

# STONEFIELD

September 1, 2021

Michael McCarthy  
City of New Bedford  
Department of City Planning  
133 William Street, Room 303  
New Bedford, MA 02740

**RE: Proposed Starbucks with Drive-Thru  
Block 93, Lots 168, 169 & 275  
0 & 8 Mitchel Street & 171 Coggs Hall Street  
City of New Bedford, Bristol County, Massachusetts**

Michael:

Stonefield Engineering and Design, LLC are pleased to submit documents to address the comments contained in the Department of City Planning's Staff Report. Please find the following items enclosed.

ITEM DESCRIPTION	DATED	COPIES	PREPARED BY
Site Plan Set	09-03-2021	12	Stonefield Engineering & Design
Stormwater Management Report	07-01-2021	12	Stonefield Engineering & Design

The following is an itemized response to the comments contained within the abovementioned report dated August 11, 2021:

## Specific Conditions

- 1. Fencing along the east property line shall be repaired or replaced and that revised plans showing details for any new fencing be submitted to the Department of City Planning for review.*

**Existing fence along the east property line has been removed by the landowner prior to the planning board meeting on 8/11.**

- 2. Revised plans showing the location of mechanical systems with details for any required screening shall be submitted for the review by the Planning Board chair in consultation with the City Planner for a determination whether modified plan must return before this Board for further review.*

**Refer to Architectural Plans regarding the location of the mechanical systems with the appropriate screening.**

- 3. Signage on site shall be illuminated no early than one hour prior to opening and no later than one hour after to closing.*

**The plans will be updated to include a note regarding signage on site shall be illuminated no early than one hour prior to opening and no later than one hour after closing on the Lighting Plan (Sheet C-7).**

- 4. Lighting shall be illuminated to no earlier than one hour prior to opening and no later than one hour prior to closing.*

**The plans will be updated to include a note regarding lighting shall be illuminated to no earlier than one hour prior to opening and no later than one hour after closing on the Lighting Plan (Sheet C-7).**

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## General Conditions

5. *The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.*

**Acknowledged.**

6. *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.*

**Acknowledged.**

7. *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.*

**Acknowledged.**

8. *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.*

**Acknowledged.**

9. *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.*

**Acknowledged.**

10. *The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning case file folder.*

**Acknowledged.**

11. *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.*

**Acknowledged.**

12. *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.*

**Acknowledged.**

13. *The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.*

**Acknowledged.**

Please contact our office if you have any questions or comments regarding this submission.

Best regards,

# STONEFIELD

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September 1, 2021  
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Jake Modestow, PE  
**Stonefield Engineering and Design, LLC**

*Via FedEx*

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