



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 10, 2021

SUBJECT: Ascend Cannabis Dispensary – Site Plan
N.S. Coggeshall Street (f.k.a. 115 Coggeshall St)
Plot 86, Lot 10

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the submitted plan dated January 8, 2021, prepared by Fuss & O'Neill 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. It is recommended that the Technical Memo, dated January 11, 2021 prepared by Fuss & O'Neill, regarding the Traffic Analysis prepared for the redevelopment of this site undergo peer review by the City's traffic engineer consultant.
2. The proposed project contains work within private property of the abutting parcels. Show easements on site plan and reference the recorded easements book and page. The following summarizes the proposed work on abutting private parcels:
 - a. Sheet 1 of 1, titled Boundary & Topographic Survey, prepared by Control Point Associates, Inc. dated 12-30-2020, depicts the applicant's parcel (Assessors Map 86, Lot 10) bounded by a black bold line with bearings & distances. All other plan sheets for the proposed site plan, prepared by Fuss & O'Neill, show a dashed line that is the limit of work, not the parcel lot line boundary. Plans should be updated to show parcel lines with proposed easement areas.

- b. Proposed infiltration overflow with manhole(s) and catch basin within grass area, east of the building, is located within private property of the abutting parcel. These utilities will require a utility easement.
 - c. The proposed sidewalk running along the east side of the building appears to be the connection between the front door and rear parking lot. The sidewalk is straddling the property lines. This will require an easement.
 - d. Proposed paving and landscaping at the southwest corner of the project site, west of the curb cut on Coggeshall Street, is located on private property of the abutting parcel.
3. Existing curb cut located on the northerly line of Coggeshall Street, for vehicle access to the building, spans over two parcels. The easterly portion of the driveway apron is on the abutting parcel, with approximately 13-ft on the applicant's property.
4. Driveways must be built in accordance with City's construction standards which requires 90-degree alignment from the roadway with four-foot vertical granite curb transitions to either side. Site plan proposes radius curb within City Right of Way. Revise plans to meet New Bedford construction standards.
5. Engineer must update plans to clearly show all utilities, including labeling of sizes and material type for all utility mains within the Right of Way and existing services to the property. Record drawings of utilities were previous provided to the surveyor/engineer which should be used to depict proper utility locations and proposed connections.
6. Developer to check condition of existing sewer and water services proposed to be maintained and reused.
7. Any existing water and/or sewer services to be abandoned or old unused services pertaining to the parcel are to be capped in accordance with the City's construction standards. Water services are to be capped at the main. Sewer services are to be capped at the property line.
8. The proposed water service appears to be tapped off an existing hydrant lateral. This is not allowed per City Standards. Any new water service connections shall be connected off the main in Coggeshall Street.
9. Proposed catch basins within the new parking lot, just north of the building, should address the need for a higher level of TSS removal to mitigate the potential for clogging of the infiltration system with sand and debris.
10. Engineer proposes a 12" HDPE drainage overflow to City's system. HDPE pipe not allowed within City Right of Way. Concrete or ductile iron pipe shall be used. Revise plans

accordingly and provide a detail for the drainage connection to the City's 6'x 3' RC box culvert on Coggeshall Street.

11. Any roof leaders and/or sump pump connections to the City's sewer system are to be disconnected and redirected to the storm drain, on site infiltration system, or pervious areas.
12. All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards.
13. Coggeshall Street was paved in June 2017 and is currently still within the five-year moratorium for restriction of any work within the roadway. If timeline of this project requires disturbance of Coggeshall St prior to the Summer of 2022, a waiver must be submitted to DPI for written approval from the Commissioner.
14. Any disturbance to the roadway of Coggeshall St will require that final restorations include paving the patch from curb to curb with infrared at the seams and thermoplastic pavement markings replaced. Must coordinate with DPI's Engineering division to verify location of traffic signal sensor loop detectors.
15. Permits for driveways, sidewalk and utilities must be obtained from the Department of Public Infrastructure Engineering Division. Coordinate with DPI for construction related inspections of stormwater, water and wastewater infrastructure.
16. Developer to check with MassDOT for any potential impacts for work conducted within MassDOT jurisdiction for Highway State Layout.
17. Developer must contact DPI's Engineering Division to assign the legal address number that corresponds to the door to be used as the main entrance of the building. Applicant shall not proceed with any advertising for the project under the old address number.
 - a. Recent address assignments conducted for the new businesses in the vicinity of this site (i.e. Popeyes, Urgent Care facility, etc) have confirmed that the formerly used address "115 Coggeshall St" does not correspond accordingly to this building's location within the block.
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 issuance of any permits.
20. Upon completion of work, Developer must submit a stamped as-built drawing of all utility work prior to Certificate of Occupancy being issued.

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21. Review the City's Stormwater Management Rules and Regulations (SMRR) for requirements regarding rights of entry, easements, O&M plans, and access needs following construction.

Cc:

Department of Inspectional Services
Department of Resiliency and Environmental Stewardship
Ascend Mass, LLC
Fuss & O'Neill