



CITY OF NEW BEDFORD
Jonathan F. Mitchell, Mayor

Department of Public Infrastructure

Jamie Ponte
Commissioner

Water
Wastewater
Highways
Engineering
Cemeteries
Park Maintenance
Forestry
Energy

Memorandum

TO: City of New Bedford Planning Board *JP MKS*

FROM: Jamie Ponte, Commissioner

DATE: February 3, 2021

SUBJECT: Child and Family Services, Inc. – Site Plan
W.S. Church Street (f.k.a. 947 & 965 Church St)
Plot 130G, Lots 45 & 50-73

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the revised plan dated 1/12/2021, prepared by Zenith Consulting Engineers, LLC, along with all supporting documents submitted for the redevelopment of the above referenced site. The following summarizes DPI's comments to the proposed site plan:

1. The proposed project contains 25 separate parcels which may have to be combined for zoning purposes.
 - a. This is not including the private street layout of Dutton St, which will require a discontinuance with coordinating deed adjustments to the abutting parcels, to be recorded at the Registry of Deeds.
 - b. Site plan should show all lot lines as it currently exists.
2. Commercial driveways are subject to Traffic Commission Board approval prior to DPI permit signoff.
3. Driveways must be built in accordance with City construction standards, 90-degree alignment from the roadway with four foot vertical granite curb transitions to either side. Site plan proposes radius curb with hot mix asphalt, revise plans to meet New Bedford construction standards.
 - a. Proposed driveway on Church Street must be cement concrete for the portion within City Layout (22' x 8' apron). No VGC or VCC within the driveway apron.

- b. Proposed driveways on Chaffee St and Tarkiln Pl may be hot mix asphalt if the site plan remains as currently proposed, with no sidewalk abutting the driveway aprons. Driveway layout and materials must be revised accordingly if sidewalk is proposed to abut either of the driveways.
 - c. Dumpster location, at the northwest corner of the project site, with access from Chaffee St is an additional curb cut that will require Traffic Commission approval and driveway permit from DPI.
4. Developer to install vertical granite curb along the entire frontage of Church St (including in front of existing building #947), Chaffee St and the portion of Tarkiln Pl from Chaffee St southerly to the site's driveway located on Tarkiln Pl.
5. Proposed wheelchair ramps at driveway aprons to be eliminated. ADA compliant crossing incorporated in City design specs for driveways.
6. Extend limits of work for proposed sidewalk to incorporate the full frontage of the property along Church Street (in front of existing building #947).
7. Developer to plant trees within the grass ribbon area of sidewalk layout on Church St, Chaffee St and Tarkiln PL. Trees are to be spaced a minimum of 40 feet and maximum of 60 feet apart on center. Contact DPI Engineering Division for list of approved species to be planted at this location.
8. Proposed improvements to the existing wheelchair ramps at the intersection of Chaffee St and Tarkiln Pl, northwest of the project area, does not make a full connection to the focus site. True ADA compliance would require installation of additional sidewalks and wheelchair ramps to get pedestrians across the intersection without traveling over the roadway. This proposed work can be eliminated.
9. Remove various proposed pavement markings: double yellow center line of Chaffee St, angular ladder infill of crosswalks on Tarkiln Pl and Chaffee St, stop bar (x2) on Chaffee St.
10. The six proposed parking spots, parallel to Chaffee Street, are located outside of the Chaffee Street Right of Way (ROW). Therefore, the City is not responsible for clearing those parking spaces to the curb line located on private property during snow removal operations.
11. The proposed drainage for the site does not meet the City of New Bedford's Stormwater Rules and Regulations. The grading and drainage plan proposes that one hundred percent of the site be collected and tied directly to the City's storm drain located on Church St. This area has notable historic flooding and capacity issues with the 15" storm drain main located on Church St, all of which impact the wetlands north of Whalers Wood Subdivision. Site runoff mitigations must be incorporated into the design. This site's open space and building roof provide opportunity for self-contained stormwater measures.

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12. Developer to check condition of existing sewer and water services.
 - a. Existing sewer service for #947 and #965 are undocumented. If to be reused, owner must file proper sewer permits for DPI records and asset management.
13. Any existing water and/or sewer services to be abandoned are to be capped. Water services are to be capped at the main. Sewer services are to be capped at the property line.
14. All utilities to be installed or modified in accordance with City of New Bedford standards.
15. Permits for driveways, sidewalk and utilities must be obtained from the Department of Public Infrastructure Engineering Division.
16. Area of impact is greater than one acre. Owner must file a NPDES permit and supply a copy to DPI's Engineering Division. Coordinate sedimentation and erosion control site inspections with DPI Engineering Division.
17. Developer must contact DPI's Engineering Division to verify the legal address number that corresponds to the door which is being used as the main entrance of the building. If the address number on file with Engineering does not correspond to the door that is being utilized as the main entrance, then a new number will need to be issued by Engineering. Applicant shall not proceed with any advertising for the project under the old address number.
18. Developer must schedule a pre-construction meeting with DPI's Assistant City Engineer prior to the start of construction. DPI will not signoff of any/all permits until the preconstruction meeting has taken place.
19. DPI requires a final plan set to be submitted that reflects all revisions made prior to the start of construction and/or any permits to be issued.
20. Upon completion of work, Developer must submit a stamped As-built drawing of all utility work prior to Certificate of Occupancy being issued.

Cc:

Department of Inspectional Services
Department of Resiliency and Environmental Stewardship
Child and Family Services, Inc.
Zenith Consulting Engineers, LLC