



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* *mmS*

FROM: Jamie Ponte, Commissioner

DATE: September 22, 2021

SUBJECT: Proposed Marijuana Establishment- Site Plan
S.S. Hathaway Road (f.k.a. 366 Hathaway Road)
Plot 94, Lot 20

The City of New Bedford (City) Department of Public Infrastructure (DPI) has reviewed the revised plan dated 8/2/2021, prepared by Hayes Engineering, 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. It is recommended that the redevelopment of this site undergo peer review by the City's traffic engineer consultant.
 - a. Applicant to provide a revised traffic impact assessment which follows the Massachusetts Traffic Impact and Access Study guidelines.
 - b. Additional documentation required:
 - i. discussion on sight distance at the access points
 - ii. collection of existing data (daily volumes, peak hour volumes, crash history, etc.)
 - iii. capacity analysis
 - iv. collection of local dispensary data to support the trip generation calculations
2. This area is under state jurisdiction. Contact MassDOT for any potential impacts for work conducted within MassDOT jurisdiction for Highway State Layout. Developer must file for an Access Permit as required by MassDOT.
3. Commercial driveways are subject to Traffic Commission Board approval prior to DPI permit signoff.

4. Driveways must be built in accordance with City construction standards, 90-degree alignment from the roadway with four-foot vertical granite curb transitions to either side and 6" cement concrete. Site plan proposes radius curb with hot mix asphalt, revise plans to meet New Bedford construction standards.
 - a. Proposed driveway on west side of the lot must be cement concrete for the portion within City Layout with transition curb. No VGC or VCC within the driveway apron.
5. Proposed wheelchair ramps at driveway aprons to be eliminated. ADA compliant crossing incorporated in City design specs for driveways.
6. Revise proposed new cement concrete sidewalk to include a grass ribbon between the existing granite curb and sidewalk. Install 5' wide cement concrete sidewalk south of existing utility poles with a varying width for the grass ribbon area.
7. Developer to plant trees within the grass ribbon area of sidewalk on Hathaway Road. 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.
8. No private signage allowed within City layout. Proposed STOP signs at driveway curb cut must be relocated to within private property.
9. Pavement markings are not allowed within City Layout. Engineer to revise plans accordingly.
10. Engineer to expand survey to include off-ramps/on-ramps curb line on the north side of Hathaway Road across from the project site on the site plan. Expanded survey should also include the driveway of the gas station property to the west.
11. Engineer must update plans to clearly show all utilities, including labeling of sizes and material type for all utility mains within the Right of Way and existing services to the property. Existing conditions site plan is not clear and linework is difficult to read.
12. The proposed drainage for the site does not meet the City of New Bedford's Stormwater Rules and Regulations. Needs further review of stormwater report and proposed infiltration methods. In addition to, the grading and drainage plan to be revised to capture and collect a greater percentage of the parking lot before runoff reaches the abutting properties.
13. Fire supply and domestic water service are to be two separate service lines. Cannot subdivide within the property as depicted on the plans. Engineer to revise accordingly.
14. Developer to check condition of existing sewer and water services to be reused.
15. 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.

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16. All utilities to be installed or modified in accordance with City of New Bedford standards.
17. Permits for driveways, sidewalk and utilities must be obtained from the Department of Public Infrastructure Engineering Division.
18. 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 prior to Certificate of Occupancy being issued.

Cc:

Department of Inspectional Services
Department of Resiliency and Environmental Stewardship
Beacon Compassion, Inc.
Hayes Consulting, Inc.