

603 Salem Street
Wakefield, MA 01880
Tel: (781) 246-2800
Fax: (781) 246-7596

Nantucket, MA 02554
Tel: (508) 228-7909

Memorandum

Refer to File No. NBD-0002

TO: City of New Bedford Planning Board
FROM: Tony Capachietti, *Project Manager*
DATE: August 9, 2021
SUBJECT: Site Plan Review
Project Narrative
Beacon Compassion
366 Hathaway Road

Cc:

Beacon Compassion (the Applicant) seeks to construct a retail marijuana establishment at 366 Hathaway Road in New Bedford, Massachusetts (the Site). The Site is located along the southerly side of Hathaway Road, west of the intersection of Hathaway Road and Massachusetts Route 140 (Alfred M. Bessette Memorial Highway).

The Site in its existing condition is covered in asphalt and/or gravel with limited vegetation. The Site is currently occupied by an 1,825 sf. structure, a large awning, and associated parking and driveway areas. The Applicant is proposing to demolish the existing structure and construct a 4,300± square foot (sf.) retail marijuana establishment, 23 parking spaces, associated driveways, and landscaping.

The site is located within the City's Mixed Use Business (MUB) Zoning District and has been designed to comply with the dimensional and density requirements for same as indicated in the table below:

Criteria	MUB Required	Existing Site Conditions	Proposed Development
Lot Frontage	75 feet	150.92 feet	150.92 feet
Lot Area	8,000 sf.	18,750 sf.	18,750 sf.
Front Yard	0 feet	57.6 feet	20..7 feet
Side Yard	10 feet	39.7 feet	38.6 feet
Rear Yard	10 feet	19.5 feet	10.7 feet
Building Height	7 stories	1 story	1.5 stories

**MEMORANDUM**

To: New Bedford Planning Board
From: Tony Capachietti
RE: Site Plan Review Narrative
Date: August 9, 2021

The parcel is currently owned by 366 Hathaway Realty Trust (Bristol South Registry of Deeds Book 8209 Page 334) and will be leased by the Applicant. There is no residential component associated with this Project.

The proposed building will connect to municipal water and wastewater. Estimated usage (based on 310 CMR 15.00, Title V – the State Environmental Code) is 50 gallons per day (gpd) per 1,000 square feet of gross floor area, or 215 gpd.

The Project is a partial redevelopment project and subject to the Massachusetts Stormwater Handbook. Accompanying this application please find “Stormwater Management Report – 366 Hathaway Road, New Bedford, MA” describing the proposed stormwater management controls for the Project.

The Project anticipates generating approximately 310 customers daily and offers transportation demand management strategies in the accompanying “Traffic Impact Statement” for the Project.

A construction schedule and estimate accompany this memorandum.



600 W. Jackson Blvd.
8th Floor
Chicago, IL 60661
T: 312.943.8100
F: 312-943-8141

www.reedcorp.com

August 3, 2021

RE: 366 Hathaway Road
New Bedford, MA 02740

To Whom It May Concern:

This letter is in response to Ordinance 5452 indicating the Site Plan review shall be accompanied by a written statement indicating the estimated time required to complete the proposed project and any and all phases thereof, and a written estimate, showing in detail the costs of all site improvements planned.

The project schedule is currently planned in the two phases. The first would include the demolition of the existing property. This phase is estimated to be completed in one-month duration. The second is the overall site improvement including the construction of the new facility. This duration is anticipated to be six months.

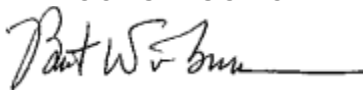
The project estimated costs are as listed below. This is a summary of costs but is reflective of the improvements planned.

PRELIMINARY COST SUMMARY		
Project:	Project M - New Bedford	
Location:	366 Hathaway Road	
Architect:	Stack + Co.	Budget Type:
CSI Code	Trade Description	Total
017000	Jobsite Services	\$ 30,267
024100	Demolition	\$ 126,379
033000	Concrete	\$ 94,424
044000	Masonry	\$ 195,000
055000	Metals	\$ 80,000
061000	Carpentry	\$ 50,000
064000	Millwork Allowance	\$ 200,000
075000	Roofing & Copings	\$ 47,212
078000	Sealants	\$ 10,000
081000	Doors/Frames/Hardware	\$ 26,000

088000	Glass & Glazing	\$	50,625
092500	Gypsum Board	\$	106,673
093000	Tile	\$	12,000
095000	Acoustical Ceilings	\$	8,450
096000	Flooring	\$	38,628
096010	Floor Preparation Allowance	\$	-
099000	Painting	\$	42,920
102000	Wall Protection	\$	2,500
104000	Interior Signage Allowance	\$	5,000
105000	Lockers	\$	-
108000	Toilet Accessories	\$	2,000
119000	Appliance Allowance	\$	-
125000	Window Treatments	\$	-
210000	Fire Protection	NIC	
220000	Plumbing	\$	55,000
230000	HVAC	\$	128,760
260000	Electrical	\$	214,600
270000	Low Voltage: Tele/Data, Paging, Security, TV, Cable	\$	-
310000	Earthwork	\$	98,000
310001	Pumping/Demucking Allowance	\$	-
310002	Site Stabilization & Undercut Allowance	\$	-
320000	Paving	\$	48,711
320001	Site Concrete	\$	40,000
320002	Site Lighting	\$	40,000
323100	Fencing	NIC	
328000	Irrigation	NIC	
329000	Landscaping	\$	20,000
331000	Site Utilities	\$	60,000
331001	Surveying	\$	10,000
	Total Direct Costs	\$	1,843,149

If you need any other information, please contact us at your earliest convenience.

Respectfully,
 REED CONSTRUCTION



Brent Winebrenner

Sr. Project Manager – Team Leader
Reed Construction