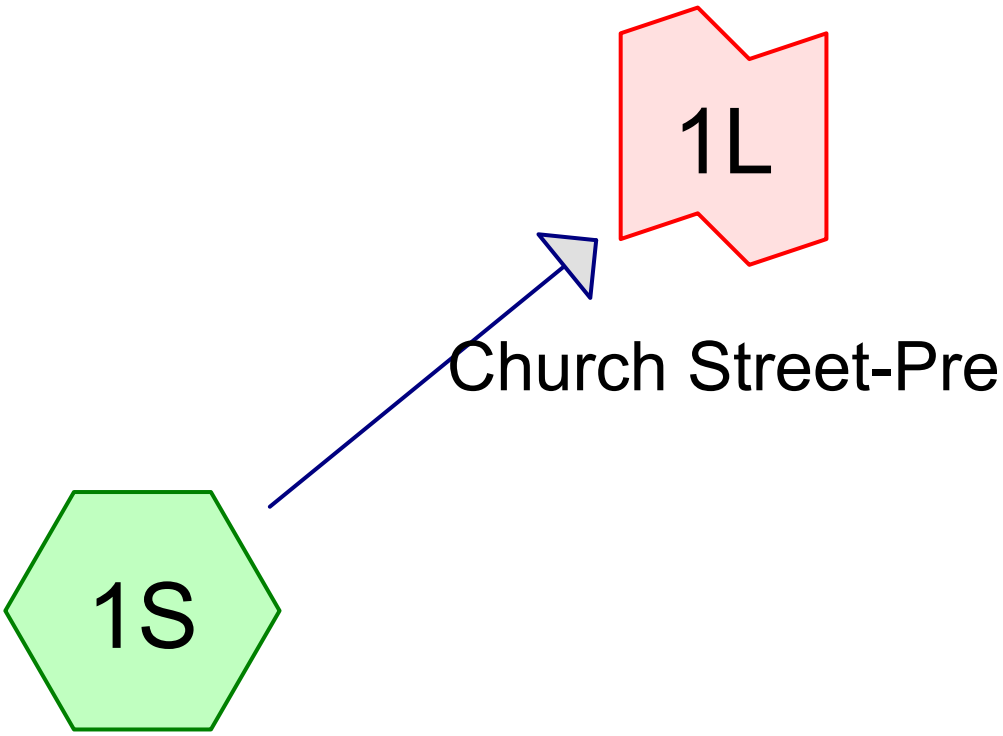
Standard 10: Prohibition of Illicit Discharges

☒ The Long-Term Pollution Prevention Plan includes measures to prevent illicit discharges;

☒ An Illicit Discharge Compliance Statement is attached;

☐ NO Illicit Discharge Compliance Statement is attached but will be submitted ***prior to*** the discharge of any stormwater to post-construction BMPs.

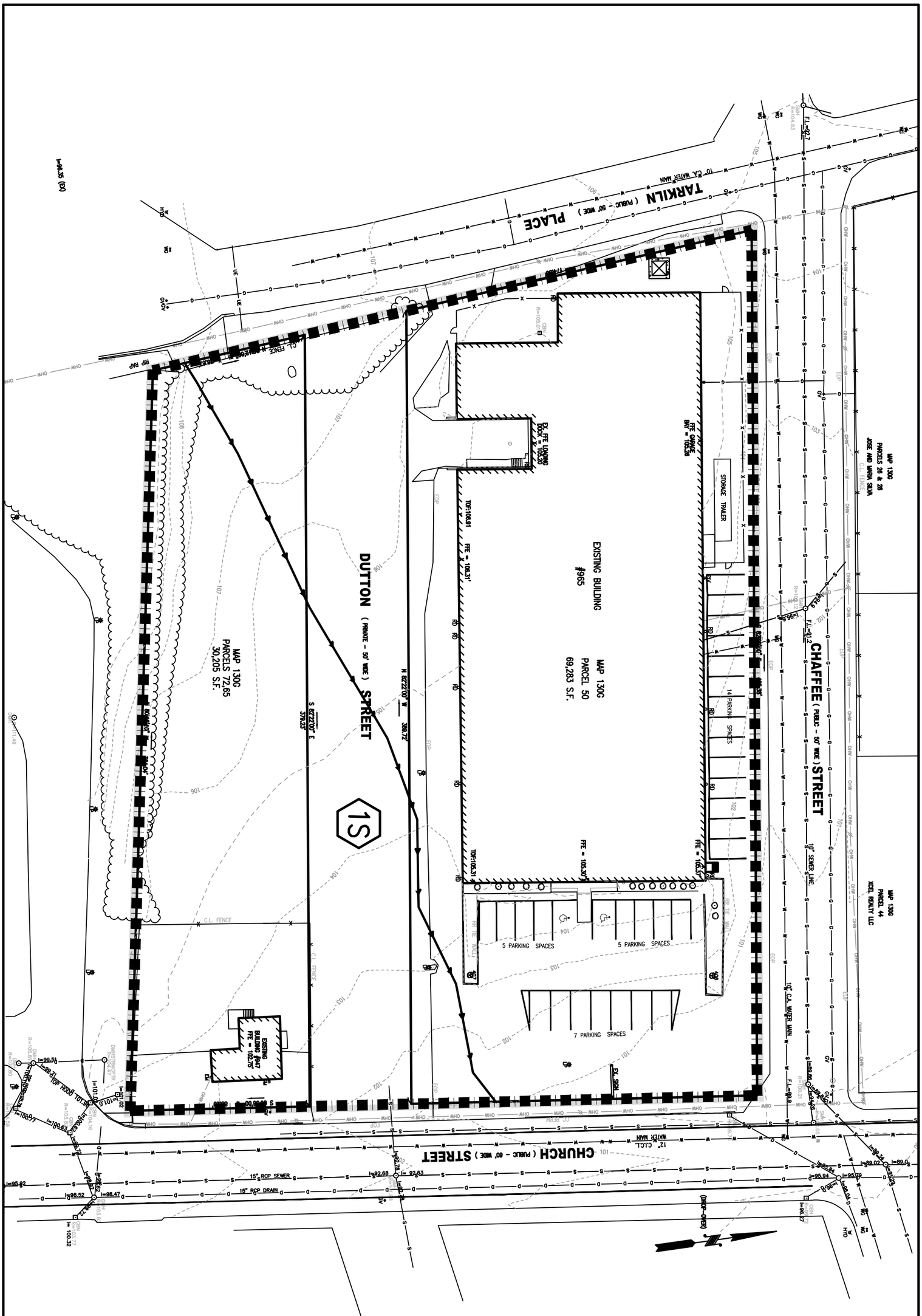
HYDROCAD OUTPUT



Flow to Church Street

Subcat Reach Pond Link

Routing Diagram for 965 Church St-Pre-Post-103020
Prepared by {enter your company name here}, Printed 11/2/2020



SHEET NAME: **PREDEVELOPMENT DRAINAGE MAP**	DRAWN BY: RLG	DATE: 11/2/2020	REV.	DATE	DESCRIPTION	BY	APP.
PROJECT SITE: **947-965 CHURCH STREET** NEW BEDFORD, MASSACHUSETTS	DESIGNED BY: JLB	PROJECT NUMBER 0642-01-01					
OWNER INFO: **CHILD AND FAMILY SERVICES, INC.** 3057 ACUSHNET AVE. NEW BEDFORD, MASSACHUSETTS 02745	CHECKED BY: NCZ	DRAWING SCALE 1" = ??'					
	APPROVED BY JLB	SHEET ID X					

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

P.E. STAMP

S:\Civil Engineering Projects\New Bedford\Church Street\965 Church St\DWG\965 ChurchSt Site Plan.dwg

PRE-DEVELOPMENT CALCULATIONS
2-YEAR STORM - 3.40" RAINFALL

Summary for Subcatchment 1S: Flow to Church Street

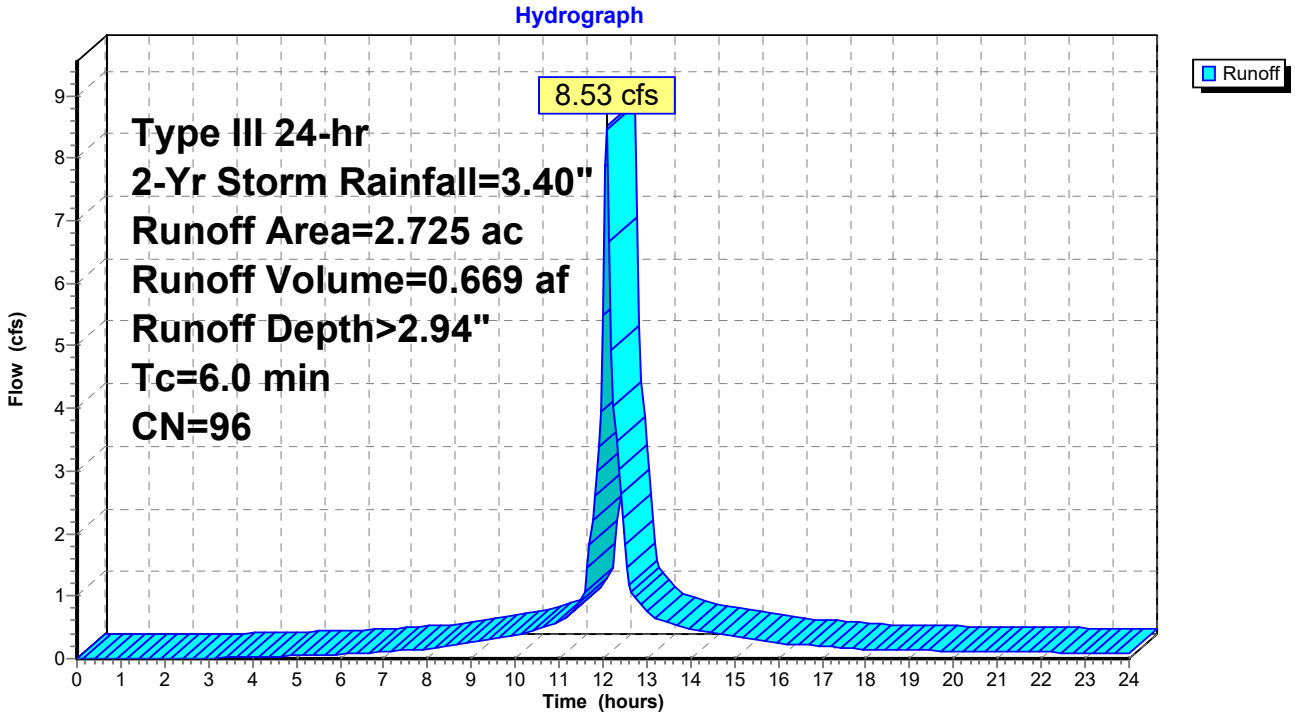
Runoff = 8.53 cfs @ 12.09 hrs, Volume= 0.669 af, Depth> 2.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Yr Storm Rainfall=3.40"

Area (ac)	CN	Description
0.769	98	Paved parking, HSG C
0.778	98	Roofs, HSG C
1.012	96	Gravel surface, HSG C
0.138	70	Brush, Fair, HSG C
0.028	74	>75% Grass cover, Good, HSG C
2.725	96	Weighted Average
1.178		43.23% Pervious Area
1.547		56.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: Flow to Church Street

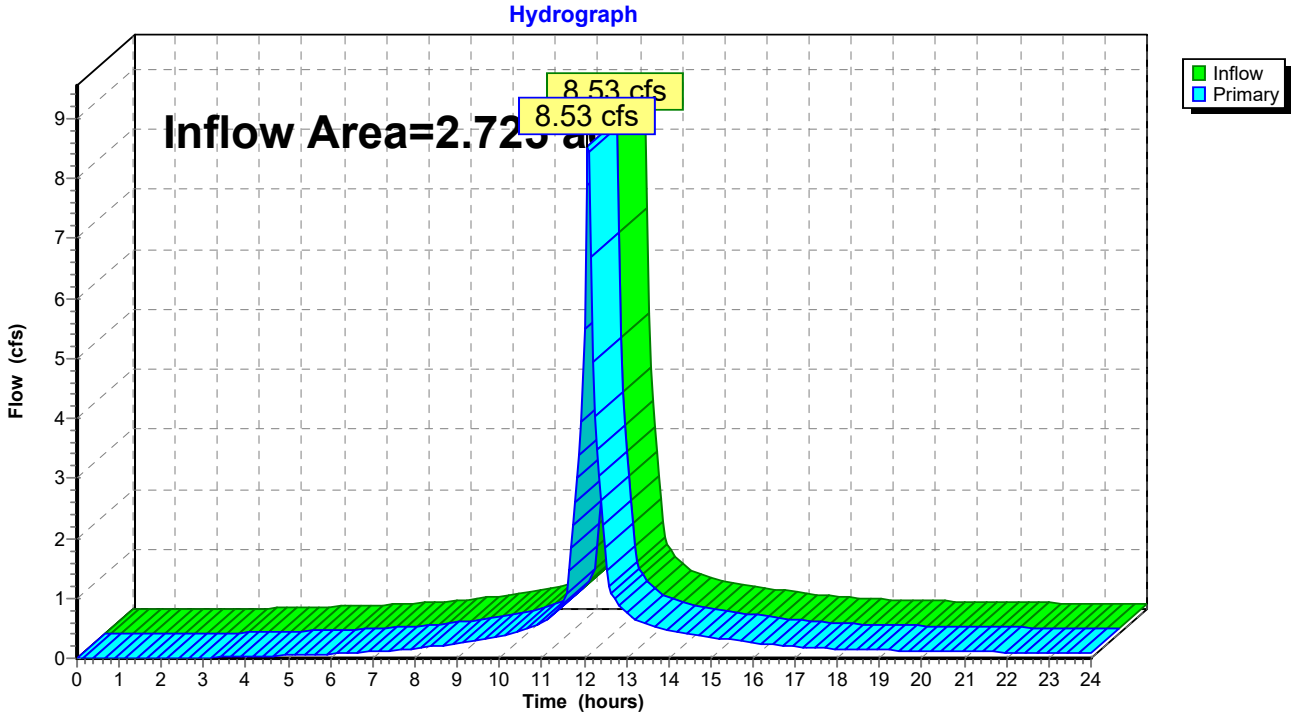


Summary for Link 1L: Church Street-Pre

Inflow Area = 2.725 ac, 56.77% Impervious, Inflow Depth > 2.94" for 2-Yr Storm event
Inflow = 8.53 cfs @ 12.09 hrs, Volume= 0.669 af
Primary = 8.53 cfs @ 12.09 hrs, Volume= 0.669 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Church Street-Pre



PRE-DEVELOPMENT CALCULATIONS
10-YEAR STORM – 5.10" RAINFALL

Summary for Subcatchment 1S: Flow to Church Street

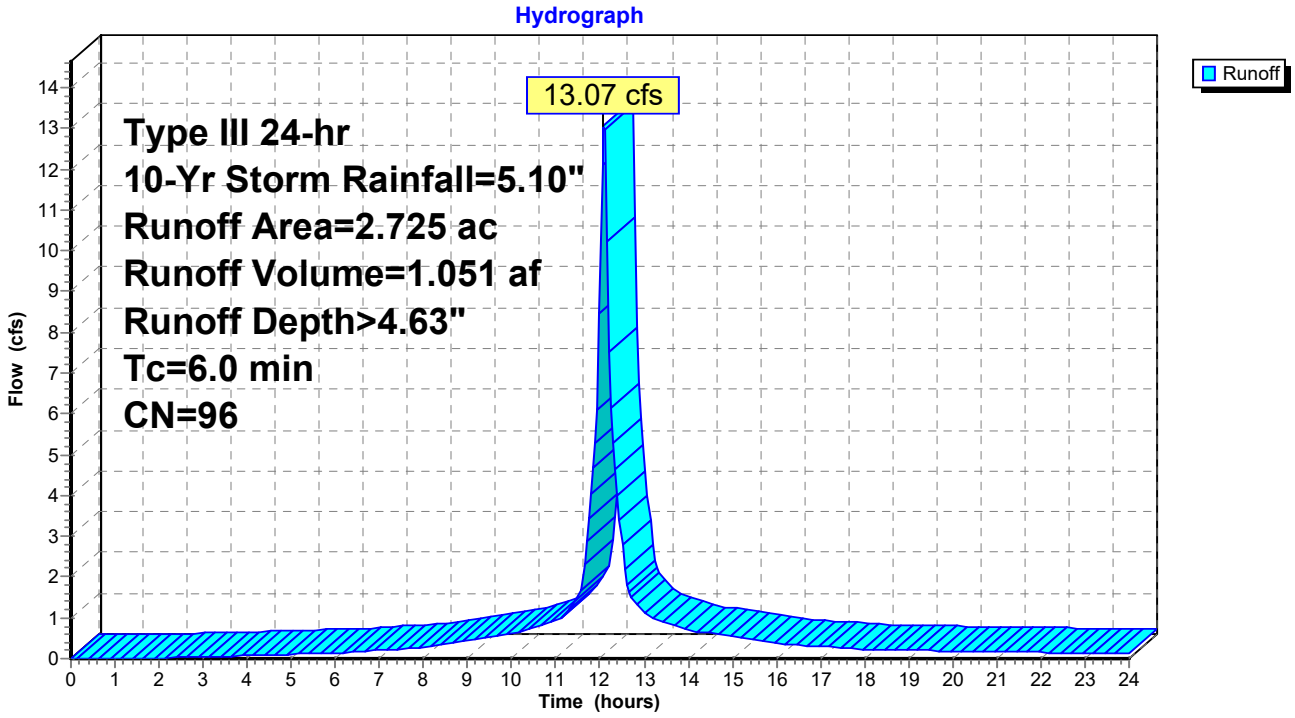
Runoff = 13.07 cfs @ 12.09 hrs, Volume= 1.051 af, Depth> 4.63"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Storm Rainfall=5.10"

Area (ac)	CN	Description
0.769	98	Paved parking, HSG C
0.778	98	Roofs, HSG C
1.012	96	Gravel surface, HSG C
0.138	70	Brush, Fair, HSG C
0.028	74	>75% Grass cover, Good, HSG C
2.725	96	Weighted Average
1.178		43.23% Pervious Area
1.547		56.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: Flow to Church Street

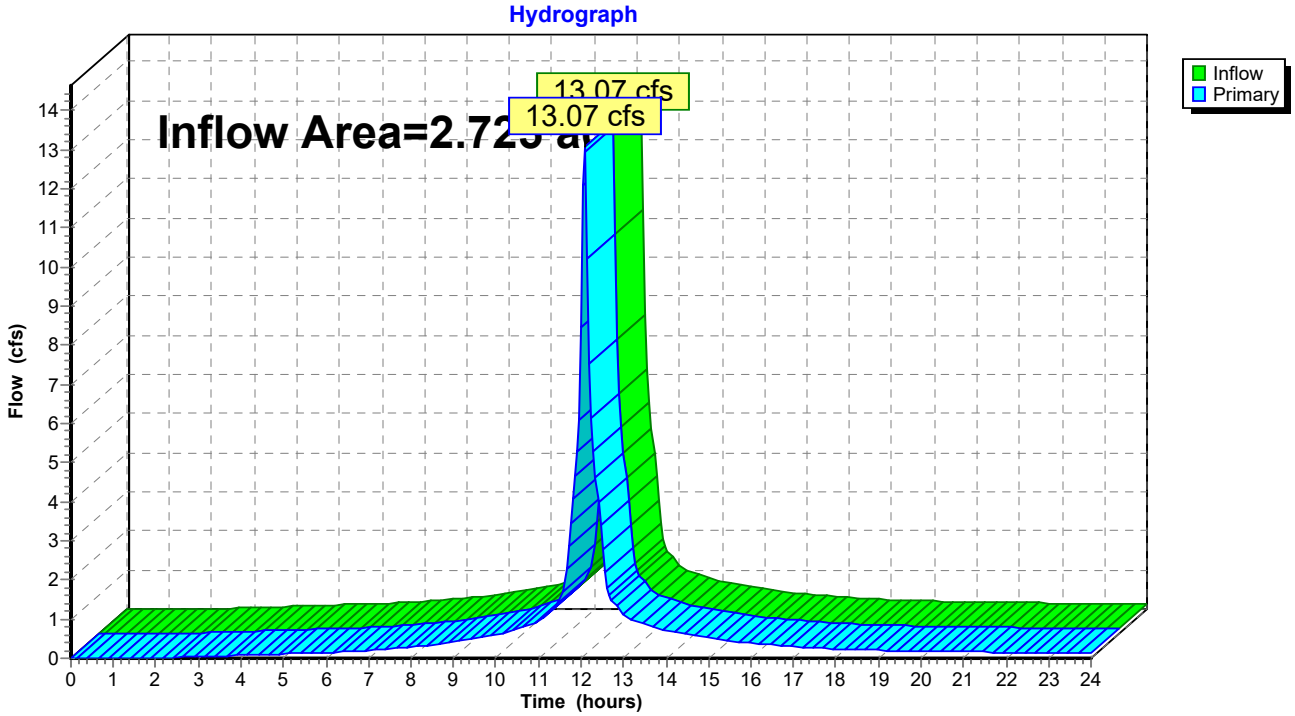


Summary for Link 1L: Church Street-Pre

Inflow Area = 2.725 ac, 56.77% Impervious, Inflow Depth > 4.63" for 10-Yr Storm event
Inflow = 13.07 cfs @ 12.09 hrs, Volume= 1.051 af
Primary = 13.07 cfs @ 12.09 hrs, Volume= 1.051 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Church Street-Pre



PRE-DEVELOPMENT CALCULATIONS
100-YEAR STORM – 7.00" RAINFALL

Summary for Subcatchment 1S: Flow to Church Street

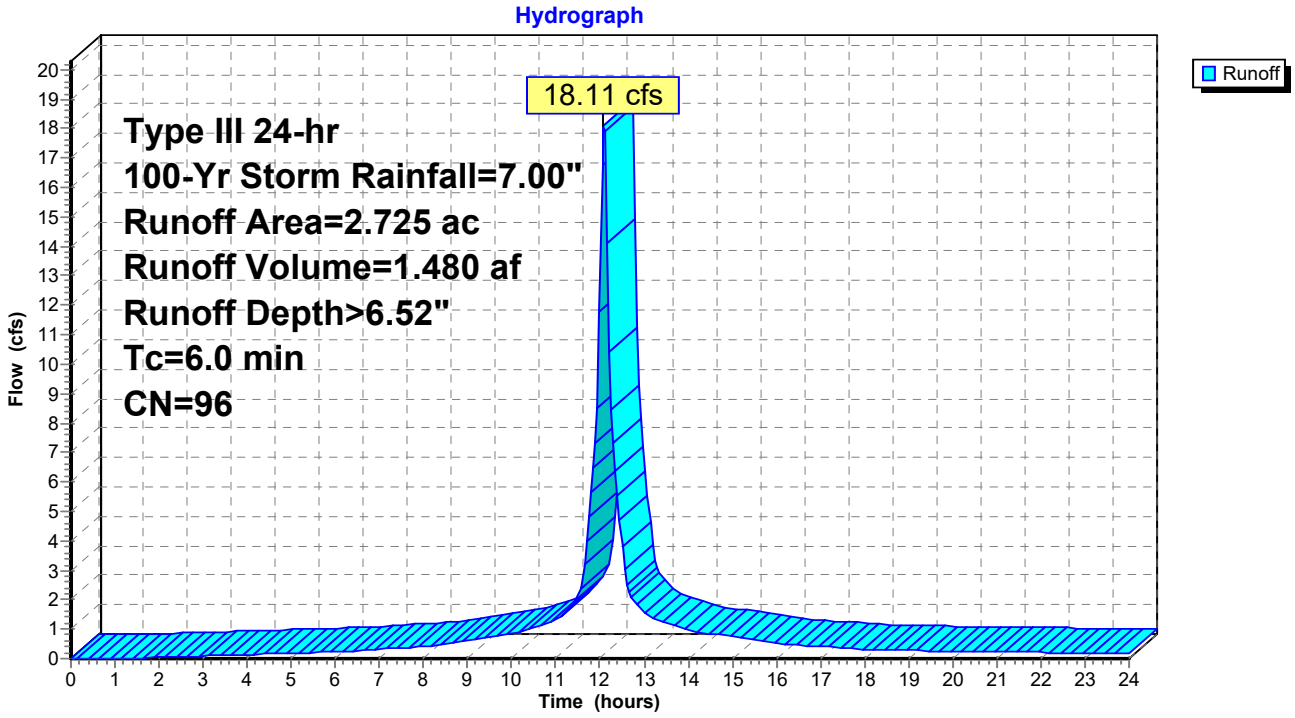
Runoff = 18.11 cfs @ 12.09 hrs, Volume= 1.480 af, Depth> 6.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Yr Storm Rainfall=7.00"

Area (ac)	CN	Description
0.769	98	Paved parking, HSG C
0.778	98	Roofs, HSG C
1.012	96	Gravel surface, HSG C
0.138	70	Brush, Fair, HSG C
0.028	74	>75% Grass cover, Good, HSG C
2.725	96	Weighted Average
1.178		43.23% Pervious Area
1.547		56.77% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 1S: Flow to Church Street

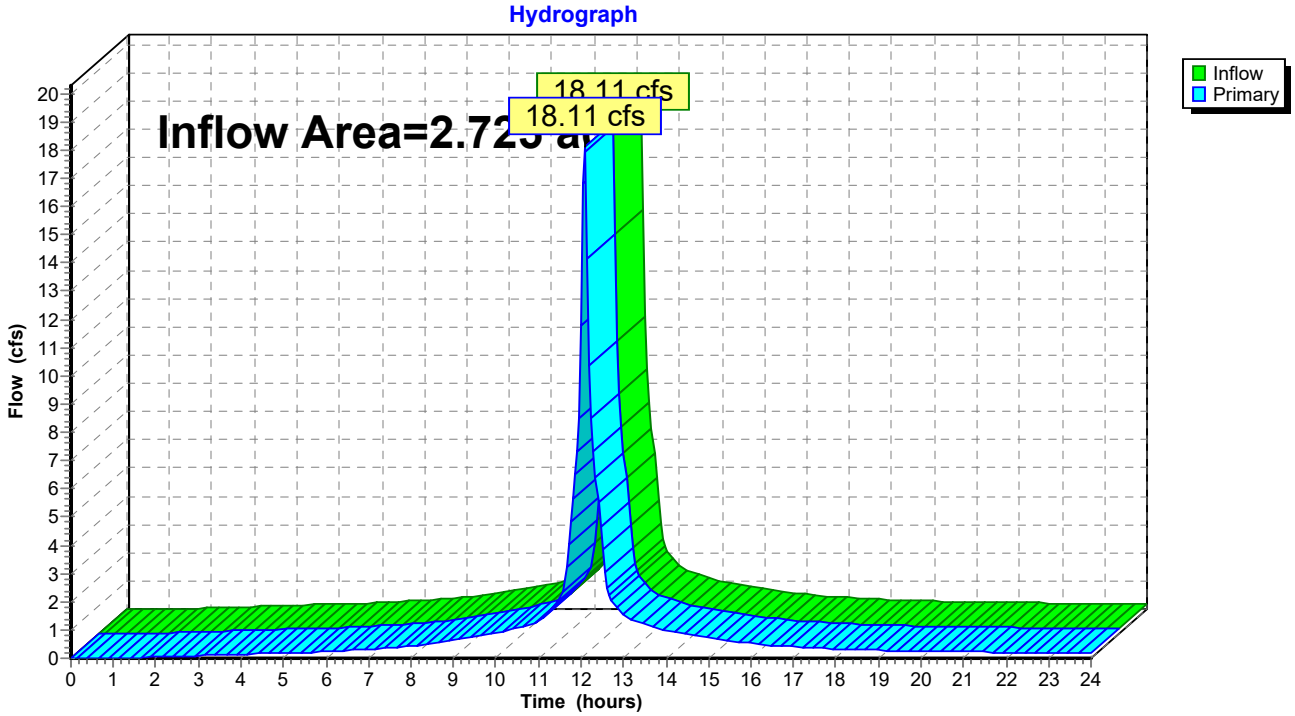


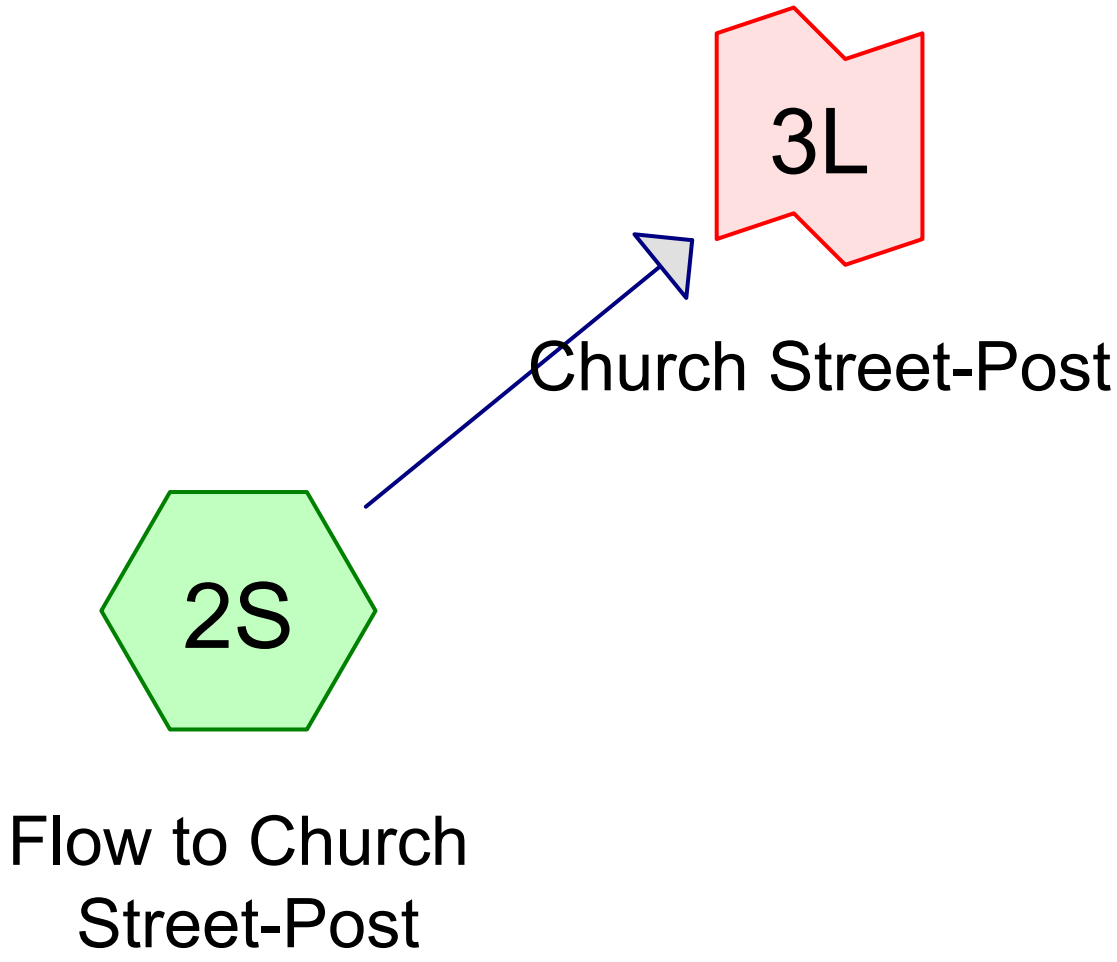
Summary for Link 1L: Church Street-Pre

Inflow Area = 2.725 ac, 56.77% Impervious, Inflow Depth > 6.52" for 100-Yr Storm event
Inflow = 18.11 cfs @ 12.09 hrs, Volume= 1.480 af
Primary = 18.11 cfs @ 12.09 hrs, Volume= 1.480 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

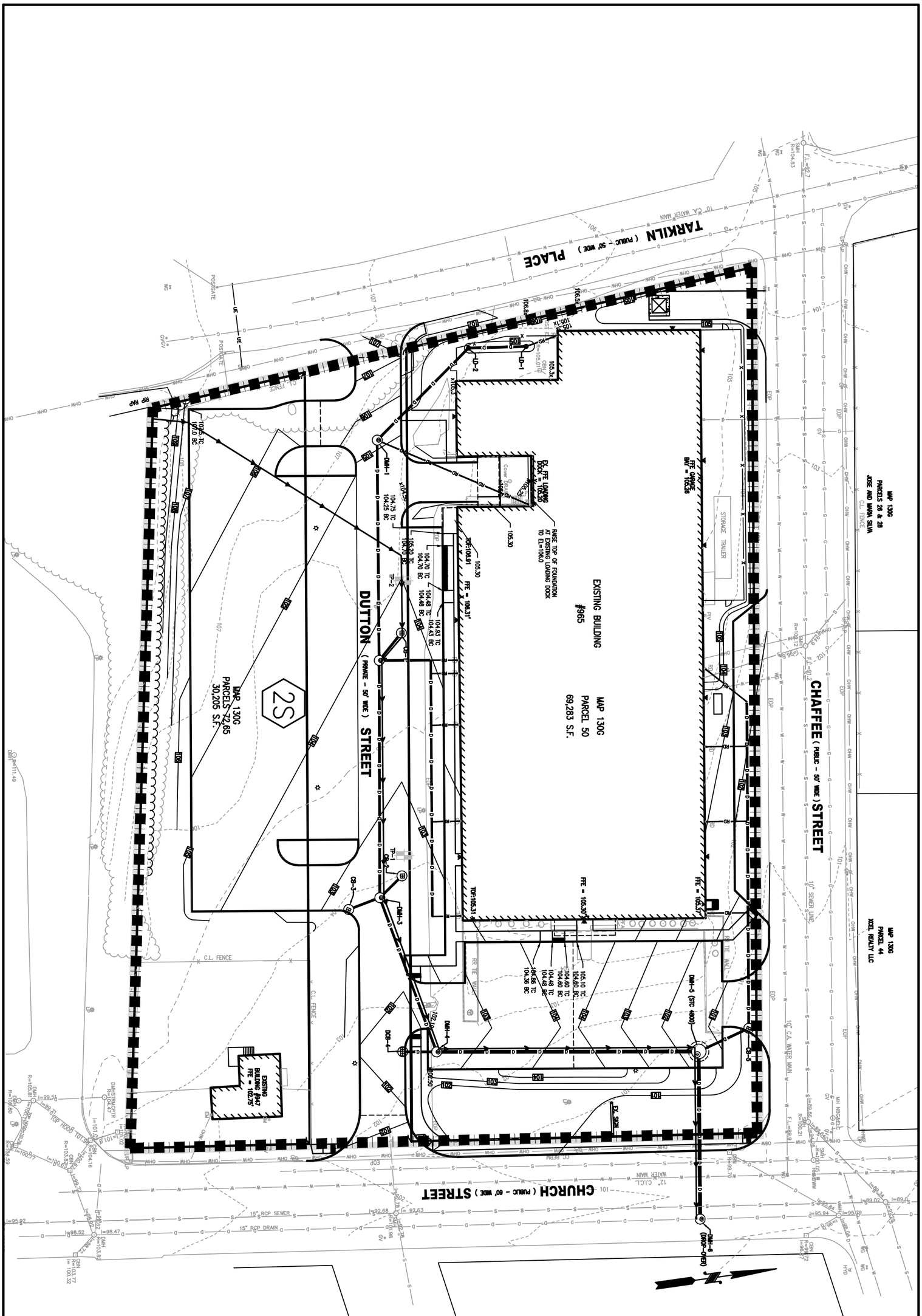
Link 1L: Church Street-Pre





Subcat Reach Pond Link

Routing Diagram for 965 Church St-Pre-Post-103020
Prepared by {enter your company name here}, Printed 11/2/2020



SHEET NAME: **POST-DEVELOPMENT DRAINAGE MAP**	DRAWN BY: JLB	DATE: 11/2/2020	REV.	DATE	DESCRIPTION	BY	APP.
PROJECT SITE: **965 CHURCH STREET** NEW BEDFORD, MASSACHUSETTS	DESIGNED BY: JLB	PROJECT NUMBER 0642-01-01					
OWNER INFO: **CHILD AND FAMILY SERVICES, INC.** 3057 ACUSHNET AVE. NEW BEDFORD, MASSACHUSETTS 02745	CHECKED BY: NCZ	DRAWING SCALE 1" = 20'					
	APPROVED BY JLB	SHEET ID G					

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

P.E. STAMP

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POST-DEVELOPMENT CALCULATIONS
2-YEAR STORM - 3.40" RAINFALL

Summary for Subcatchment 2S: Flow to Church Street-Post

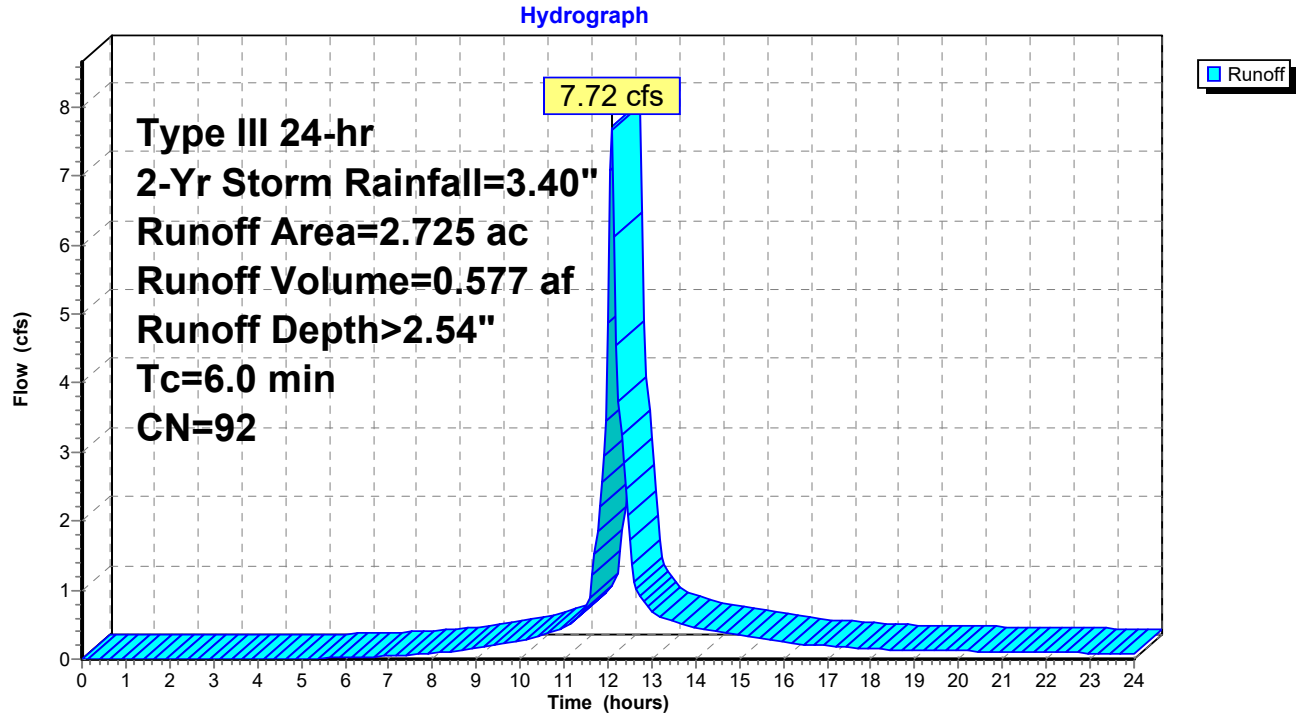
Runoff = 7.72 cfs @ 12.09 hrs, Volume= 0.577 af, Depth> 2.54"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 2-Yr Storm Rainfall=3.40"

Area (ac)	CN	Description
1.220	98	Paved parking, HSG C
0.770	98	Roofs, HSG C
0.115	96	Gravel surface, HSG C
0.620	74	>75% Grass cover, Good, HSG C
2.725	92	Weighted Average
0.735		26.97% Pervious Area
1.990		73.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: Flow to Church Street-Post

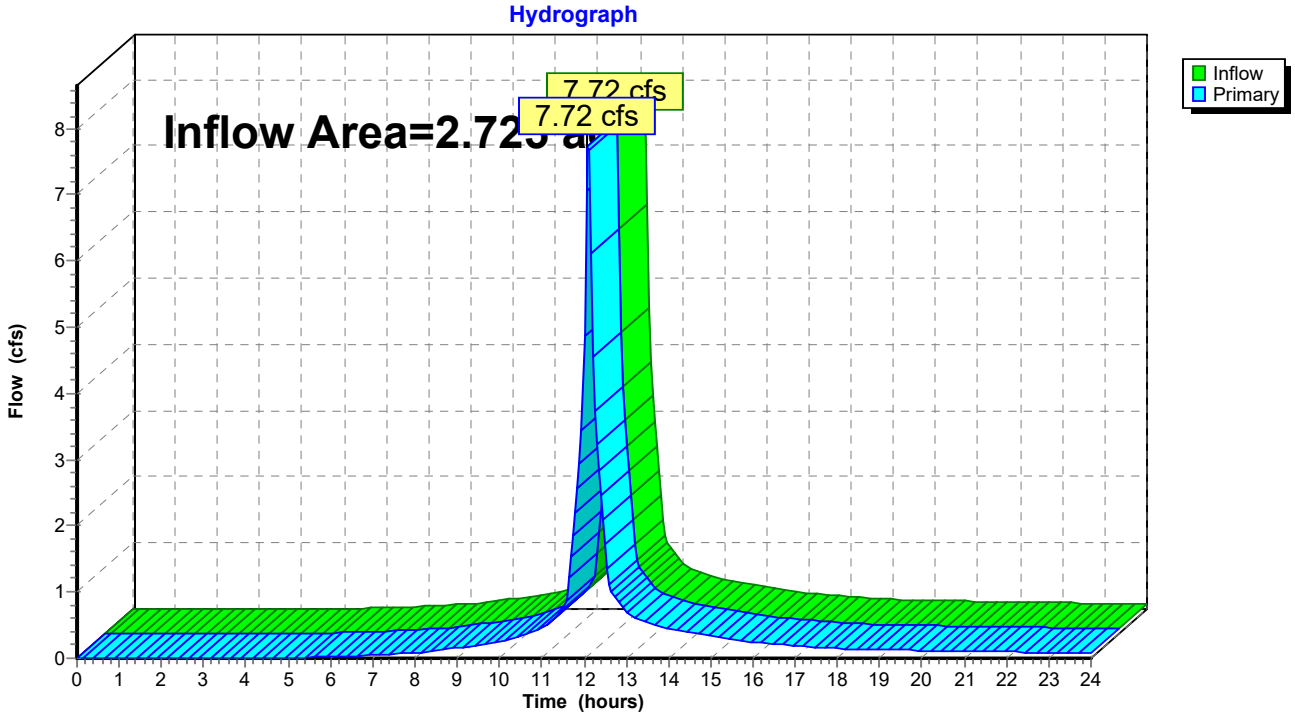


Summary for Link 3L: Church Street-Post

Inflow Area = 2.725 ac, 73.03% Impervious, Inflow Depth > 2.54" for 2-Yr Storm event
Inflow = 7.72 cfs @ 12.09 hrs, Volume= 0.577 af
Primary = 7.72 cfs @ 12.09 hrs, Volume= 0.577 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: Church Street-Post



POST-DEVELOPMENT CALCULATIONS
10-YEAR STORM – 5.10" RAINFALL

Summary for Subcatchment 2S: Flow to Church Street-Post

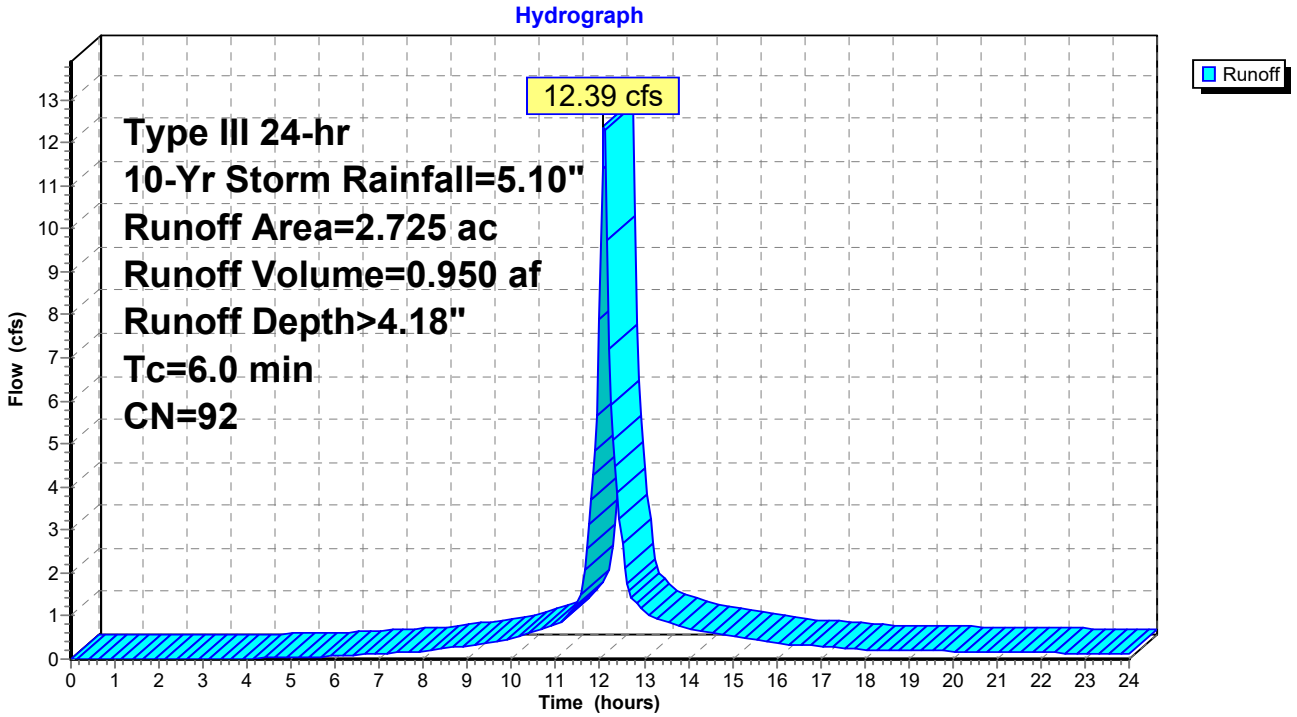
Runoff = 12.39 cfs @ 12.09 hrs, Volume= 0.950 af, Depth> 4.18"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 10-Yr Storm Rainfall=5.10"

Area (ac)	CN	Description
1.220	98	Paved parking, HSG C
0.770	98	Roofs, HSG C
0.115	96	Gravel surface, HSG C
0.620	74	>75% Grass cover, Good, HSG C
2.725	92	Weighted Average
0.735		26.97% Pervious Area
1.990		73.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: Flow to Church Street-Post

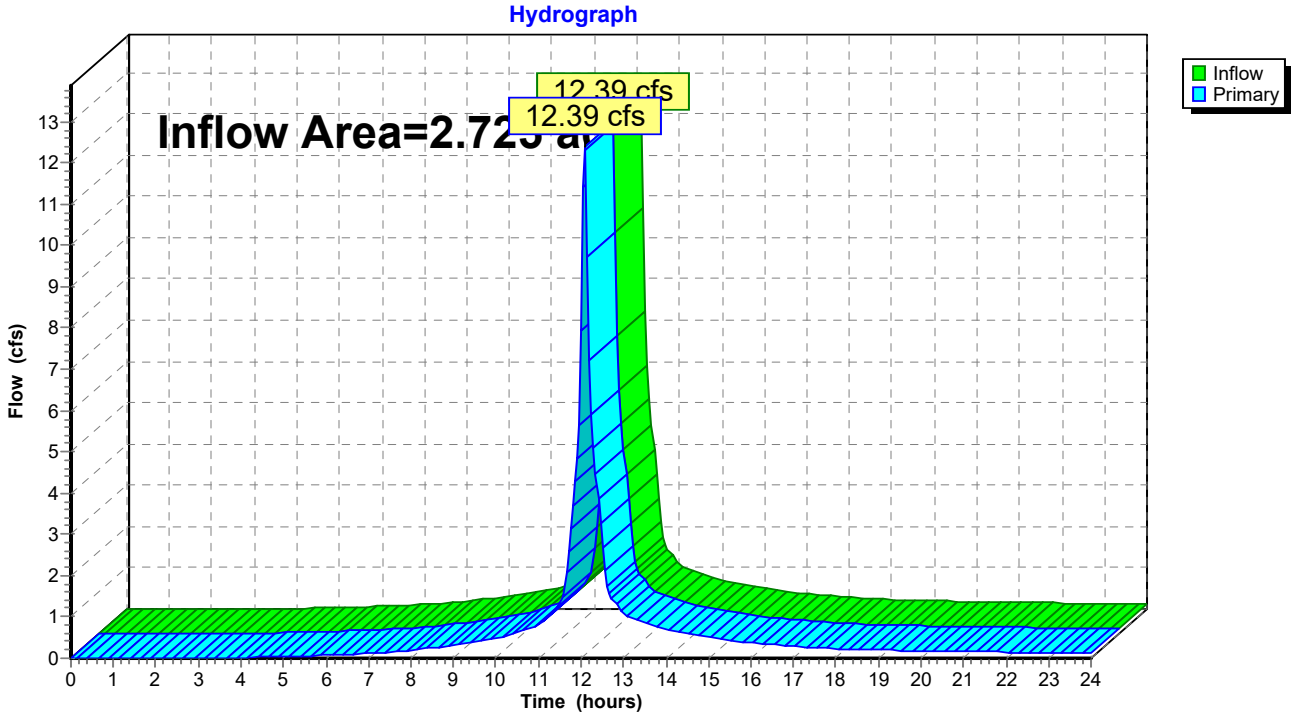


Summary for Link 3L: Church Street-Post

Inflow Area = 2.725 ac, 73.03% Impervious, Inflow Depth > 4.18" for 10-Yr Storm event
Inflow = 12.39 cfs @ 12.09 hrs, Volume= 0.950 af
Primary = 12.39 cfs @ 12.09 hrs, Volume= 0.950 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: Church Street-Post



POST-DEVELOPMENT CALCULATIONS
100-YEAR STORM – 7.00" RAINFALL

Summary for Subcatchment 2S: Flow to Church Street-Post

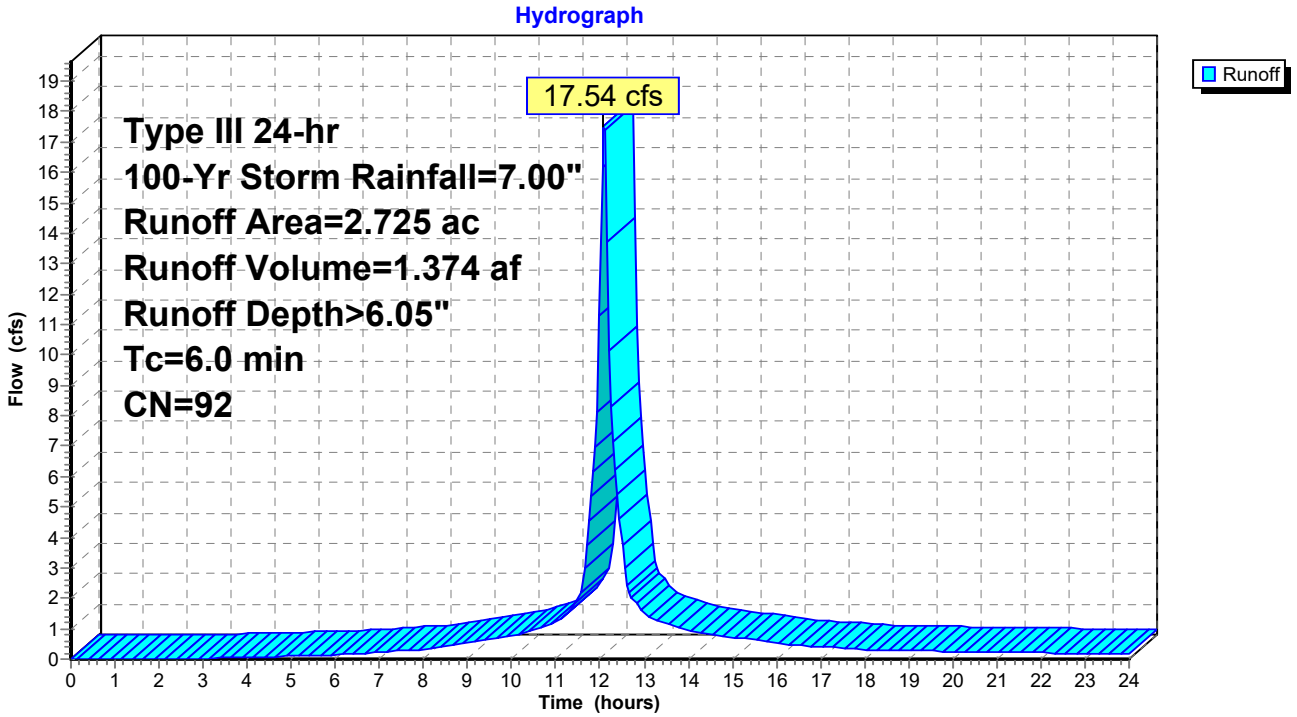
Runoff = 17.54 cfs @ 12.09 hrs, Volume= 1.374 af, Depth> 6.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type III 24-hr 100-Yr Storm Rainfall=7.00"

Area (ac)	CN	Description
1.220	98	Paved parking, HSG C
0.770	98	Roofs, HSG C
0.115	96	Gravel surface, HSG C
0.620	74	>75% Grass cover, Good, HSG C
2.725	92	Weighted Average
0.735		26.97% Pervious Area
1.990		73.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 2S: Flow to Church Street-Post

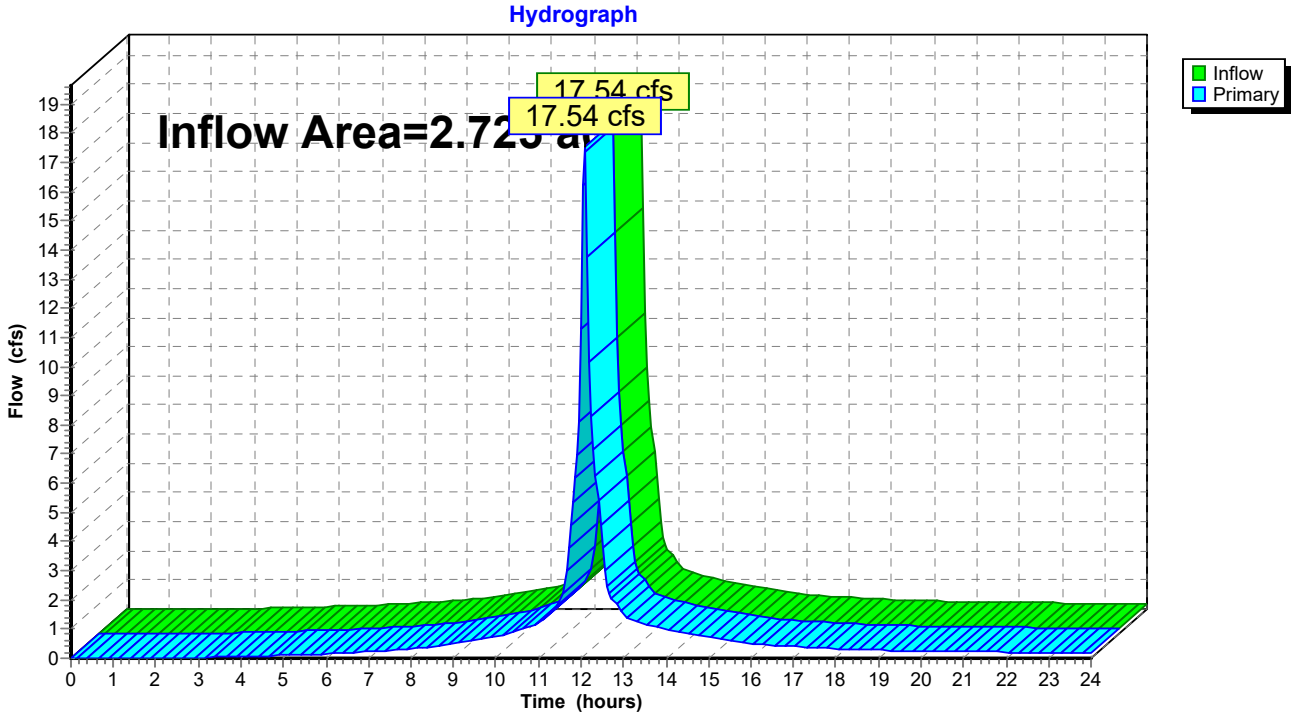


Summary for Link 3L: Church Street-Post

Inflow Area = 2.725 ac, 73.03% Impervious, Inflow Depth > 6.05" for 100-Yr Storm event
Inflow = 17.54 cfs @ 12.09 hrs, Volume= 1.374 af
Primary = 17.54 cfs @ 12.09 hrs, Volume= 1.374 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: Church Street-Post



OPERATIONS AND MAINTENANCE PLAN

OPERATIONS AND MAINTENANCE PLAN
Commercial Redevelopment, 947-965 Church Street, New Bedford

The following is the proposed operation and maintenance plan for the storm water management systems at the commercial redevelopment located at 947-965 Church Street in New Bedford, Massachusetts:

· Owner: Child & Family Services, Inc.
3057 Acushnet Avenue
New Bedford, MA 02745

· Parties responsible for Operation and Maintenance:
Same as above

CONTENTS

STORMWATER MANAGEMENT SYSTEMS
OPERATIONS AND MAINTENANCE PLAN
Commercial Redevelopment, 947-965 Church Street, New Bedford, MA

The storm water management facilities were designed to require little or no intervention in the operation and to require little or no maintenance once the project is built and stable vegetative cover is established. However, the drainage improvements shall be subject to the following maintenance schedule:

A. Routine Maintenance

1. Debris: All debris and litter are to be removed from all catch basins, drains, and surrounding areas at least twice per year.

2. Re-seeding: Embankments that have excessive erosion or slumping are to be re-graded and seeded (with canary grass or tall fescue grass) during the spring or fall growing seasons as needed.

3. Inspect: Catch basins and roof drains shall be inspected on a monthly basis. Any potential blockages in the down spouts will be removed if discovered. Gutters will be cleaned at least twice per year.

B. Periodic Maintenance

1. Accumulated sediment in the water quality unit will be inspected and removed in accordance with the manufacturer's recommendations or, at a minimum, once per year. If the accumulated sediment is equal to 15% of the capacity of the device, the sediment shall be cleaned out using a vacuum truck.

C. Non-routine Maintenance

1. Structural: All catch basins, water quality units, and pipes shall be inspected once every four (4) years for proper function, clogging, signs of deterioration and structural inadequacy. Any adverse situations are to be repaired as needed.

D. Non-periodic Inspection

1. The storm water management system shall be inspected after two years of full operation by a Registered Professional Civil Engineer to confirm its adequacy. The inspection shall include an examination of all components of the system including catch basin/water quality unit and infiltration systems.

E. Annual Budget

1. The estimated annual budget for the O & M is $2,500.

OPERATION AND MAINTENANCE PLAN LOG FORM

Refer to Site Plan for details on the drainage system. Use Log Form that follows as required upon completion of inspections and maintenance tasks, and file.

Medical Clinic Building
947-965 Church Street, New Bedford, MA Drainage System
Operation & Maintenance Log Form

STORMWATER BMP'S

STRUCTURE	DATE INSPECTED	SEDIMENT BUILDUP (YES/NO)	IF SEDIMENT BUILDUP, DATE CLEANED
CB-1			
CB-2			
CB-3			
CB-4			
CB-5			
CB-6			
DMH-5 (STC 4800)			
OTHER:			

Note: Sediment to be removed from catch basins once the depth reaches 24".

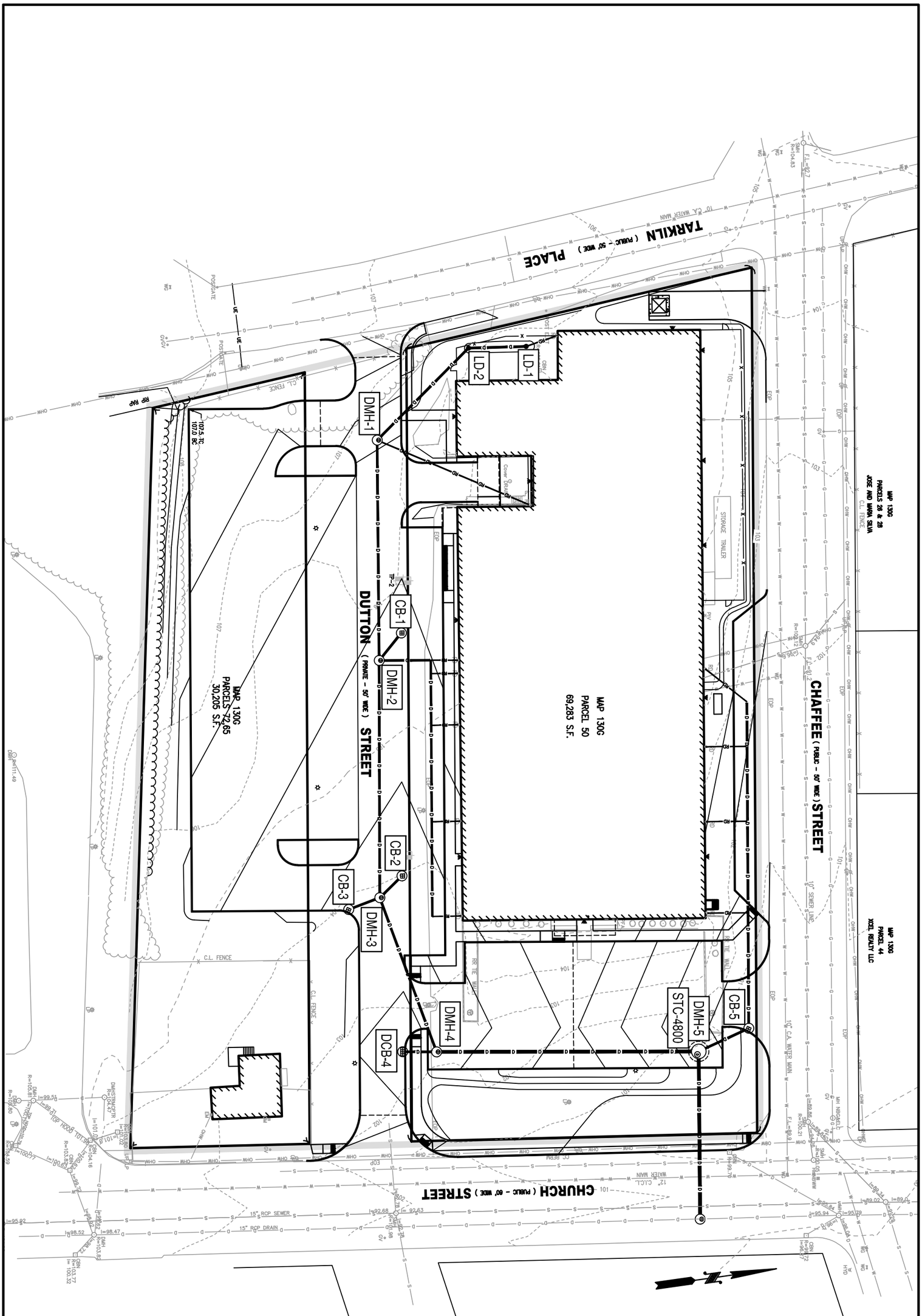
REQUIRED MAINTENANCE:

_____
_____
_____
_____
_____
_____
_____

TO BE PERFORMED BY:_____ ON_____

INSPECTION BY:_____ DATE_____

STORMWATER BMP PLAN



SHEET NAME: **BMP PLAN**	DRAWN BY: JLB	DATE: 11/2/2020	REV.	DATE	DESCRIPTION	BY	APP.
PROJECT SITE: **965 CHURCH STREET** NEW BEDFORD, MASSACHUSETTS	DESIGNED BY: JLB	PROJECT NUMBER 0642-01-01					
OWNER INFO: **CHILD AND FAMILY SERVICES, INC.** 3057 ACUSHNET AVE. NEW BEDFORD, MASSACHUSETTS 02745	CHECKED BY: NCZ	DRAWING SCALE 1" = 20'					
	APPROVED BY JLB	SHEET ID G					

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

P.E. STAMP

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CONSTRUCTION PERIOD POLLUTION PREVENTION PLAN
947-965 Church Street, New Bedford, MA

1.0 INTRODUCTION

It is proposed to convert the existing commercial structure at the above-referenced facility into a medical clinic. The existing gravel areas will be converted into additional parking for the proposed facility. The following erosion and sediment control program material management practices and spill control program have been developed to that end.

2.0 PRECONSTRUCTION MEASURES

Prior to the initiation of any construction, erosion control measures shall be installed as shown on the plans. In addition, silt sacks shall be placed in all existing and proposed catch basin inlets. A preconstruction conference shall then be held with the New Bedford Planning Department's Agent/ Department of Public Infrastructure in order to confirm that sediment control conditions are adequate for construction to start.

3.0 CONSTRUCTION PERIOD MEASURES

The following are the minimal measures required for erosion and sediment control, material handling and for spill control.

3.1 EROSION AND SEDIMENTATION CONTROL

The following measures shall be maintained throughout the site construction phase of the project.

Catch Basin Protection

Proposed catch basins shall be protected with silt sacks prior to the completion of paving. If excessive siltation is discovered to be entering the catch basin inlets, then hay bales shall also be placed around grates and catch basins within the construction/demolition areas to ensure that runoff entering the catch basin has been filtered through the bales prior to discharge.

Stabilized Construction Entrance

A temporary stabilized construction entrance shall be installed at the locations shown on the erosion control plan. The purpose of the construction entrance is to remove sediment attached to vehicle tires and minimize its transport and deposition onto public road surfaces. The construction entrance shall be composed of a 6-inch thick (minimum) bed of 2-inch diameter crushed stone that extends a minimum of 50 feet. The construction entrance shall be a minimum of 25 feet wide, and shall flare to a minimum width of 45 feet wide at the junction with the roadway. The crushed stone bed shall be removed and replenished as necessary to maintain the proper function.

Erosion and Sediment Control - Maintenance

The project general contractor shall have primary responsibility for implementing temporary and permanent controls described in the plan and shall be responsible for assuring Contractor compliance with contract documents including all erosion and sediment control measures.

- Damaged or deteriorated items shall be repaired or replaced immediately after identification.

- The underside of haybales should be kept in close contact with the earth and reset as necessary.

- Silt Socks shall be inspected after every major rainfall runoff event (over ½" depth of precipitation) or every 14 days, whichever occurs first. All damaged or misaligned fences shall be immediately repaired. Silt shall be immediately removed from all areas of the silt fence when depth of accumulation exceeds 9 inches. Each report shall be documented on the form enclosed in Appendix E.

- Sumps shall be inspected after every major rainfall runoff event (over ½" depth of precipitation) or every 14 days, whichever occurs first. Silt shall be immediately removed from all sumps where the depth of accumulation exceeds 9 inches.

- All exposed construction areas shall be stabilized upon completion in order to minimize the time that these areas are unstabilized.

3.2 MATERIALS MANAGEMENT PRACTICES

The following are the material management practices that shall be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff. The Contractor's Superintendent shall be responsible for ensuring that these procedures are followed:

1. *Good Housekeeping*

   The following good housekeeping practices shall be followed on-site during construction:

   a. An effort shall be made to store only enough products required to do the job.
   b. All materials stored on-site shall be stored in a neat, orderly manner and, if possible, under a roof or in a containment area. At a minimum, all containers shall be stored with their lids on when not in use. Drip pans shall be provided under all dispensers.
   c. Products shall be kept in their original containers with the original manufacturer's label in legible condition.
   d. Substances shall not be mixed with one another unless recommended by the manufacturer.
   e. Whenever possible, all of a product shall be used up before disposing the

container.

f. Manufacturer's recommendations for proper use and disposal shall be followed.

g. The Contractor's Superintendent shall be responsible for daily inspections to ensure proper use and disposal of materials.

2. *Hazardous Substances*

These practices shall be used to reduce the risks associated with Hazardous Substances. Material Safety Data Sheets (MSDS's) for each product with hazardous properties that is used at the Project shall be obtained and used for the proper management of potential wastes that may result from these products. An MSDS shall be posted in the immediate area where such product is stored and/or used and another copy of each MSDS shall be maintained in the job trailer at the Project. Each employee who must handle a Hazardous Substance shall be instructed on the use of MSDS sheets and the specific information in the applicable MSDS for the product he/she is using, particularly regarding spill control techniques.

a. Products shall be kept in original containers with the original labels in legible condition.

b. Original labels and MSDS's shall be procured and used for each product.

c. If surplus product must be disposed, manufacturer's and local/state/federal required methods for proper disposal must be followed.

3. *Hazardous Waste*

It is imperative that all Hazardous Waste be properly identified and handled in accordance with all applicable Hazardous Waste Standards, including the storage, transport and disposal of the Hazardous Wastes. There are significant penalties for the improper handling of Hazardous Wastes. It is important that the Site Superintendent seeks appropriate assistance in making the determination of whether a substance or material is a Hazardous Waste. For example, Hazardous Waste may include certain Hazardous Substances, as well as pesticides, paints, paint solvents, cleaning solvents, pesticides, contaminated soils, and other materials, substances or chemicals that have been discarded (or are to be discarded) as being out-of-date, contaminated, or otherwise unusable, and can include the containers for those substances; other materials and substances can also be or become Hazardous Wastes, however. The Contractor's Superintendent is also responsible for ensuring that all site personnel are instructed as to these Hazardous Waste requirements and also that the requirements are being followed.

4. *Product Specific Practices*

The following product specific practices shall be followed on the job site:

Petroleum Products

All on-site vehicles shall be monitored for leaks and receive regular preventative maintenance to reduce the chance of leakage. Petroleum products shall be stored in tightly sealed containers which are clearly labeled. Petroleum storage tanks shall be located at minimum 100 linear feet from drainage ways, inlets and surface waters. Any petroleum storage tanks stored on-site shall be located within a containment area that is designed with an impervious surface between the tank and the ground. The secondary containment must be designed to provide a containment volume that is equal to 110% of the volume of the largest tank. Any mobile petroleum tank shall be parked in a vehicular service area surrounded by a berm that provides a containment volume that is equal to 110% of the volume of the largest tank. Containment must provide sufficient volume to contain expected precipitation and 110% volume of the largest tank. Accumulated rainwater or spills from containment areas are to be promptly pumped into a containment device and disposed properly by a licensed Hazardous Waste transporter. Drip pans shall be provided for all dispensers. Any asphalt substances used on-site shall be applied according to the manufacturer's recommendations. The location of any fuel tanks and/or equipment storage areas must be identified on the Erosion Control Plan by the Contractor once the locations have been determined.

Fertilizers

Fertilizers shall be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer shall be worked in the soil to limit exposure to stormwater. The contents of any partially used bags of fertilizer shall be transferred to a sealable plastic bin to avoid spills.

Cleaning Solvents

All containers shall be tightly sealed and stored when not in use. Excess solvents shall not be discharged to the storm sewer system, but shall be properly disposed of according to manufacturer's instructions or state and federal regulations.

Concrete Wastes

Concrete trucks shall be allowed to wash out or discharge surplus concrete or drum wash water on the project site, but only in specifically designated diked and impervious washouts which have been prepared to prevent contact between the concrete wash and stormwater. Waste generated from concrete wash water shall not be allowed to flow into drainage ways, inlets, receiving waters or any location other than the designated concrete washout. Waste concrete may be poured into forms to make rip-rap or other useful concrete products. Concrete washouts shall be located at minimum 100 linear feet from

drainage ways, inlets, surface waters and wetland resource areas.

The hardened residue from the concrete washout diked areas shall be disposed in the same manner as other non-hazardous construction waste materials or may be broken up and used on site as deemed appropriate by the Contractor. Maintenance of the washout is to include removal of hardened concrete. Facility shall not be filled beyond 95% capacity and shall be cleaned out once 75% full unless a new facility is constructed. The Contractor's Superintendent shall be responsible for seeing that these procedures are followed.Saw-cut Portland Cement Concrete (PCC) slurry shall not be allowed to enter storm drains or watercourses. Saw-cut residue should not be left on the surface of pavement or be allowed to flow over and off pavement. Residue from saw-cutting and grinding shall be collected by vacuum and disposed of in the concrete washout facility.

5. Solid and Construction Wastes

All waste materials shall be collected and disposed of at an appropriate solid waste disposal area.

6. Sanitary Wastes

A minimum of one portable sanitary unit shall be provided for every ten (10) workers on the site. All sanitary waste shall be collected from the portable units a minimum of one time per week by a licensed portable facility provider in complete compliance with local and state regulations.

All sanitary waste units shall be located in an area where the likelihood of the unit contributing to stormwater discharges is negligible. Additional containment BMPs must be implemented, such as gravel bags or specially designed plastic skid containers around the base, to prevent wastes from contributing to stormwater discharges.

7. Contaminated Soils

Any contaminated soils (resulting from spills of hazardous substances or oil or discovered during the course of construction) which may result from construction activities shall be contained and cleaned up immediately in accordance with the procedures given in the Material Management Plan and in accordance with applicable state and federal regulations. Contaminated soils not resulting from construction activities, or which pre-existed construction activities, but which are discovered by virtue of construction activities, should be reported in the same manner as spills, but with sufficient information to indicate that the discovery of an existing condition is being reported. If there is a release that occurs by virtue of the discovery of existing contamination, this should be reported as a spill, if it otherwise meets the requirements for a reportable spill.

SOURCE CONTROL AND LONG-TERM POLLUTION PREVENTION PLAN
947-965 Church Street, New Bedford, MA

1.0 INTRODUCTION

The development of the above referenced facility has been designed to provide improved stormwater quality compared to existing conditions. In order for this to continue in the long term, it is necessary to implement the following Source Control and Pollution Prevention Plan.

2.0 RESPONSIBLE PARTY

Responsible Party:	Child and Family Services, Inc. 3057 Acushnet Avenue, New Bedford, MA
Attention:	TBD

3.0 SOURCE CONTROL MEASURES

The most effective means of providing clean runoff is to prevent pollutants from coming into contact with the stormwater in the first place. This involves the following:

1. Keeping de-icing agents, fertilizers, stockpiles, etc covered at all times. If practical, all such products shall be stored indoors or off-site.

2. All landscaping, fertilization and other grounds maintenance shall be done by professional groundkeepers who are trained at how to maintain the grounds.

3. Periodic parking lot sweeping program shall be implemented. This program shall include removal of windblown debris and litter from landscaped areas.

4. A supply of speedy dry type oil absorbent material shall be kept on-site to allow for the quick cleanup of minor spills.

4.0 SPILL PREVENTION AND RESPONSE PLAN

The Property Manager, shall train all personnel in the proper handling and cleanup of spilled Hazardous Substances or Oil. No spilled Hazardous Substances or Oil shall be allowed to come in contact with stormwater discharges. If such contact occurs, the stormwater discharge shall be contained on site until appropriate measures in compliance with state and federal regulations are taken to dispose such contaminated stormwater. It shall be the responsibility of the Property

Manager to be properly trained, and to train all personnel in spill prevention and cleanup procedures.

In order to prevent or minimize the potential for a spill of hazardous substances or oil to come into contact with stormwater, the following steps shall be implemented:

a. All hazardous substances or oil (such as pesticides, petroleum products, fertilizers, detergents, chemicals, acids, paints, paint solvents, cleaning solvents, additives for soil stabilization, concrete curing compounds and additives, etc.) shall be stored in a secure location, with their lids on, preferably under cover, when not in use.

b. The minimum practical quantity of all such materials shall be kept at the facility.

c. A spill control and containment kit (containing, for example, absorbent materials, acid neutralizing powder, brooms, dust pans, mops, rags, gloves, plastic and metal trash containers, etc.) shall be provided at the site.

d. Manufacturer's recommended methods for spill cleanup shall be clearly posted and site maintenance personnel shall be trained regarding these procedures and the location of the information and cleanup supplies.

e. It is the Property Manager's responsibility to ensure that all hazardous waste discovered or generated at the Project site are disposed properly by a licensed hazardous material disposal company. The Property Manager is responsible for not exceeding hazardous waste storage requirements mandated by the EPA or state and local authority.

A spill contingency plan shall be implemented including the following provisions:

· Equipment necessary to quickly attend to inadvertent spills or shall be stored on-site in a secure but accessible location. Such equipment shall include:
  1. Safety goggles.
  2. Chemically resistant gloves and overshoe boots.
  3. Water and chemical fire extinguishers.
  4. Sand and shovels.
  5. Suitable absorbent materials.
  6. Storage containers.
  7. First aid equipment.

In the event of a spill of hazardous substances or oil, the following procedures must be followed:

a. All measures must be taken to contain and abate the spill and to prevent the

discharge of the hazardous substance or oil to stormwater or off-site. (The spill area must be kept well ventilated and personnel must wear appropriate protective clothing to prevent injury from contact with the hazardous substances.)

b. For spills of less than five (5) gallons of material, proceed with source control and containment, clean-up with absorbent materials or other applicable means unless an imminent hazard or other circumstances dictate that the spill should be treated by a professional emergency response contractor.

c. For spills greater than five (5) gallons of material immediately contact a Massachusetts Licensed Site Professional L.S.P. Provide information on the type of material spilled, the location of the spill, the quantity spilled, and the time of the spill and proceed with prevention, containment and/or clean-up if so desired.

d. Spills of amounts that exceed reportable quantities of certain substances specifically mentioned in federal regulations 40 CFR 110, 40 CFR 117, and 40 CFR 302 must be immediately reported to the EPA National Response Center, Telephone (800) 242-8802.

The Property Manager shall be the spill prevention and response coordinator. He shall designate the individuals who shall receive spill prevention and response training. These individuals shall each become responsible for a particular phase of prevention and response. The names of these personnel should be posted in the material storage area and in the property office.

5.0 SNOW AND ICE REMOVAL

Snow removal shall be primarily done by mechanical removal rather than chemical application. The judicious use of sand and salt without chemical additives is allowed in order to protect the safety of the public. Snow shall be primarily stored onsite along the southern landscaped area on the property.

CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

DEPARTMENT OF INSPECTIONAL SERVICES
133 WILLIAM STREET – ROOM 308
NEW BEDFORD, MA 02740

New Bedford Comprehensive Zoning Code Review
Code of Ordinances – Chapter-9

965 Church Street – PLOT: 130G – LOT: 50 – ZONED DISTRICT: IA
SS Dutton Street – PLOT: 130G – LOT: 65 – ZONED DISTRICT: IA
Site Plan Review Required is from the Planning Board
Special Permit & Variance is Required from the Zoning Board of Appeals

Zoning Code Review as follows:

Site Plan Review — **Planning Board**

- **SECTIONS**
  - **5400 – Site Plan Review**
  - **5410 – Purpose**
  - **5420 – Applicability**
    - **5421 – Any new industrial or commercial construction or expansion over two thousand (2,000) gross square feet or any new industrial or commercial construction or expansion requiring more than five (5) additional parking spaces.**
    - **5425 – New industrial or commercial construction or additions less than two thousand (2,000) square feet if requiring a new curb cut or driveway or if substantially affecting existing internal circulation.**
  - **5430-5490B**

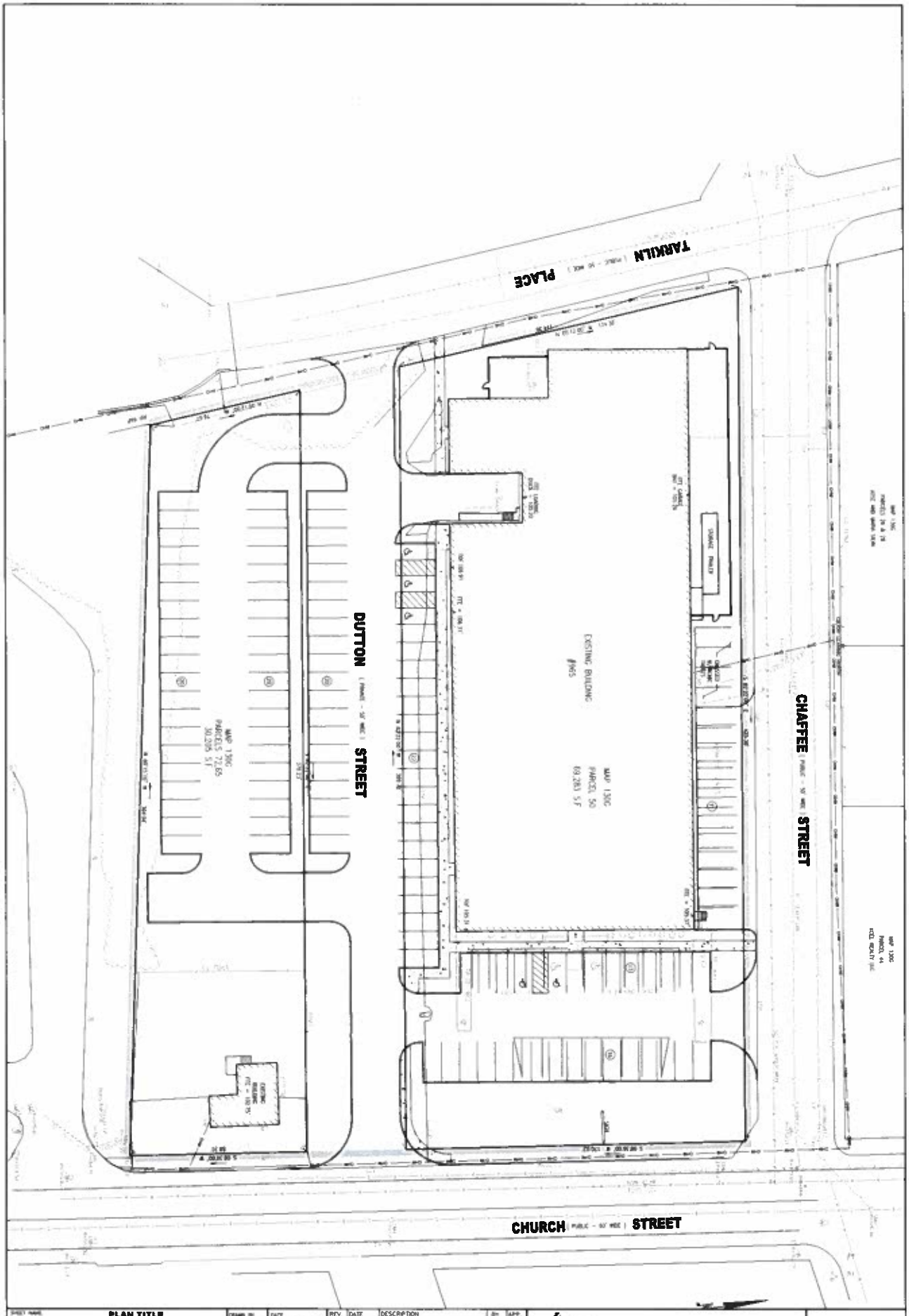
Variance — **Zoning Board of Appeals**

- **SECTIONS**
  - **1200 – Definitions**
    - **Structure - A combination of materials assembled at a fixed location to give support or shelter, such as a building, framework, retaining wall, tent, reviewing stand, platform, bin, fence, sign, flagpole, recreational tramway, mast for radio antenna or the like.**
  - **2700 – Dimensional Regulation**
  - **2710 – General**
  - **2720 – Table of Dimensional Requirements – Appendix-B**
    - **Side Yard-Ft**
  - **2750 – Yards in Residence District**
  - **2755 – Side Yard**
  - **3100 – Parking and Loading**
  - **3110 – Applicability**
  - **3140 – Location and Layout of Parking and Loading Facilities**
    - **3146 – When five (5) or more parking spaces are required on a lot, the provisions of Section 3300 shall apply. All spaces shall be laid out so that vehicles can enter or leave any parking space directly from a drive or aisle other than a street. Additionally, all spaces shall be laid out so the vehicles entering a street may do so facing the street.**

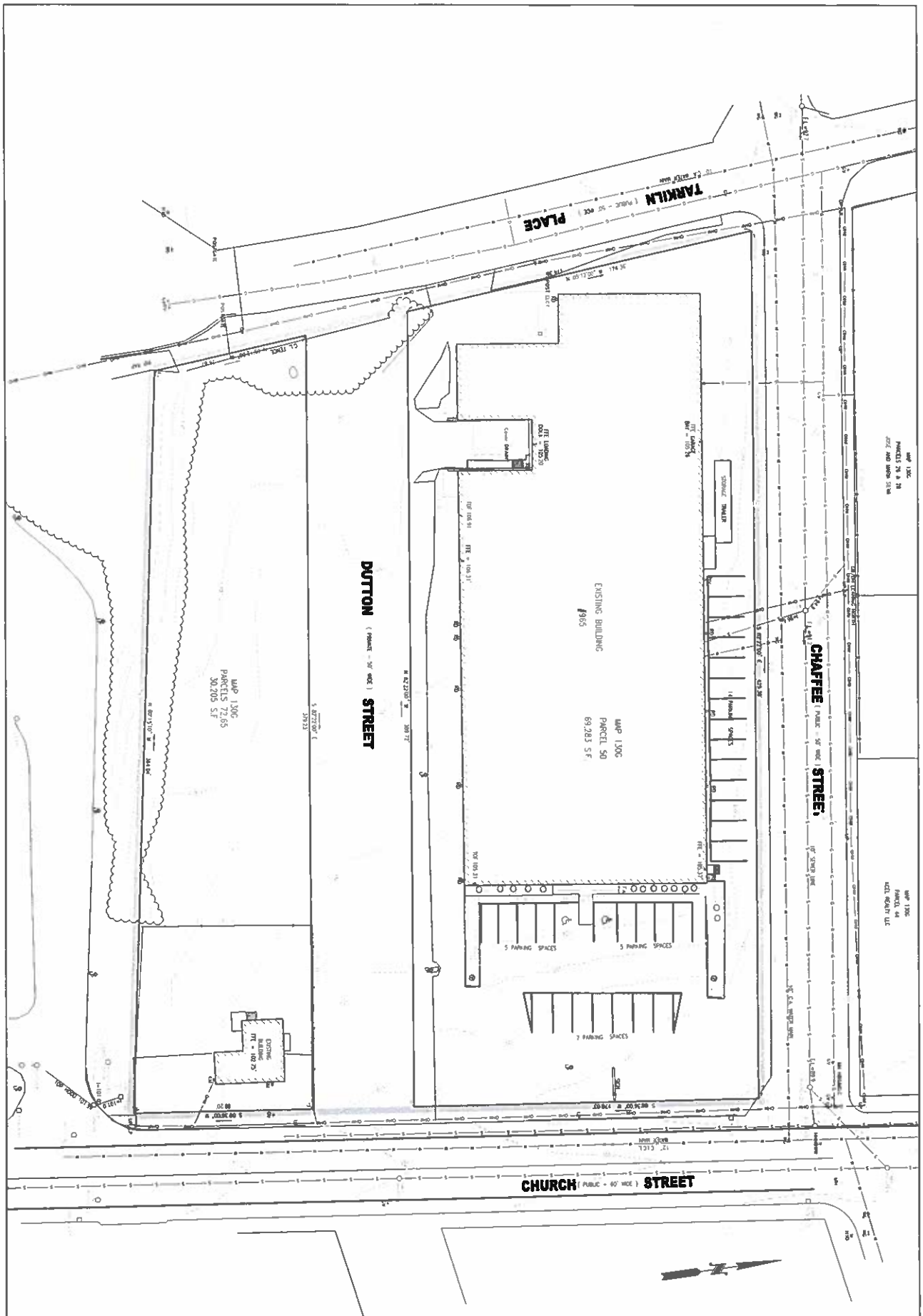
Special Permit — **Zoning Board of Appeals**

- **SECTIONS**
  - **2200 – USE REGULATIONS**
  - **2210 – General**
  - **2230 – Table of Use Regulations – Appendix-A**
    - **Commercial: #25 – Medical offices, center, or clinic**
  - **5300-5390 – Special Permit**

*******Note: Owner and/or leasee to contact DPI to discontinue the unpaved portion of Dutton Street between 965 Church Street and 947 Church Street that will be used for it parking. *******



SHEET NAME: PLAN TITLE LAYOUT PLAN	DRAWN BY: AJB	DATE: 10/2/2025	REV.	DATE	DESCRIPTION	BY	APP.	ZCE ZENITH CONSULTING ENGINEERS, LLC 3 MAIN STREET LAKEVILLE, MA 02347 PHONE: (508) 947-4208
PROJECT SITE: 965 CHURCH STREET NEW BEDFORD, MASSACHUSETTS	DESIGNED BY: AJB	PROJECT NUMBER: 0842-01-01						DRAFT
OWNER INFO: CHILD AND FAMILY SERVICES, INC. 3987 ACUSHNET AVE. NEW BEDFORD, MASSACHUSETTS 02745	CHECKED BY: MCJ	DRAWING SCALE: 1" = 20						P.E. STAMP
	APPROVED BY: AJB	SHEET ID: L						



SHEET NAME	PLAN TITLE EXISTING CONDITIONS	DRAWN BY	JLB	DATE	10/2/2020	REV	DATE	DESCRIPTION	BY APP
PROJECT SITE	965 CHURCH STREET NEW BEDFORD, MASSACHUSETTS	DESIGNED BY	JLB	PROJECT NUMBER	0642-01-01				
OWNER INFO	CHILD AND FAMILY SERVICES, INC. 3667 ACUSHNET AVE. NEW BEDFORD, MASSACHUSETTS 02745	CHECKED BY	NCZ	DRAWING SCALE	1" = 99'				
		APPROVED BY	JLB	SHEET ID	1				

ZCE
ZENITH CONSULTING ENGINEERS, LLC
3 MAIN STREET LAKEVILLE, MA 02347
PHONE: (508) 947-4208

DRAFT

P.E. STAMP

S:\0-4 Engineering Projects\New Bedford\Church Street\965 Church ST\DWG\Site Plan Base.dwg

STAFF	
CONFERENCE ROOM	8
RESTROOM	2
LOUNGE	1
MEZZANINE OPEN OFFICE	
CUBICLES	12
STAFF LAV	1

CRISIS CENTER (CS)	
INTAKE	1
[illegible]	1
INTAKE RESTROOM	1
RECEPTION	1
LAUNDRY	1
STAFF RESTROOM	1
ADMINISTRATION OFFICE	[illegible]
COUNSEL	[illegible]
CUBICLES	[illegible]
CALL CENTER	[illegible]

COMMUNITY CRISIS STABILIZATION (CCS)

COMMUNITY BASED ACUTE TREATMENT (CBAT)	
BED	[illegible]
NURSE	[illegible]
STAFF LAV	[illegible]
RESTROOM	4
[illegible]	[illegible]
[illegible]	[illegible]
LAUNDRY	[illegible]
[illegible]	[illegible]
DINING AND SHARED KITCHEN	[illegible]
ACTIVITY	[illegible]
[illegible]	[illegible]
[illegible]	2
OUTDOOR ACTIVITY	[illegible]

MENTAL HEALTH COUNSELING CENTER (MHCC)	
WAITING [illegible] SEATS	[illegible]
WAITING RESTROOMS	[illegible]
RECEPTION	[illegible]
[illegible]	[illegible]
RECORDS	[illegible]
[illegible]	[illegible]
COUNSEL	[illegible]
GROUP COUNSEL	[illegible]
RESTROOMS	[illegible]
PSYCHIATRY	
CLINICAL	6
STAFF ROOM	1
MANAGEMENT	1
NURSE	1
RESTROOM	1
ADMINISTRATION	
OFFICE	9

MEDCOM ARCHITECTURAL GROUP
MEDICAL & COMMERCIAL ARCHITECTURE

PROJECT:
CHILD & FAMILY SERVICES
965 CHURCH STREET
NEW BEDFORD, MASSACHUSETTS

FLOOR PLANS

10-07-20

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