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PLANNING BOARD

STAFF REPORT

REPORT DATE
March 15, 2021

PLANNING BOARD MEETING
March 17, 2021

Case #21-12: SITE PLAN REVIEW

62 Wood Street
Map: 116, Lot: 43

Case #21-13: Special Permit

62 Wood Street
Map: 116, Lot: 43

Owner/ Brodeur Machine
Applicant: 62 Wood Street
New Bedford, MA
Map: 116, Lot: 43



Site of proposed building expansion at southwest corner of the building.
Looking east from near the western property line.

Overview

Request by applicant for **Site Plan Review** for the construction of a 3,528-square foot building addition, and a **Special Permit** for the reduction of parking/loading space requirements at 62 Wood Street (Map: 116, Lot: 43), 1.5-acre site in a Mixed-Use Business zoned district. Owner/Applicant: Brodeur Machine (62 Wood Street, New Bedford, MA 02745).

Existing Conditions

The site is 1.5± acre parcel in a Mixed-Use Business zoned district. A site is a concrete brick building with steel siding and has a gross floor area of approximately 51,769 square feet. The building was built in 1940 and is currently occupied by Brodeur Machine Inc., a machine shop. The site has approximately 421 feet of frontage on Wood Street. There is a yard area used for loading and storage on the remaining land to the south and west of the building. There is an eight (8) space parking area on side at the northeast corner of 62 Wood Street. Brodeur Machine also owns the adjacent 24-space parking area to the east of the building at 143 River Road and leases 24 additional spaces on the east side of Wood Street, across from their property.

Existing outdoor storage at site of proposed building expansion.
Looking southeast.



Directly abutting the site to the south are residential properties on Sylvia Street. Abutting to the west are two businesses – Talbot’s Auto Services and Fontes Home Improvement. Abutting to the east are Joseph’s Hair Design, a residence at 32 Wood Street, and the parking lot owned by Brodeur Machine on River Road. Directly across Wood Street to the north are Henri’s Auto Sales, the parking lot leased by Brodeur Machine, and a wooded lot. The surrounding neighborhood is a mix of commercial and residential and becomes primarily residential to the south and west.

Proposed Conditions

The applicant proposes to construct a 3,568-square foot addition to the rear of the building. The addition would be built over an existing paved area currently used for outdoor storage and loading. The proposed addition will have a garage bay for loading and unloading vehicles that already access this portion of the site via an existing curb cut on Wood Street. The expansion would increase the building’s total gross floor area to 55,297 square feet.

Architectural plans show that the addition would attach to the southern and western exteriors at the rear of the building. There is currently a vent on the west side of the building. **The Board should confirm that this ventilation will be rerouted, as an extension is not shown on the plans.**

Currently, there are outdoor storage racks along the southern property line. Part of the

Parking and waste storage at site of proposed expansion.
Looking northeast.



area occupied by these racks will be used for the building expansion. Plans do not indicate if/where the racks will be relocated. **The Board should inquire as to the relocation of the outdoor storage racks and condition that plans be updated to show their location.**

Operations

The applicant proposes no changes to current operations. Brodeur Machine is currently open from 7 AM to 3:30 PM Monday through Friday. During this time, there are 49 employees on site and an average of 4 customers per week. There are two (2) to five (5) deliveries during business hours.

Parking & Loading

The applicant proposes no changes to existing parking and is requesting a special permit for a reduction of the parking requirements triggered by the building permit application. Under the parking requirements for manufacturing, the applicant would need 111 parking spaces to comply.

Currently, Brodeur Machine owns 32 parking spaces and leases an additional 24 spaces across Wood Street, which provides a total of 56 parking spaces. In the project narrative, the applicant notes that the expansion will be used for indoor storage and will not cause an increase in activity at the business. Currently, the applicant has adequate parking for their 49 employees and visitors. A site visit on a weekday afternoon revealed that there is also ample parking available on the west side of Wood Street in front of the building.

Currently, company vehicles are parked in the area of the proposed addition. **The Board should determine that the applicant will be able to accommodate these vehicles elsewhere without occupying parking spots elsewhere.**

Available daytime parking on Wood Street.
Looking east.



Before granting approval, the Board may wish to determine if the applicant has adequately considered parking needs. Under the zoning ordinance, the Board may grant a reduction “if the Board finds that the reduction is not inconsistent with public health and safety, or that the reduction promotes a public benefit.” The ordinance offers the following examples where this may be the case:

1. *Use of a common parking lot for separate uses having peak demands occurring at different times.*
2. *Age or other characteristics of occupants of the facility requiring parking which reduces auto usage.*
3. *Peculiarities of the use which make usual measures of demand invalid.*
4. *Availability of on-street parking or parking at nearby municipally owned facilities.*

The Board should consider these criteria when making their decision.

Plans do not identify loading areas. There is, however, considerable space in the yard adjacent to the proposed expansion where loading is currently done. **The Board should inquire about space used for loading and condition that the application submit updated plans that identify the required number of a loading areas.**

| USE | PARKING REQUIREMENTS | LOADING REQUIREMENTS |
|---|---|---|
| Businesses engaged in the manufacturing, processing, assembly, fabrication of products, including research and testing laboratories and facilities. | One (1) space per each 500 sq. ft. of gross floor area plus one (1) space for each vehicle used in conducting the business. | Two (2) loading spaces for each building containing 10,000 sq. ft. of gross floor area. Thereafter, one (1) additional loading space shall be required for each additional 25,000 sq. ft. of gross floor area or for each fifteen (15) feet of dock, platform or opening in the building. |
| Parking Calculations | | |
| 1 space for every 500 SF (55,297/500= 110.6) | | 2 spaces for every 10,000 SF (2) + 1 space for every additional 25,000 SF (1.8) |
| Total parking spaces required = 111 | | Loading spaces required = 4 |
| Proposed Parking | | |
| Total parking spaces proposed 56 spaces | | Loading space proposed None shown |

Existing parking on site off Wood Street.

Looking west on Wood Street.



Traffic Impact Study

A traffic impact study is not required unless requested by the Board. The applicant notes that the proposed addition would not increase traffic to the site.

Circulation

Vehicles accessing the proposed expansion will use an existing curb cut on Wood Street to the west of the building.

Landscaping

The applicant proposes no landscaping. The site has little, if any, space available to add plantings.

Snow Storage & Waste Receptacles

Snow storage and waste areas are not identified on the plans.

The proposed expansion is currently for loading and storage and Planning staff do not consider that it will impact current snow storage. A site visit confirmed that there is waste storage on site. However, it is in the area proposed for the addition and plans do not show where it will be relocated to. **The Board should address this with applicant and condition that the plans be revised to show the new location of the dumpster.**

Stormwater

Construction of the addition requires the relocation of an existing drain line to the west of the building.

A stormwater management report submitted as part of the application packet concludes that the redevelopment of the existing impervious surface would not alter runoff rates or volume. Planning staff defers to the Department of Public Infrastructure to confirm stormwater calculations.

Site Preparation (Demolition and Erosion Control)

The applicant proposes to construct the addition on top of the existing pavement on site. A sawcut will be made to relocate the drainage line. A construction apron is proposed for the garage entrance of the addition during construction. No details regarding composition of this apron were provided in the plan set.

The applicant proposes a siltsack for an existing catch basin near the southwestern corner of the property. No other erosion control methods are proposed. **The Board should determine whether additional erosion controls are required and if so, condition that they be employed.**

Architectural Plans

Architectural plans show the south and west elevations at the rear of the building, a floor plan of the expansion, and a selection of the rear with details for the addition.

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.

No comments were not received as of the publication of this report; any comments received will be made available at the public meeting.

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 engineered plan submission is shown as “Proposed Building Addition at Brodeur Machine Inc.” dated February 10, 2021, prepared by Field Engineering Co., Inc. of Mattapoisett, MA. The plans are stamped by Robert M. Field, CE. The plan set includes the following sheets:

- Sheet EC-1 Existing Conditions
- Sheet SP-1 Site Plan
- Sheet D-1 Site Details
- Sheet P-1 Parking Schematic

The architectural plan submission is shown as “Brodeur Machine,” prepared by Cape Building Systems Inc. of Mattapoisett, MA. The plans are undated and not stamped. The plan set include the following sheet:

- A-1.1 Floor Plan, Elevations & Section

Special Permit Criteria

In addition to the specific special permit criteria cited above, under section 5300 of the zoning ordinance the Board must take into account the characteristics of the site and of the proposal in relation to that site, the determination shall include consideration of each of the following:

- Social, economic, or community needs which are served by the proposal.
- Traffic flow and safety, including parking and loading.
- Adequacy of utilities and other public services.
- Neighborhood character and social structures.
- Impacts on the natural environment
- Potential fiscal impact, including impact on City services, tax base, and employment

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.



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. Revised plans shall be submitted to the Planning Department showing the proposed location of existing outdoor storage racks, if applicable.
2. Revised plans shall be submitted to the Planning Department showing the new location of the dumpster.
3. **[If determined necessary by the Board, additional erosion controls to be named by the Board]** shall be used during construction and plans shall be revised to show their location.



Special Permit. 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. Revised plans shall be submitted to the Planning Department showing the location of all loading areas.

That the following **general conditions** also be applied to both decisions:

1. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
2. The project shall be undertaken in a manner consistent with any departmental memos received in relation to plan and placed on file for Planning Board consideration. The conditions of such memos shall be considered to be part of these conditions.
3. 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.
4. The applicant shall ensure that a copy of the Notice of Decision, bearing the certification of the New Bedford City Clerk signifying no appeal has been made against the project's approval, be provided for the Department of City Planning case file folder.
5. That 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.
6. The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning case file folder.
7. 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.
8. 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.
9. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

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

62 Wood Street Map: 116 Lots: 43

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

