



**MAYOR**  
JON MITCHELL  
**PLANNING DIRECTOR**  
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## City of New Bedford Department of City Planning

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### PLANNING BOARD

# STAFF REPORT

#### REPORT DATE

December 8, 2021

#### MEETING DATE

December 15, 2021

#### Case #:21-45

Site Plan Review  
59 Tarkiln Place  
Map: 130G Lot: 164

#### Owner/Applicant:

Dave Rodrigues – JAZ  
BRUSH USA, Inc.  
59 Tarkiln Place  
New Bedford, MA 02745

#### Zoning District:

Industrial A

#### Site Area:

3.0 acres

#### Overview:

**Case #21-45: 59 Tarkiln Place** – Request by applicant for **Site Plan Review** for an expansion over 2000 square feet and reduction in the number of loading spaces at 59 Tarkiln Place (Map: 130 G Lot: 164), a 130,680 square foot site in an Industrial- A (IA) district.



**Proposed site of warehouse expansion.**  
Looking west from Tarkiln Place.

## Existing Conditions

There currently exists a 14,064 SF brick building on site consisting of 1,500 SF office space and 12,564 SF warehouse space. Paved parking areas exist on the southerly and northerly sides of the building. A drive wraps around the westerly side of the building providing access to two garage doors in the rear. There are two loading docks; one on the south and one on the north side of the building. The applicant has notes that the southern loading dock is the one primarily used. The building currently occupied by JAZ Brush USA, a distributor of wire brushes.

The site topography slopes from the street, westerly, and drops towards the existing wetlands on the westerly (rear) portion of the parcel.

The 130,681 SF site has 314.68 feet of frontage on Tarkiln Place, and depth of 418.05 feet.

The parcel abuts an industrial parcel, occupied by a rope fabricator and distributor, to the south, a wetland area and railroad to the west, a wooded lot across Tarkiln Place to the east, and residential parcels in the Whalers Woods development to the north.

#### Related Permitting

- Conservation Commission - Order of Conditions

### Decision Criteria

The applicant is requesting a Site Plan Review. The ordinance provides the Board the following criteria for reaching a decision.

Site Plan Review Criteria
<p>In considering Site Plan Approval for the proposed project, the Board must find that the plan meets the objectives identified in Section 5470 of the City's Zoning Ordinance (c.9) including:</p> <ul style="list-style-type: none"><li>• <b>Adequate access to each structure for fire and service equipment</b></li><li>• <b>Adequate provision for utilities and stormwater drainage</b></li><li>• <b>Site alteration shall be designed after considering the qualities of the specific location, proposed land use, the design of building form, grading, egress points and other aspects of the development so as to:</b><ul style="list-style-type: none"><li>○ Minimize cut/fill volumes, removal of 6" caliper trees and larger, removal of stone walls, displacement of wetland vegetation, extent of stormwater flow increase from the site, soil erosion and the threat of air/water pollution;</li><li>○ Maximize pedestrian/vehicular safety to/from the site</li><li>○ Minimize the obstruction of scenic views from publicly accessible locations</li><li>○ Minimize visual intrusion by controlling layout/visibility of parking, storage and outdoor service areas viewed from public ways and residential areas</li><li>○ Minimize glare from vehicle headlights and lighting fixtures</li><li>○ Minimize unreasonable departure from the character, materials and scale of buildings in the vicinity</li><li>○ Minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling or containment of solid/liquid wastes and hazardous substances</li><li>○ Ensure compliance with the Zoning Ordinance</li><li>○ Minimize damage to existing adjacent public ways</li><li>○ Promote orderly and reasonable internal circulation within the site so as to protect public safety</li></ul></li></ul>

## Proposed Conditions

Site improvements proposed include a 5,000 SF warehouse addition with an exterior finish of continuous vertical insulated metal panel on the northerly side of the building. Primary access to this area will be internally through the existing warehouse. No loading doors are proposed on the addition. A paved area and rarely used loading dock will be removed to accommodate the addition.

Additionally, the applicant proposes site improvements for stormwater management that include tying existing roof drains and roof drains for the addition to subsurface infiltration chambers proposed on the west side of the site. According to the applicant's stormwater calculations, this will result in a reduction in the site stormwater runoff towards the adjacent wetlands. Landscape alternations are also proposed.

## Staff Review

The table below outlines the proposed site changes and highlights items for discussion and the Board's consideration.

<b>Parking</b>	<ul style="list-style-type: none"> <li>No changes are proposed as the pavement area being removed is not utilized for existing parking. Five existing parking spaces adjacent to the construction area will be preserved.</li> </ul>
<b>Landscaping &amp; Site Features</b>	<ul style="list-style-type: none"> <li>Landscaping currently exists on site and is well maintained. Shrubs lining the north side of the existing building will be removed to accommodate the proposed warehouse addition.</li> <li>The applicant proposes the following landscape additions: <ul style="list-style-type: none"> <li>Hydrangea autumn anthem high grass to the east of the proposed warehouse addition bordering the parking area</li> <li>New loam and seed for the north and northwest perimeter of the proposed warehouse addition.</li> </ul> </li> </ul>
<b>Circulation</b>	<ul style="list-style-type: none"> <li>The proposal removes an existing paved area and full access around the rear of the building. No other alterations to the existing circulation are proposed. <b>The Board may wish to discuss existing and proposed circulation plans, including delivery and emergency vehicles.</b></li> </ul>
<b>Traffic/Transit</b>	<ul style="list-style-type: none"> <li>The applicant indicates no changes are proposed. <b>The board may wish to inquire about any additional delivery or other vehicular demand that may result from the expansion.</b></li> </ul>
<b>Stormwater</b>	<ul style="list-style-type: none"> <li>Site plans show that a catch basin at the northern loading dock will be removed to accommodate the building addition.</li> <li>Roof drains for the existing building and the proposed warehouse addition will be recharged into a proposed subsurface infiltration system. <b>The Board may wish to refer to the Stormwater Report and the Stormwater Report revisions printed 11/23/21.</b></li> </ul>
<b>Snow Storage</b>	<ul style="list-style-type: none"> <li>No changes are proposed. <b>The Board may wish to discuss existing and proposed snow storage as recommended in the Stormwater Report's Long Term Pollution Prevention Plan (Exhibit "L").</b></li> </ul>
<b>Waste Receptacles</b>	<ul style="list-style-type: none"> <li>No changes are proposed. Dumpsters are currently located at the rear of the building on a concrete slab between two loading bays. <b>The Board may wish to discuss location and screening of dumpsters.</b></li> </ul>
<b>Utilities</b>	<ul style="list-style-type: none"> <li>No changes are proposed.</li> </ul>
<b>Lighting</b>	<ul style="list-style-type: none"> <li>No changes are proposed. Exterior lighting for the proposed warehouse addition project will be entirely building mounted above doors (no pole lights).</li> </ul>

	<ul style="list-style-type: none"> <li>• Safety and security lighting will be provided at the perimeter of the building and at all entrances/exits designed into the structure.</li> <li>• All fixtures selected will be LED technology with sharp-cutoff lensing to keep illumination from leaking over on adjacent properties.</li> </ul>
<b>Demolition and Erosion Control</b>	<ul style="list-style-type: none"> <li>• Removal of a paved area and loading dock to accommodate a 5,000 SF warehouse addition on the northerly side of the building.</li> <li>• Staked straw waddle at limit of work within the 100' wetland buffer west of demo area.</li> <li>• Plan revisions show proposed building materials storage area on grass just beyond the southwest portion of the parking area pavement, which is inside the 100' wetland buffer. Plans note that the stockpile will be protected by hay bales or sediment fence. <b>The Board may wish to discuss which erosion control measures would be appropriate.</b></li> <li>• Removal of trees along westerly edge of rear drive along west (rear) side of building to accommodate installation of the subsurface infiltration system. <b>The Board may wish to refer to the Stormwater Report and 11/23/21 plan revisions.</b></li> </ul>
<b>Architectural</b>	<ul style="list-style-type: none"> <li>• Exterior finish of the proposed warehouse addition will be continuous vertical insulated metal panel in a Slate Grey color from the top of foundation to the underside of roof overhang.</li> <li>• Addition trim / edging metal, window trim and roofing will be Pearl Grey, and the roof downspouts will be Slate Grey.</li> <li>• Exterior doors will be insulated steel custom painted to match the adjacent insulated metal panel siding.</li> </ul>
<b>Master Plan</b>	<ul style="list-style-type: none"> <li>• The proposal is consistent with the Master Plan in that it supports expansion of industry within the city.</li> </ul>

## Interdepartmental Review Comments

As required under city ordinance, the case submittal documents were distributed to City Clerk, City Solicitor, Health Department, Inspectional Services, Engineering, Public Infrastructure, Conservation Commission, Fire Department and School Department.

At the time of writing this report, the following memos have been received:

- Conservation Agent – Planning Board Case Review, received 12/1/21

## Site Photos





**Paved area, loading dock, and landscaping to be removed for expansion of warehouse.**  
Looking east from northwest corner of the site.



**Unused loading bay to be removed.**  
Looking south from north side of site.



**Area to be removed for expansion of warehouse.**  
Looking east from rear of site.



**Paved access around rear of building for circulation.**  
Looking north from south at rear of site.



**Proposed site of subsurface infiltration system.**  
West side of site looking north.



**Loading bay to remain in use.**  
Looking east from rear of building.





**Loading dock to remain in use.**  
South side of site looking north.



**Loading bay to remain in use.**  
Looking northeast from rear of building.



**Entrance/exit to business and loading.**  
Looking east from south parking/loading area.

## Materials for Consideration

The engineered plan submission is shown as "SITE PLAN 59 Tarkiln Place" dated October 29, 2021, latest revisions dated November 10, 2021, and date stamped received by City Clerk's Office 11/24/21. Plans were prepared by Farland Corp. of Dartmouth, MA. The plans are stamped by Christian Albert Farland, P.E. The plan set consists of the following sheets:

- Cover
- Existing Conditions
- Demolition
- Layout & Landscaping
- Grading & Drainage

The architectural plan submission is shown as "JAZ USA - Warehouse Addition" (Preliminary Design) dated 08/05/21, and date stamped received by the City Clerk's Office November 1, 2021. The plans are marked Preliminary Design: Not For Construction. Plans were prepared by UDA Architects of Walpole, MA. The plan consists of the following sheets:

- A1.1 – Warehouse Addition – Proposed Floor Plan
- A3.1 – Warehouse Addition – Proposed Exterior Elevations

The stormwater report submission is shown as “STORMWATER REPORT, SITE PLAN, ASSESSORS MAP 130G – LOT 164, 59 TARKILN PLACE NEW BEDFORD, MASSACHUSETTS” and prepared by Farland Corp. of Dartmouth, MA.

## Recommended Conditions



**Site Plan Approval.** Having reviewed the submitted materials, planning staff offers the following recommendations for conditions to the Planning Board should it act favorably on the requested site plan approval for the project:

That the following **specific conditions** be applied to this decision:

1. The applicant will adhere to the Order of Conditions set forth by the Conservation Commission. Any modification from the approved plans as a result of the Order of Conditions must be submitted for consideration to the Director of City Planning for determination as to whether the modified plan must return before this Board for further review.
2. All exterior lighting be down shielded and dark-sky friendly lighting.

That the following **general conditions** also be applied to the decision:

3. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
4. 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.
5. 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.
6. 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.
7. 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.
8. The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning case file folder.
9. 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.
10. 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.
11. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

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**Materials Provided by the Applicant** are available at: <https://www.newbedford-ma.gov/planning/planning-board-agenda-info-2021/>

Staff Report prepared by: Rachel Mulroy, Staff Planner

Reviewed by: Jennifer Carloni, City Planner



## 59 Tarkiln Place Map: 130G Lot: 164

*NOTE: Property line is approximate; for discussion purposes, only. Aerial image is oriented north.*