



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* *MKS*

FROM: Jamie Ponte, Commissioner

DATE: September 21, 2021

SUBJECT: Redevelopment of St. Joseph's Elementary School
Into Residential Apartments. – Site Plan
35 Kearsarge Street
Plot 112, Lot 3

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the proposed site plan dated August 2021, prepared by Sitec- Civil & Environmental Consultants, Inc., 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 proposed project contains one large parcel, there is no "3A" lot. An ANR plan to subdivide Assessors Lot 3 into two separate parcels must be endorsed by Planning and recorded at the Registry of Deeds in order for the two lots to be processed and finalized at DPI with the changing of the Assessors Map lot lines and official parcel lot number to be assigned. "3A" is not a legal lot number assigned by the City.
2. Commercial driveways are subject to Traffic Commission Board approval prior to release of the driveway permit from DPI.
3. Developer to install new cement concrete sidewalk with grass ribbon along the entire frontage of the proposed project site. Kearsarge Street shall be 0.5' curb, 6.5' grass ribbon, 6' cement concrete sidewalk. Duncan Street and Ingraham Street shall be 0.5' curb, 4.5' grass ribbon, 5' cement concrete sidewalk.
4. Developer to install three new wheelchair ramps. One at the northwest corner of Duncan Street & Kearsarge Street, one at the southwest corner of Ingraham Street & Kearsarge Street and one at the existing mid-block crossing of Duncan St at the southwest corner of the project site.

5. Developer to plant trees within the grass ribbon area of sidewalk layout on Kearsarge Street, Duncan Street, and Ingraham Street. Trees are to be spaced a minimum of 40 feet and maximum of 60 feet apart on center. Contact DPI Engineering Division for list of approved species to be planted at this location.
6. No private signage allowed within City layout. Proposed STOP signs on Duncan Street and Ingraham Street driveway curb cuts must be relocated to within private property.
7. Refer to sheet C500: Notes 17 and 18 to be revised to be in accordance with City of New Bedford regulations.
8. Refer to sheet C500: Engineer to revise plans for proposed curb stop location of 6" fire supply and 4" domestic services. Sizing requires gate valves be located in the roadway, not curbstops in the sidewalk. Also, update plans to include material type for both services.
9. Refer to sheet C800: where are the proposed stop bar and pavement markings to be located on the site? Pavement markings are not allowed within City Layout. Engineer to revise plans accordingly.
10. Refer to sheet C900: Must contact DPI for curb deposit and release of driveway permit prior to removal of existing granite curb on Duncan Street and Ingraham Street for construction entrance/proposed curb cut.
11. Engineer to show all existing utility services and label all utility mains on existing conditions plan. Missing water services and sewer service on Sheet C100.
12. Any existing water and/or sewer services to be abandoned are to be capped. Water services are to be capped at the main. Sewer services are to be capped at the property line.
13. Proposed trench drain located at each driveway for collection of the entire parking lot runoff is not a viable option due to the small collection area being prone to build up of debris and runoff continuing into the City layout. The successful implementation of this system is not feasible for this location and volume of runoff. Engineer to reevaluate proposed collection system.
14. Exhibit "B" of the Site Plan Review application packet provided states the existing roof is to be replaced. This work is subject to compliance of the City's Stormwater Rules and Regulations. Site Plan must be revised accordingly to include roof runoff mitigation measures. Any roof leaders and/or sump pump connections to the City's sewer system are to be disconnected and redirected to the on-site infiltration system, or pervious areas. Engineer to re-evaluate stormwater report calculations and sizing of subsurface recharge system.
15. All utilities to be installed or modified in accordance with City of New Bedford standards.

16. Permits for driveways, sidewalk and utilities must be obtained from the Department of Public Infrastructure Engineering Division.
17. Developer to contact DPI's IPP/FOG Engineer for permit required for multi-unit apartment with laundry facilities.
18. DPI has confirmed that the center door on Kearsarge St has the correct address of #35. If utilizing a different door as the main entrance, the 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.
19. 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.
20. DPI requires a final plan set to be submitted that reflects all revisions made prior to the start of construction and/or any permits to be issued.
21. Upon completion of work, Developer must submit a stamped As-built drawing of all utility work to DPI's Engineering Division prior to Certificate of Occupancy being issued.

Cc:

Department of Inspectional Services
Department of Resiliency and Environmental Stewardship
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