



CITY OF NEW BEDFORD
JONATHAN F. MITCHELL, MAYOR

PLANNING BOARD

City Hall, Room 303
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New Bedford, MA 02740
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Registry of Deeds/City Clerk Use Only:

CITY CLERKS OFFICE
NEW BEDFORD, MA
2018 AUG 13 A 11:59
CITY CLERK

NOTICE OF DECISION

Case Number:	18-35			
Request Type:	Site Plan			
Address:	100 Duchaine Boulevard			
Zoning:	Industrial A & Residential A Zoning Districts			
Recorded Owners:	SMRE 100, LLC			
Owner Address:	c/o Ruberto, Israel & Weiner 255 State Street – 7 th Floor Boston, MA 02109			
Applicant:	SMRE 100, LLC c/o Tim Cusson			
Applicant Address:	c/o Ruberto, Israel & Weiner 255 State Street – 7 th Floor Boston, MA 02109			
Application Submittal Date	Public Hearing Date(s)	Decision Date		
July 13, 2018	August 8, 2018	August 8, 2018		
Assessor's Plot Number	Lot Number(s)	Book Number	Page Number	Certificate Number
134	5			24201

Application: Farland Corp. (401 County Street New Bedford, MA) on behalf of SMRE 100, LLC c/o Tim Cusson (255 State Street, 7th Floor Boston, MA) for **Site Plan** approval for a 27,500 ± SF addition to an existing structure to be converted into a recycling facility, on a 65.1 ± acre site, located at **100 Duchaine Boulevard** (Map: 134 Lot: 5) in an Industrial A [IA] and Residential A [RA] zoned district.

Action: GRANTED, WITH CONDITIONS, as described in section four (4).

A copy of this decision was filed with the City Clerk of the City of New Bedford on August 13, 2018. Any person aggrieved by this decision for Site Plan Approval has twenty (20) days to appeal the decision in accordance with the procedures set forth in Section 8 of Chapter 40A of the General Laws of Massachusetts and Section 5490B of the City of New Bedford Site Plan Review Ordinance.

8/13/2018

Date

Kathryn Duff, Chair
City of New Bedford Planning Board

1) APPLICATION SUMMARY

Farland Corp. (401 County Street New Bedford, MA) on behalf of SMRE 100, LLC c/o Tim Cusson (255 State Street, 7th Floor Boston, MA) for Site Plan approval for a 27,500 ± SF addition to an existing structure to be converted into a recycling facility, on a 65.1 ± acre site, located at 100 Duchaine Boulevard (Map: 134 Lot: 5) in an Industrial A [IA] and Residential A [RA] zoned district.

2) MATERIALS REVIEWED BY THE PLANNING BOARD

Plans Considered to be Part of the Application

- Plan Set- "Site Plan 100 Duchaine Boulevard, Assessors Map #134 Lot 5 New Bedford, Massachusetts" Owner: SMRE, 100, LLC; dated June 14, 2018 with revisions dated through July 12, 2018; date stamped received by City Clerk's Office July 13, 2018. Plans were prepared by Farland Corp, in New Bedford, MA and stamped by Christian Albert Farland, PE; including:
 - Sheet 1 Cover Sheet
 - Sheet 2 Existing Conditions
 - Sheet 3 Layout
 - Sheet 4 Utilities and Grading
 - Sheet 5 Lighting
 - Sheet 6 Notes and Legend
- Architectural plan set materials – "Parallel Products Inc.", prepared by Mesco Building Solutions in Irving, TX; including:
 - Architectural – (A) Parallel Products
 - Front Structural Elevation – (A) Parallel Products
 - Back Structural Elevation – (A) Parallel Products
 - Left Structural Elevation – (A) Parallel Products
 - Right Structural Elevation – (A) Parallel Products
 - 3 Dimensional Mock Up – (A) Parallel Products

Other Documents and Supporting Materials

- Site Plan Review Application, stamped received by City Clerk's Office July 13, 2018
- Certified Abutters List
- Bristol County (S.D) Registry of Deeds Certificate 24201
- Department of Planning, Housing & Community Development Staff Report dated July 27, 2018
- Department of Public Infrastructure (DPI) Comments dated August 2, 2018
- Communication from Greater New Bedford Industrial Foundation c/o Derek Santos dated July 30, 2018
- Conservation Agent Comments dated July 27, 2018

3) DISCUSSION

Board Members Kathryn Duff, Arthur Glassman, Peter Cruz, Alexander Kalife, and Kamile Khazan were in attendance at the August 8, 2018 meeting. City Planner Tabitha Harkin and Staff Planner Jennifer Carloni were present during the discussion.

Mr. Christian Farland (401 County Street New Bedford, MA) of Farland Corp presented on behalf of SMRE, LLC (255 State Street, 7th Floor Boston, MA). He explained that Parallel Products, a recycling company is the intended occupant of the proposed facility. He reminded the board Phase 1 of the project had previously received approval from the board as Case #32-17. This current proposal would be a modification/addition to that approval.

He detailed the site was originally developed as part an over 100 acre site with multiple buildings known as the Polaroid campus. Since then the site has been subdivided but is still served by a shared internal private road located off the south end of Duchaine Boulevard. He explained the current proposal would be for an addition on the east side of the existing building. He noted the addition is proposed on a portion of the remains of a large concrete slab which remains from a previous building that was on the site. He also recapped the elements of the previous approval for phase 1.

Mr. Farland indicated he had reviewed the Planning Division Staff Comments and had no objections. The snow storage will be relocated outside of the one-hundred foot buffer and the construction drive will be returned to a grassed area.

Chairperson Duff read aloud the Department of Public Infrastructure (DPI) Comments as Mr. Farland had not yet received them. The board member then inquired about the project area during construction, storm water plans, and the roof materials.

In response to the DPI comments and board members concerns, Mr. Farland explained a construction fence will be installed around the site to keep activity outside of the one hundred foot buffer during construction. He agreed to a condition that hay bales/wattles be installed around the construction site. He indicated a storm water system could be installed for the new proposed addition and the revised storm water calculations will be submitted to the DPI. He agreed to a condition that the roof be a light color. Mr. Farland then explained the site security includes a full time security person, cameras, and lighting.

It was noted that no new signage is proposed as a ground sign was previously approved for the site. Further, the sign is already installed at the site entrance at the south end of Duchaine Boulevard.

Mr. Cruz made a motion, seconded by Mr. Glassman to open the public hearing. Motion passed unopposed.

Chairperson Duff read a communication from Mr. Derek Santos on behalf of the Greater New Bedford Industrial Foundation (GNBIF). The communication indicated the GNBIF had reviewed and approved of the plans before the board.

In response to Chairperson Duff's invitation to speak or be recorded in favor, no one in attendance spoke in favor of the petition or wished to be recorded in favor of the petition.

In response to Chairperson Duff's invitation to speak or be recorded in opposition, no one in attendance spoke in opposition of the petition or wished to be recorded in opposition of the petition.

Mr. Glassman made a motion, seconded by Mr. Cruz to close the public hearing. Motion passed unopposed.

The board briefly discussed the case and conditions before voting.

4) DECISION

Board Member Glassman made the motion, seconded by Mr. Kalife to approve Case #18-35, for Site Plan approval for a 27,500 ± SF addition to an existing structure to be converted into a recycling facility, on a 65.1 ± acre site, located at 100 Duchaine Boulevard (Map: 134 Lot: 5) in an Industrial A [IA] and Residential A [RA] zoned district. Applicant: SMRE 100, LLC c/o Tim Cusson (255 State Street, 7th Floor Boston, MA 02109). Applicant's Agent: Farland Corp (401 County Street New Bedford, MA 02740). The approval is subject to:

Specific conditions:

1. Subject to all DPI comments, Conservation Agent Comments, and Staff Comments.
2. Hay bales/wattles to be installed around the construction site.
3. The roof is to be light colored.
4. The conditions of approval for Case #32-17 remain in place and apply to this approval.
5. The temporary construction driveway entrance on the east side of the site is returned to a grassed area after the completion of construction.
6. Snow storage areas to be revised and located outside of the 100' wetlands buffer zone.
7. Outdoor waste areas, if needed, be identified and added to the plans.

General Conditions:

8. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
9. The project shall be undertaken in a manner consistent with the Memorandum from the Department of Public Infrastructure received and placed on file and the Planning Board incorporates the DPI memo as part of these conditions.
10. The applicant shall submit final plan revisions to the Planning Division 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.
11. 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 Planning Division Case file folder.
12. The applicant shall present any proposed modification from the approved plans for consideration to the City Planner for determination as to whether the modified plan must return before this Board for further review.
13. 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.

As a result of such consideration, the Board moves approval on the subject application with the conditions so noted. The motion being properly made and seconded, the Chair called for a roll call vote which was taken and unanimously approved five (5) to zero (0).

Board Chair Duff -- Yes

Board Member Kalife-Yes

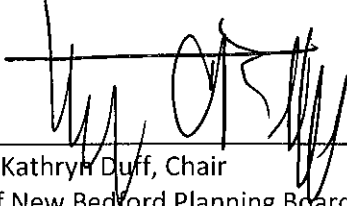
Board Member Cruz -- Yes

Board Member Glassman -- Yes

Board Member Khazan -- Yes

Filed with the City Clerk on:

8/13/2019
Date


Kathryn Duff, Chair
City of New Bedford Planning Board