

April 28, 2021

New Bedford Planning Board
133 William Street, Room 303
New Bedford, MA 02740

To the Planning Board,

Please accept this letter as agreement to accept each of the suggested conditions for Cases #21-09 & 21-10, Site Plan Review for 563 County Street.

In this information packet I have included the suggested conditions from the following entities:

- Requests and suggestions for site plan improvements by Planning Board members from our initial Planning Board hearing;
- Suggested conditions from New Bedford Planning Staff, Staff Report;
- Conditions from the New Bedford Department of Public Infrastructure (DIP), by Jaime Pointe, DIP Commissioner;
- Additional plan improvements by CMK Development.

From the New Bedford Planning Board comments, CMK has:

- Relocated the parking access from Summer Street to North Street, improving the access, and leaving the Summer Street on-street parking count untouched.
- Enlarged the parking spaces within our parking area with each space complying with the City of New Bedford's 9' X 20' dimensional requirement for a parking space.
- Improved the parking area by including a 22' access aisle to the parking area and into the parking area.
- Agreed to screen the dumpster at a new location as shown on the site plan. Screen shall be a 6' fenced area and fencing to be approved by Planning Department prior to installation. (see attached proposed dumpster and dumpster screening)
- Increased our parking space count from 15 parking spaces to 22, by adding seven (7) additional parking spaces. This represents a 46.67%

increase in the number of spaces, allowing us to now offer close to 1.5 parking spaces for each unit (actual is 1.46). With four of the fifteen units being studio apartments that will house single tenants, this increase will comfortably handle the parking demand of the development in on-site parking spaces as the remaining 11 one-bedroom units are not anticipated to house multiple tenants due to size.

- Increased the number of plantings in the green spaces surrounding the building, particularly in the Summer and North Street front yards. (Please see Site Plan).

From the New Bedford Planning Staff, Staff Report comments, CMK will:

- Agree to planting a mixture of evergreen and flowering plantings, in the North and Summer Street front yards.
- Ensure that all plantings (inkberry or otherwise) in the “Summer Street” plant bed in the new parking lot, abutting Summer Street, will be a minimum of three (3) feet in height.
- Submit selected light fixtures to the Planning Department for administrative review, prior to issuance of a building permit.
- Submit a planting plan to the Planning Department prior to issuance of a Certificate of Occupancy.
- Screen the Air Conditioning units from public view.
- Select site lighting that does not “bleed” into residential areas surrounding the site.
- “General” conditions #'s 1-9 on page 11/12 of the Staff Report.

From the New Bedford Director of Public Infrastructure, CMK has agreed to each of the twenty-one (21) conditions in the attached correspondence dated March 10th, 2021.

Finally, CMK Development has also added the following to the development:

- Irrigation system to sustain our landscaping.
- Irrigation system to the plant bed areas along our newly installed sidewalks.



- Grade and seed, under the direction of the Fall River Diocese, the green space that abuts Summer and Hillman Streets, for recreation use at the Diocese's discretion.
- An electric car charging station has been added to the site plan.

CMK Development believes that this new submission encompasses, addresses and, in fact, agrees to, each of the requested amendments and conditions raised to date.

We look forward to continuing our discussion at your May meeting and will be happy to provide any further information requested by staff between the date of this letter and your May meeting.

Sincerely,

Bill Luster

Bill Luster
on behalf of
CMK Development Partners

Roll-out dumpster



Dumpster fence screening

