



MAYOR  
JON MITCHELL

## City of New Bedford Department of City Planning

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### PLANNING BOARD

# STAFF REPORT

REPORT DATE  
February 4, 2021

PLANNING BOARD MEETING  
February 10, 2021

Case #21-01: SUBDIVISION PLAN REVIEW

Case #21-02: SITE PLAN REVIEW

947 & 965 Church Street  
Map: 130G Lots: 50, 65, 72

**Owner:** Chaffee Church Properties, LLC  
965 Church Street  
New Bedford, MA  
02747

**Applicant:** Child & Family Services  
3057 Acushnet Avenue  
New Bedford, MA 02745



965 Church St. and front parking area.  
Looking west from Church Street.

### Overview

Request by applicant for **Definitive Subdivision Plan Approval** for the reconfiguration of lots and discontinuance of Dutton Street, and **Site Plan Review** for improvements to the parking lot and exterior and interior renovations to the building for new offices, clinical spaces, and a screened outdoor area at **947 & 965 Church Street** (Map: 130G Lots: 50, 65, & 72) a 2.7± acre site in an Industrial A zoned district.

### Existing Conditions

The project site is 118,712 SF (2.7± acres) and consists of multiple lots zoned Industrial A on the south side of Chaffee Street, west side of Church Street, and east side of Tarkiln Hill Place. The site has 308± feet of frontage on Church Street. At the southeast corner of the site is 947 Church Street, which is occupied by an auto sales and repair business. The 37,996 SF building at 965 Church Street is occupied by Regal House, a furniture store, which is located on the northern half of the site. The building has a front entrance on Church



"Dutton Street"  
Looking northwest from Church St.

Street and a single-bay garage door on Chaffee Street. There is also a loading dock near the southwest corner of the building.

Associated parking lots are in front of the building along Church Street and on the north side of the building along Chaffee Street. The lot is paved from building to street on the east, west, and north sides, and along the perimeter on the south side of the building. There is a ground sign for Regal House at the edge of the lot along Church Street. The site currently has 17 parking spaces on the Church Street site and 14 parking spaces on the Chaffee Street side of the building. The pavement is uneven and in general disrepair. Most parking space lines are faded, and previously sealed cracks have reopened. Trees, shrubbery, and stone mulch landscaping separates the parking area on Church Street from the front entrance to the building.

The site is split by Dutton Street. Dutton Street is a paper street and ownership of the land reserved for the street was granted to the owner of 965 Church Street as part of a 2003 Land Court order (Judgement Book 6053, Page 188). The paper street is situated an east west configuration, between Church St and Tarkiln Hill Place, bisecting the lots. The land reserved for Dutton Street is occupied an unpaved, gravel and dirt way and is used to access the Regal House loading dock and the grass lot behind 947 Church Street, which is occupied by semi-trailers.

The surrounding neighborhood is a mix of businesses and homes along Church Street. This mix continues south down Church Street and becomes almost exclusively residential to the north and east of site. Directly abutting the site to the north across Chaffee Street are Interstate Equipment Rental, which rents cranes and other heavy machinery, and Xcel, a Brazilian Jiu jitsu studio. Abutting to the west across Tarkiln Hill Place are Jaz USA, a wire brush supplier, and R&W Rope, a rope distributor. Reidar's, a marine gear supplier, and F.W. Webb, a plumbing supply store, abut the site to south. Abutting to the east across Church Street are a vacant lot on the corner of Church and Chaffee and two homes at 946 and 938 Church Street.

#### **Prior Permitting**

In November 2020, the proposed project received a Special Permit with conditions from the Zoning Board of Appeals to operate a medical office facility known as Child and Family Services, as required under Chapter 9 Comprehensive Zoning Sections 2200 (use regulations), 2210 (general), 2230 (table of use regulations – Appendix A, commercial: #25 -medical offices, center, or clinic) and 5300-5390 (special permit).



**South side of 965 Church St. and adjacent lot behind 947 Church St.**  
Looking east from "Dutton St." and Tarkiln Hill Pl.



**North side of 965 Church St. and side parking area.**  
Looking west from Chaffee St.

The Conditions to the Special Permit were the following:

- **The proposal requires Site Plan Review by the Planning Board pursuant to Section 5400 of the Zoning Ordinance. Any conditions imposed by the Planning Board decisions shall also be conditions of this Special Permit.**
- **Traffic Study be required.**
- **Let the record reflect that at least four neighboring businesses conduct business that involves loud machinery and operate heavy large trucks in an Industrial A Zoned District and that the applicants are voluntarily coming into this environment.**

#### **Proposed Conditions**

The applicant has proposed to discontinue Dutton Street and reconfigure the existing lots via a subdivision plan. **The applicant has determined that they are eligible to file an 81X plan directly to the Registry of Deeds to resolve this issue and will be withdrawing their request for subdivision plan approval.**

The applicant seeks to remodel and renovate the existing building for use by Child & Family Services as a mental health counseling center offering 24-hour services. This will replace the existing Child & Family Services facility located at 543 North Street in New Bedford. The size and footprint of the building will not be changed, but there are significant improvements proposed to the building and the lot. The major visible proposed changes to the site are improvements to the exterior, landscaping, and the construction of a parking lot to the south of the building. Exterior renovations to the building are primarily cosmetic or to improve lighting and roof drainage. The proposed interior renovations also include

#### **Existing loading dock and proposed ES entrance.**

Looking north from adjacent lot.



installing new plumbing, electrical, mechanical, and fire protection systems. Total interior renovations with expand the gross floor area from 37,995 SF to 38,250 SF.

The 32,580± SF first floor of the building currently used as a showroom and warehouse by Regal House will be stripped to the exterior walls and divided into two sections—one for 24-hour, year-round use, and another for use from 7:30 AM to 7:00 PM Monday through Friday. The 24-hour section will be in the rear of the building currently used for warehousing and offices, and will house three programs: community based acute treatment (CBAT), which provides intensive, short-term care to children aged 4 to 17 years; emergency services (ES), which provides care to people in need of emergency mental health counseling; and community crisis stabilization

(CSS), which provides care for adult patients who do not need to be admitted to an inpatient mental healthcare facility. As proposed, this section will include 26 beds (15 CBAT and 11 CSS), 12 bathrooms, 2 nurses' stations, 2 activity rooms for CBAT patients, 8 counseling rooms, meeting and visitor space, a kitchen and dining area, a laundry, and staff offices. The existing loading dock on the south side of the building will be converted into the entrance for this section and will include an emergency entrance with ambulance parking.

The mental health counseling center will occupy the front of the building currently used as a showroom. As proposed, this area will include 38 counseling rooms, office space for clinical staff, 7 bathrooms, 2 conference rooms and a reception and waiting area. The waiting area will have capacity for 30 adults and 20 children.

A staff lounge and conference area are proposed with stairs to the mezzanine Between the two sections. The gross floor area of the building's mezzanine will be expanded from 2,100 SF to 5,670 SF to accommodate proposed office and storage space.

Proposed renovations to the exterior of the building include cleaning and sealing the existing concrete block wall, painting existing metal wall panels, replacing metal paneling that has deteriorated in the rear of the building, installing new windows, adding new wall lights, and adding new gutters and downspouts. The plan calls for replacing the fabric awning at the Church Street entrance, adding a new staff entrance and fabric awning on the southside of the building, and a new staff entrance on the north side of the building. A new entrance for the 24-hour program at the rear of the south side of the building is also proposed, which will include a metal awning canopy for the main entrance and a canopy for the ambulance entrance. On the rear, or east side, of the building, a new metal rake is proposed along the roofline along a new egress door and a new concrete foundation curb.

Two outdoor activity areas are also proposed near the rear of the building. Along the north side of the building and Chaffee Street, a 2,660 SF outdoor activity area for CBAT patients is proposed. Along the east side of the building, a 1,100 SF outdoor for patients in the CSS program. Both outdoor areas will be enclosed in 8' vinyl fencing.

#### **Site Preparation (Demolition & Erosion Control)**

Site preparation would include the cutting back of vegetation along the western and southern edge of the site and for the existing light poles to the south to be removed. Erosion control includes the installation of silt fencing and the use of silt sacks in existing and proposed catch basins (once constructed) with hay bales to added if excessive siltation is evident. The plans call for proposed drainage to be completed and stabilized as soon as possible to aid with erosion control on site. A temporary entrance to the site will be composed of crushed stone bed designed to remove sediment from construction vehicles before exiting on to Church Street. Concrete washout and dewatering areas will be set up long the southern boundary of the site for use during construction.

As noted in the DPI memo dated February 3, 2021, because the area of impact is greater than one acre, the developer is required to file a NPDES permit and supply a copy to DPI's Engineering Division. All erosion and sediment control inspections should be coordinated with DPI. **The Board may wish to include this as a condition of approval.**

#### **Operations**

In total, the proposed medical office is expected to between 75 and 85 employees. At the mental health counseling center in the front of the building, the hours of operation are 7:30 AM to 7 PM, Monday through Friday. This portion of the facility is expected to have a maximum of 45 employees and 40 clients on site at peak time, which is the mid-afternoon. The 24-hour program in the rear of the building will operate 24-hours day for every day of the year, with peak times also being mid-afternoons. This portion of the facility is expected to have a maximum of 40 employees, 38 clients and visitors at peak times. Deliveries are anticipated between 8:30 AM and 4:30 PM daily.

#### **Parking & Loading**

The proposal for parking exceeds the city requirements—79 parking spaces are required under ordinance and 131 parking spaces are proposed, including five (5) handicapped accessible spaces. The parking layout creates an entirely new parking lot on the grass lot and gravel road (Dutton Street) located to the south of the building, repaves the existing lot in front of the building, and realigns the parking on the north side of the building to be parallel with Chaffee Street. The proposed improvements will add clear, curbed entrances to the site on Chaffee Street, Church Street, and Tarkiln Hill Place, which replace the existing, unclear entrances. As proposed, all parking areas are to be bordered by concrete or granite curbs.



The front parking area would include 31 parking spaces in two rows—one row of 17 spaces along the eastern property line, and a second row of 14 spaces along the building, including two (2) handicapped spaces by the main building entrance. A 22' wide aisle is proposed between the rows. This parking area could be accessed by the Chaffee Street entrance or the Church Street entrance.

The parking area to the south of the building will contain 94 spaces—one row of 23 spaces along the southern side of the building, including three (3) handicapped spaces in front of the side entrance, 42 spaces in tandem in the center of the lot between two landscaped islands, and 29 spaces along the southern edge of the property line. A 22' wide aisle is proposed between the rows. This parking area could be accessed by the

**Example of current parking and landscaping conditions.**  
Looking southwest from corner of Church and Chaffee.

entrances on Church Street and Tarkiln Hill Place. **The Board may wish to inquire as to how light poles in the center of this parking area will be protected.**

Finally, six (6) parking spaces will be created from the existing parking area on the north side of the building by realigning them to be parallel with Chaffee Street. The area between these new spaces and the building will be converted to a landscaped area with picnic tables and a concrete generator pad. This parking area could be access directly from Chaffee Street.

The applicant is requesting a waiver for the width of their parking spaces. As proposed, the dimensions of standard parking spaces are listed as 8.5' x 20' and 8' x 20' for handicap spaces. The zoning ordinance requires that all parking spaces be 9' x 20' and the ADA requires that all handicap spaces be at least 8' wide. **The Board may wish to condition that—as the proposal exceeds minimum parking requirements by 52 spaces—the applicant reduces the number of parking spaces in order to widen the remaining spaces and comply with the ordinance.**

USE	PARKING REQUIREMENTS	LOADING REQUIREMENTS
Offices: General, professional, business, banks, <b>medical clinics</b> and laboratories, radio and television stations; office of non-profit educational, cultural, or charitable organizations	One (1) space per each 200 sq. ft. of gross floor area but not less than two (2) spaces for each business unit intended to occupy the premises. After 10,000 sq. ft. of gross floor area, one space for every 1,000 sq. ft. of gross floor area	One (1) loading space for each building containing 10,000 sq. ft. or more of gross floor area. Two (2) loading spaces for 100,000 sq. ft. or more of gross floor area
<b><u>Parking Calculations</u></b>		
<b>50</b> parking spaces (10,000/200 GFA) <b>+ 29</b> (28,250/1,000 GFA)		<b>1</b> Loading space
<b>79</b> Total parking spaces required		<b>1</b> Loading space required
<b><u>Proposed Parking</u></b>		
<b>131</b> Total parking spaces proposed		<b>1</b> Loading space proposed

One loading space is proposed along the rear southwest corner of the building for deliveries.

No bicycle parking is proposed. **The Board may wish to condition approval to include a bicycle rack**, as the location is along a portion of Church Street with a dedicated bike lane.

### **Traffic Impact & Access Study**

A traffic assessment report is a condition of the November 12, 2020 ZBA Special Permit and has been reviewed by the Traffic Commission.

The layout plan has been modified to reflect some of the suggested made in the traffic report. The applicant proposed adding crosswalks and ADA compliant ramps at Tarkiln Hill Place and Chaffee Street; adding stop lines and signs on the west side of the intersection of Chaffee Street and Church Street, on the east side of the intersection Chaffee Street and Tarkiln Hill Place, and at the exits to the parking area; and adding a double yellow line down the center of Chaffee Street. The Traffic Commission's memo dated February 2, 2021 has been provided to the applicant and details the process needed to petition for the addition of stop signs at either end of Chaffee Street. DPI's February 3, 2021 memo suggests eliminating the plan for a double yellow line on Chaffee Street.

However, the plans do not reflect the traffic report's suggestion that all driveways and circulating drives on site be a minimum of 24' wide to "accommodate the turning and maneuvering requirements of the largest anticipated responding emergency vehicle." **The Board may wish to determine if it is possible for the applicant to increase the width of all driveways to accommodate this suggestion, as there is at least one ambulance visit per day anticipated.**

### **Circulation**

The site as proposed would add three clear driveways to the site where none currently exist. First, driveways would be constructed along Church Street and Chaffee Street to replace the pavement that extends to the edge of the property line without any noticeable delineation from the street surface. DPI's February 3, 2021 memo notes that, as proposed, the driveways do not conform to the City's construction standards. **The Board should condition that the applicant will coordinate with DPI to ensure that revised plans conform to City construction standards.**

Delivery vehicles would access the loading area from Tarkiln Hill Place, meaning that they would not have to drive through the parking lot in order to make deliveries.

A significant improvement proposed in the plans is to add a 4.5' concrete sidewalk along the portion of Church Street that is directly in front of the building, which would include wheelchair ramps with detectable warning panels. Currently, the pavement from the parking area in front of the building extends to Church Street, which creates a confusing "entrance" to the lot. As DPI notes in its memo, **the Board may wish to condition that the sidewalk will be extend in front of 947 Church Street.**

A 5' concrete walkway will border the building along the east and south sides.

The applicant notes that the 24-hour program at the facility will receiving patients via ambulance. The applicant states that on average, one client per day will arrive via ambulance. While these ambulance drop-offs cannot be limited to a certain time of day, the applicant notes that they will arrive to the site without sirens or flashers. **The Board may wish to condition that ambulances be directed to use a particular entrance to the site, such as the rear entrance on Tarkiln Hill Place.**

### **Landscaping/Screening**

The plans propose significant landscape improvements to the site. Between the proposed sidewalk along Church Street and the parking lot, a grass landscaped area is proposed with tree and shrub plantings at the corners and shrubs at the base of the ground sign. Tree and shrub landscaped areas are proposed on the west side of the Chaffee Street driveway entrance, on the south side of the Tarkiln Hill Place entrance, and between the ambulance drop-off area and the loading area. Landscape islands are proposed area to the south of the building, each will include a central tree and short shrubs.

Additional grass and shrub landscape areas are proposed along the east and south sides of the building. A grass landscaped area is proposed for the south side of the property. Proposed plantings throughout the site include:

- Kousa dogwood
- Red sunset maple
- Sugar maple
- Delaware Valley white azalea

DPI's memo dated February 3, 2021 requires that the applicant also plant trees in the grass ribbon area of all new sidewalks. **The Board should condition that this be undertaken in accordance with the specifications outlined in DPI's memo.**

Two screened outdoor activity areas are proposed. These areas would be enclosed by 8' white vinyl fencing. Along the north side of the building and Chaffee Street, a 2,660 SF outdoor activity area for CBAT patients is proposed. This area will also have trees along the street and bollards at the corners to further separate it from Chaffee Street. Along the east side of the building, a 1,100 SF outdoor for patients in the CSS program. The plans indicates that surface of these activity areas will be 50% grass, 50% synthetic permeable turf. **The Board should inquire about the primary users of these activity areas and what types of activities are proposed.**

#### **Snow Storage & Waste Receptacles**

The grass landscaped areas along the south and east edge of the sites are proposed to serve as snow storage. **The Board may wish to inquire about potential drainage impacts from the east snow storage area, as it abuts Church Street and the land slopes towards the street.**

A 14' wide concrete drive and dumpster area is proposed at the northwest corner of the property with an entrance on Chaffee Street. The dumpster will be screened by a chain-link fence with privacy slats. The intersection of Chaffee Street and Tarkiln Hill Place is ten (10) feet west of this driveway. This area would be occupied by a single garbage dumpster, while the current business uses two. **The Board may wish to inquire about the frequency of waste pickup and ask the applicant to consider if one dumpster is sufficient for a facility of this size.**

In their review, the Traffic Commission suggested no parking signs on Chaffee Street and Tarkiln Hill Place to provide a clear line of sight for trucks entering and exiting the dumpster area. **The Board should condition that no parking signs will be installed on Chaffee Street for 100 feet easterly from Tarkiln Hill Place, and on Tarkiln Hill Place for 50 feet southerly from Chaffe Street.**

**Rear of 965 Church St. and proposed location for CSS outdoor area.**

Looking north from corner of Tarkiln Hill Pl and "Dutton St."



**Rear and north side of 965 Church St. and proposed location for CBAT outdoor area.**

Looking east from Chaffee St and Tarkiln Hill Pl.



## Stormwater

The proposed plans call for significant surface changes that will impact stormwater runoff. The addition of the parking area to the south of the building is the most obvious change. In order to address stormwater, the applicant proposes to construct catch basins and drainage lines throughout the parking areas. These drainage lines will also connect to the roof drainage system. As proposed, the drainage lines will run from west to east along the north and south sides of the building, connecting to various catch basins and downspouts along the way. The line along the south side of the building will connect to an extension that gathers water from the west side of the building and rear of the roof. The parallel drainage lines will converge at the northeast corner of the front parking area and then connect to the City's sewer system at Church Street.

**The site of the proposed main parking area currently lacks a drainage system.**  
Looking northeast from southwest corner of the



The applicant included a storm water management plan with their application packet. Planning staff defers to the DPI memo dated February 3, 2021, which notes that the proposed drainage for the site does not meet the City of New Bedford's Stormwater Rules and Regulations. **The Board should condition that runoff mitigations and self-contained stormwater measures be incorporated into the design, as recommended by DPI.**

## Utilities

The project will utilize the existing water, electric, and telephone utilities on site. The drain service is to be upgraded and connected into the city system. DPI's February 3, 2021 memo notes that if the applicant is to reuse existing sewer service, they are required file a sewer permit with DPI and asset management.

## Signage

There is an existing pylon sign located along the site frontage. The applicant intends to reuse and reface the sign. Refacing an existing sign is an as-of-right use and does not require Planning Board review. The applicant proposes adding signage along the east and south sides of the building near the entrances. It is unclear what type of materials are to be used for these signs. **The Board may wish to inquire about the material to be used for these signs.**

**Existing ground sign and light pole.**  
Looking east from front parking area.



## Lighting

The applicant provided a lighting exhibit and light specifications. The plan calls for all existing lighting to be removed and replaced with new poles and fixtures.

The proposed site lighting includes:

- A. 2 – LED Array Light – Autobahn ATB2 brand, 266 watts, for parking lot lighting, down shielded
  - a. South parking area
- B. 2 – LED Array Light – Autobahn ATB2 brand, 266 watts, for parking lot lighting, down shielded
  - a. Front parking area and on south side of Church Street entrance
- C. 13 – LED wall mounted lights – Holophane HLWPC2 brand, 171 watts, motion sensor, down shielded

- a. Along building exterior
- D. 4 – LED wall mounted lights – Aeris ASW1 brand, 47 watts, down shielded
  - a. Along building exterior near patient entrances and walkways

The lighting plan shows the lighting illumination levels across the site based on the proposed lighting locations. The highest lighting levels are shown around the parking lot lights and along the building walkway. The lighting levels seem reasonable given the site layout and location in an industrially zoned area.

### **Architectural Plans**

The proposed elevations show the south, west, and north elevations would be renovated to replace the rear metal siding and paint existing siding. The east elevation would be repainted and receive a new awning. New windows and doors would be added and appear consistent with those typically used in a medical office setting.

### **Review Comments**

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

Comments were received via the following memos:

- Traffic Commission February 2, 2021
- Department of Public Infrastructure February 3, 2021

### **Master Plan Goal**

The proposal is consistent with the master plan's goal to expand workforce opportunities and communicates a positive message for business development.

### **Materials for Consideration**

The applicant submitted a subdivision plan, shown as "Subdivision Plan of Land" dated 12/22/2020. The plan was prepared by Zenith Consulting Engineers in Lakeville, MA, Johnathan J. Pink PE. The plan set consists of one sheet:

- Sheet 1: Subdivision Plan of Land

The site plan submission is shown as "Site Plan: 947 & 965 Church Street New Bedford, Massachusetts" dated 11/2/2020. The applicant provided and updated version of these plans dated 1-12-2021. Plans were prepared by Zenith Consulting Engineers in Lakeville, MA, Rene L. Gagnon, PE and by Medcom Architecture Group in Bourne, MA, Gregory Siroonian, RA. The plan set consists of the following sheets:

- Sheet C Cover Sheet, with locus plan and legend
- Sheet X Existing Conditions Plan
- Sheet L Layout Plan
- Sheet G Grading and Drainage Plan
- Sheet V Landscaping Plan
- Sheet E1 Erosion Control Plan
- Sheet E2 Erosion Control Details
- Sheet D Site Details
- Sheet Ex1.1 Existing First Floor
- Sheet Ex1.2 Existing Mezzanine Floor
- Sheet Ex2.1 Existing Elevations
- Sheet A1.1 First Floor Plan
- Sheet A1.2 Mezzanine Floor Plan
- Sheet A2.1 Exterior Elevations
- Sheet Lt1.1 Site Lighting Plan

The applicant submitted a traffic impact assessment, dated January 2021 and prepared by Jeffery Dirk, PE, PTOE, FITE of Vanasse and Associates of Andover, MA.

### Site Plan Criteria

In considering Site Plan Approval for the proposed project, the Board must find that the plan meets a number of objectives identified in Section 5470 of the City's (c.9) Zoning Ordinance including:

- **Adequate access to each structure for fire and service equipment;**
- **Adequate provision for utilities and stormwater drainage;**
- **Site alteration shall be designed after considering the qualities of the specific location, proposed land use, the design of building form, grading, egress points and other aspects of the development so as to:**
  - Minimize cut/fill volumes, removal of 6" caliper trees and larger, removal of stone walls, displacement of wetland vegetation, extent of stormwater flow increase from the site, soil erosion and the threat of air/water pollution;
  - Maximize pedestrian/vehicular safety to/from the site;
  - Minimize the obstruction of scenic views from publicly accessible locations;
  - Minimize visual intrusion by controlling layout/visibility of parking, storage and outdoor service areas viewed from public ways and residential areas;
  - Minimize glare from vehicle headlights and lighting fixtures;
  - Minimize unreasonable departure from the character, materials and scale of buildings in the vicinity;
  - Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling or containment of solid/liquid wastes and hazardous substances;
  - Ensure compliance with the Zoning Ordinance;
  - Minimize damage to existing adjacent public ways;
  - Promote orderly and reasonable internal circulation within the site so as to protect public safety.

### Staff Recommendations



**Definitive Subdivision.** Staff agrees with the applicant's plan withdraw this application and instead file an 81X plan with the Registry of Deeds to dissolve Dutton Street. **No action is required by the Planning Board.**



**Site Plan Approval.** Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it act favorably on the requested site plan approval for the project:

That the following specific conditions be applied to this decision:

1. An 81X plan must be approved and recorded with the Registry of Deeds before any construction occurs.
2. The width of all parking spaces shall be increased to 9 feet.
3. A bicycle rack shall be added to the site [in a location to be determined by the Board].
4. Ambulances will be directed to enter the site at the rear entrance, off Tarkiln Hill Place [with signage added if deemed necessary by the Board].
5. Light poles in the center of the parking area be protected from vehicular accidents.
6. The applicant shall review the February 3, 2021 memo from the Department of Public Infrastructure and obtain all required permits and sign offs requested before commencing construction.
7. Stormwater runoff mitigations and self-contained stormwater measures shall be incorporated into the design, as recommended by the Department of Public Infrastructure memo dated February 3, 2021. Revised stormwater management and drainage plans must be approved by Department of Public Infrastructure prior to the start of construction.
8. Trees shall be planted within the grass ribbon area of sidewalk layout on Church Street, Tarkiln Hill Place, and Chaffee Street in accordance with the specifications outlined in the February 3, 2021 memo from the Department of Public Infrastructure.

9. No parking signs shall be installed on Chaffee Street for 100 feet easterly from Tarkiln Hill Place, and on Tarkiln Hill Place for 50 feet southerly from Chaffe Street. The applicant must submit a petition to the Traffic Commission before installing these signs.
10. The applicant shall coordinate with the Department of Public Infrastructure to ensure that revised plans for driveway entrances conform to City construction standards.
11. The applicant must contact the Department of Public Infrastructure's Engineering Division to verify the legal address that corresponds to the door being used for the main entrance prior to using or advertising the current address.

That the following general conditions be applied to this decision:

12. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
13. The applicant shall abide by all conditions outlined the previous decision issued by the Zoning Board of Appeals for case #4427.
14. The project shall be undertaken in manner consistent with the Department of Public Infrastructure memo dated February 3, 2021 and the Traffic Commission memo dated February 2, 2021.
15. The applicant shall submit a final plan set to the Department of Public Infrastructure, which reflect all revisions made prior to the start of construction and/or the issuance of any permits.
16. The applicant shall submit final plan revisions to the Department of City Planning in the following formats: one (1) -11" x 17" Plan Set and one (1) CD or USB with Plan Set in PDF format and shall ensure that these same plans are properly submitted to the Department of Inspectional Services.
17. The applicant shall ensure a copy of the Notice of Decision bearing the certification of the city of New Bedford City Clerk, signifying no appeal has been made against the project's approval, be recorded at the Registry of Deeds.
18. The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning Case file folder.
19. The applicant shall present any proposed modification from the approved plans for consideration to the Director of City Planning for determination as to whether the modified plan must return before this Board for further review.
20. The rights authorized by the granted approval must be exercised by issuance of a Building Permit by the Department of Inspectional Services and acted upon within one year from the date the decision was granted, or they will lapse.
21. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure's Assistant City Engineer prior to the start of construction.

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**Materials Provided by the Applicant** are available at: <https://www.newbedford-ma.gov/planning/planning-board-agenda-info-2021/>

Staff Report prepared by: Michael McCarthy, Staff Planner  
Reviewed by: Anne Louro, Preservation Planner

# 947 & 965 Church Street Map: 130G Lot: 50, 65, 72

NOTE: Property line is approximate; for discussion purposes, only. Aerial map is oriented north.

