



PROJECT NARRATIVE

PROPOSED COMMERCIAL BUILDING
BELLEVILLE AVENUE
NEW BEDFORD, MASSACHUSETTS

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PREPARED FOR:

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1. PROJECT DESCRIPTION:

Michael Panagakos proposes to construct a new 1,500 s.f. one story commercial building with a drive thru within a 12,330 s.f. vacant lot located on Belleville Avenue. The vacant lot is located approximately 225 ft. away from the Coggeshall Street and Belleville Avenue intersection. Additional site improvements will include a parking facility, stormwater, dumpster pad, landscaping, fencing, walkways and bicycle parking. The proposed stormwater system will collect the runoff from the roof and parking lot and will meet the City of New Bedford's Stormwater requirements.



Exhibit 1: Aerial Plan

2. EXISTING CONDITIONS:

The site, which is referenced as the City of New Bedford Assessor's Map 86 Lot 21. The site, located on the east side of Belleville Avenue, falls within a MUB zoning district. The vacant lot size is approximately 12,330± square feet and is 100% complete grass with some shrubbery. The lot is bound by Interstate 195 to the south, a commercial vacant lot to the east and the City of New Bedford's pump station site to the north. The vacant lot is approximately 225 ft away from the Coggeshall Street and Belleville Avenue intersection.



The site has an approximate slope of 1.5% sloping from the northernly property line southeast forward the commercial vacant lot and Interstate 195. There are no stormwater controls on the existing site. Any runoff created on site flows to the abutting property and into the Belleville Avenue gutter line and into existing catch basins within the roadway. As previously stated, the entire site is made up of 100% grass and the abutting properties along the east and south have a natural buffer made up of various trees and shrubs. The City of New Bedford water, sewer and storm drain utilities are available in Belleville Avenue. The site currently has no off-street parking.

3. PROPOSED DEVELOPMENT:

The proposed site would include a newly constructed 1,500 s.f. one story building and site improvement which includes a parking facility with 12 parking spaces, drive thru lane and bypass lanes. The site will have two curb cuts located on Belleville Avenue, the curb cut to the south will allow vehicles to enter and exit the site and the curb cut to the north will be use for an exit only for the drive thru lane and bypass lanes. The City's water, sewer and storm drain utilities will be used to service the new commercial building.

The site will be approximately 84% impervious with the remaining cover being grass. Stormwater would be collected through the use of deep sump catch basins and drain manholes. Runoff flowing towards Belleville Avenue will be collected using trench drains. Stormwater would be managed using Cultec Recharger 180HD Infiltration Chambers which would allow stormwater to infiltrate back into the ground. Any overflow would flow to the existing storm drain located in Belleville Avenue through the use of a 12" pipe to a series of proposed manholes. There would be a total of 85 Cultec 180HP chambers on site. The cut/fill volumes for the project were kept to a minimum.

The proposed project is in compliance with the Mixed Used Business (MUD) Zoning requirements. All the building setbacks comply within the the MUB Zoning requirements. The project will be applying for a Planning Board Special Permit for a parking reduction as the required 25 parking spaces cannot be met due to the lot space. The project is providing 12 parking spaces and 5 bicycle parking spaces.

4. PARKING AND LOADING REQUIREMENTS:

The New Bedford Zoning Ordinance requires one (1) space per each employee per shift for a minimum of five (5) spaces plus one (1) space for 100 square foot of gross floor area with a minimum of twenty (20) spaces.

Parking Calculation:



- a. One (1) space per each 200 square foot of gross floor area required:
1,500 SF / 100 SF = 15 parking spaces (calculated)
Used 20 parking spaces (Minimum Required by City)

- b. One (1) space per each employee per shift required:
4 Employee per shift x 1 parking space = 4 parking spaces (calculated)
Used 5 parking spaces (Minimum Required by City)

Totals Parking Spaces Provided = Twelve (12) Parking Spaces
Total Bicycle Spaces Provided = Four (4) Bicycle Spaces

The project will be applying for a Special Permit with the Planning Board for a reduction in 13 parking spaces due to the site constraints.

5. **TRAFFIC:**

The project consists of a 1,500 square foot commercial building to be located on a 12,330± S.F. site in the Mixed Used Business Zoning District. The site is located in a very busy section of Belleville Avenue that is made up of multi-family homes, restaurants, fast-food, use car lots, mobile stores and Industrial A Zoning Lots. Belleville Avenue is signalized at its intersection with Coggeshall Street, about 225 feet north of the site. An interchange with Interstate Route 195 is located about 1000 feet south and east of the site.

The Southeast Regional Transit Authority (SRTA) provides schedule bus services close to the site. This route connects downtown New Bedford and the various other stop along the way.

Belleville Avenue has a posted speed limit of 25 miles per hour (MPH). The horizontal alignment in the site vicinity is straight and the vertical alignment is relatively flat. City Illumination is provided and there are sidewalks along both sides of the street.

In looking at the crash data from the MassDOT Crash Data Portal indicated that there were reported crashes between and including the signalized Coggeshall Street intersection. The most common crash types were angle and rear end which are type at intersections.

Under the Institute of Transportation Engineers (ITE) guidance, any development with more than 100 new peak hour trips is considered "significant". The proposed development is anticipated to generate less than 100 new peak hour trips during any given peak hour; at most, there is anticipated to be 24 trips generated in the AM peak hour, 56 trips in the PM peak hour and the same trips generated during the Saturday and Sunday peak hours. Therefore, further analysis is not warranted, and it can be concluded that the proposed development will not have a significant impact on traffic.



The proposed commercial building generated volumes that should not have a significant traffic impact on the nearby street system. Adequate sight distance is available for egress from the site. Commercial driveway permits are subject to review by the New Bedford Traffic Commission.

6. CONCLUSION:

The proposed project will result in the redevelopment of an existing vacant lot that has been vacant for quite some time and generate tax revenue. The project will likely enhance neighborhood convenience, improve the area's aesthetics by developing the lot within the City with a modern commercial building and have minimal strain on city infrastructure.

APPENDIX A – SITE PHOTOS

