



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

FROM: Jamie Ponte, Commissioner JP 

DATE: March 10, 2021

SUBJECT: 15-unit Apartment Building – Site Plan
121 North Street (filed for Site Plan Review under 563 County Street)
Plot 58, Lot 259

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the submitted plan dated January 15, 2021, (latest revision: 2/9/21) prepared by Farland Corp. 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 application and site plan provided all reference 563 County St, which is incorrect. The subject parcel being redeveloped, and existing building being renovated is 121 North St. Revise title block and labels on site plan accordingly.
2. There is no record of a plan being recently recorded at the Registry of Deeds subdividing the subject parcel out of the existing Plot 58, Lot 259. A plan must be recorded to create the new property lines in order for DPI to assign a lot number for the proposed lot.
3. Proposed driveway curb cut is subject to Traffic Commission approval prior to release of the driveway permit.
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. Revise plans to meet New Bedford construction standards.
 - a. Sheet 9: Driveway curb cut detail labels transition slopes for that of wheelchair ramps, not City of New Bedford driveway transitions.

5. Developer to install new 4.5' wide cement concrete sidewalks with 3.0' wide grass ribbon along the full frontage of the subject parcel for North St and Summer St.
6. Developer to plant trees within the grass ribbon area of sidewalk layout on Summer St. Due to STOP sign visibility and underground utilities, additional trees on North St will not be required. 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.
7. 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.
8. Developer to check condition of existing sewer and water services proposed to be maintained and reused.
9. 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.
10. The proposed 8" fire suppression service requires a gate valve at the connection point to the 30" water main on North St.
11. Existing sewer service is an undocumented connection to the City's sewer main. If the service is to be reused, it will require a new permit be filed with DPI. It will also require the installation of a cleanout 2' feet from property line.
12. Final trench work restoration for the install of the proposed fire supply and sewer service cleanout requires a continuous section of new cement concrete sidewalk between the two disturbed sidewalk panels.
13. Any roof leaders and/or sump pump connections to the City's sewer system are to be disconnected and redirected to the on-site infiltration system, or pervious areas.
14. Architectural plans provided with this application submittal, prepared by William Starck Architects, Inc. dated 01.08.2021, indicate there will be alterations to the existing roof. This work is subject to compliance of the City's Stormwater Rules and Regulations. Site Plan must be revised accordingly to include roof runoff mitigation measures.
15. Developer to retrofit the four existing wheelchair ramps at the intersection of North St & Summer St by installing yellow detection panels on the ramp panel of each curb cut. This modification will bring these wheelchair ramps up to ADA compliance and New Bedford standards.

121 North Street

March 10, 2021

Page 3

16. All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards.
17. 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.
18. DPI has confirmed that the main door on North St has the correct address of #121. If utilizing a different door as the main entrance, the 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.
19. 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.
20. 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.
21. 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
Charing Cross Realty Trust
Farland Corp.