



**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 MHS*

FROM: Jamie Ponte, Commissioner

DATE: March 17, 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 electronically submitted plan with a revision date of 3/12/2021 (original 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. The February 10, 2021 Planning Board meeting voted to approve DPI's recommendation that the Traffic Analysis prepared for the redevelopment of this site undergo peer review by the City's traffic engineer consultant. A draft Traffic Impact Analysis Peer Review memorandum was issued by CDM Smith, dated February 28, 2021, for review of the provided materials pertaining to the required traffic study report dated January 11, 2021 prepared by Fuss & O'Neill. Applicant provided a response to comments letter, dated March 15, 2021, that addresses the CDM Smith peer review memo comments as well as additional traffic report documentation. CDM Smith has reviewed the revised case study materials and response letter from the applicant and has provided a final Traffic Impact Analysis Peer Review memorandum for this project, dated March 17, 2021.
2. Refer to Sheet CS-101. Proposed "typical bituminous concrete pavement restoration" must extend beyond the sawcut limits of work for utility install/disruption to the roadway. Final pavement restoration shall combine all work within the roadway into one continuous patch and extend curb to curb. Refer to Comment 13 & 14 of DPI's February 10, 2021 Memorandum to the Planning Board.

3. "FOR DELIVERIES ONLY" sign proposed within the grass ribbon of the sidewalk located on Coggeshall St, east of the driveway curb cut, must be relocated to within private property. No private signage allowed within City layout.
4. Conflict of existing utility mains and service connections located within Coggeshall St. Sheet CG:101 has too many overlapping labels for proposed utility work, curb-tie elevations, and match grade elevations. Also, engineer to clarify pipe location and label of all existing utilities.
5. Water meter for proposed 1½" service must be installed at point of direct entry into the building.
6. Will there be a fire suppression service required? If yes, fire supply service will require additional connection to the water main located in Coggeshall St. In accordance with New Bedford Construction Standards, a fire supply service cannot tap off a domestic service and vice versa.
7. 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 sewer permit be filed with DPI. It will also require the installation of a cleanout 2' feet from property line.
8. Refer to Sheet CD-502. Revise details accordingly.
  - a. Sidewalks are 4" in depth and cement concrete driveway aprons are 6" in depth.
  - b. Any install of granite curb within City Right of Way shall be straight edge, not chamfer edge.
9. Refer to Sheet CD-506. All trenches within City Right of Way shall be backfilled with flowable fill from pipe bedding to finished grade.
10. Detail for cement concrete driveway apron was not provided. Please include in detail sheet of revised plan set.
11. Refer to previous DPI Memorandum, dated February 10, 2021, for comments that must still be addressed and/or adhered to by the applicant:
  - a. Comment 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:
    - i. 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.

- ii. 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.
  - iii. 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.
  - iv. 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.
- b. Comment 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.
  - c. Comment 6: Developer to check condition of existing sewer and water services proposed to be maintained and reused.
  - d. Comment 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.
  - e. Comment 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.
  - f. Comment 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.
  - g. Comment 12: All utilities to be installed or modified, are to be in accordance with City of New Bedford construction standards.
  - h. Comment 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.
  - i. Comment 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.



- j. Comment 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.
- k. Comment 16: Developer to check with MassDOT for any potential impacts for work conducted within MassDOT jurisdiction for Highway State Layout.
- l. Comment 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.
  - i. 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.
- m. Comment 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.
- n. Comment 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.
- o. Comment 20: Upon completion of work, Developer must submit a stamped as-built drawing of all utility work prior to Certificate of Occupancy being issued.
- p. Comment 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