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PLANNING BOARD

STAFF REPORT

REPORT DATE
March 24, 2022

MEETING DATE
April 13, 2022

Case #22-17: Site Plan Review
19 Jean Street
Map: 92 Lots: 45, 249

Owner: B.S.H., LLC
19 Jean Street
New Bedford, MA 02746

Applicant: True Storage New
Bedford, LLC
670 North Commercial
Street, suite 303
Manchester, NH 03101

Zoning District: Industrial A (IA)

Site Area: 1.7± acres

Overview: Request by applicant for
the renovation of an
existing building and
construction of a parking
area for a climate-
controlled storage facility



New Bedford Warehouse Storage building.
Looking southeast from parking area.

Existing Conditions

The project site is a six-story brick warehouse built circa 1911. It formerly housed the New Bedford Storage Warehouse Company. A storage and moving company currently operates within the warehouse building. Gated points of access exist on Jean Street and Sawyer Street. A concrete garage is sited along Sawyer Street. The site is enclosed with barbed-wire-topped chain link fencing. The northwest area of the lot is unmaintained vegetation, with plants going up the fence and building. Relatively recently, street trees were planted along Sawyer Street.

The site has 309± feet of frontage on Jean Street and 121± feet of frontage on Sawyer Street.

The MBTA New Bedford Main Line abuts to the west. Single and multifamily residences abut to the east, north, and south. Industrial businesses also abut to the north and south. The Interstate 195 highway and Route 18 are further south.

The surrounding neighborhood consists of a mix of industrial and mixed-use businesses, and many residential properties.

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

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:

- **Adequate access to each structure for fire and service equipment**
- **Adequate provision for utilities and stormwater drainage**
- **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:**
 - 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;
 - Maximize pedestrian/vehicular safety to/from the site
 - Minimize the obstruction of scenic views from publicly accessible locations
 - Minimize visual intrusion by controlling layout/visibility of parking, storage and outdoor service areas viewed from public ways and residential areas
 - Minimize glare from vehicle headlights and lighting fixtures
 - Minimize unreasonable departure from the character, materials and scale of buildings in the vicinity
 - 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
 - Ensure compliance with the Zoning Ordinance
 - Minimize damage to existing adjacent public ways
 - Promote orderly and reasonable internal circulation within the site so as to protect public safety

Proposed Conditions

The applicant proposes to rehabilitate an existing six-story warehouse for climate-controlled storage. Additional site improvements include a new parking lot with updated stormwater management, new landscaping, and repainted signage on the warehouse tower.

Staff Review

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

Parking	- Fifty (50) parking spaces are required by the ordinance and plans indicate fifty (50) parking spaces will be provided, including 2 handicap spaces. - Ten (10) loading spaces are proposed. - No bicycle parking is proposed.
Landscaping & Site Features	- The applicant proposes increasing green space on site with a variety of trees, shrubs and perennial flowering plants. Plantings will surround the parking lot and provide coverage on traffic islands. Refer to landscaping plan for a planting schedule. - Six-foot black vinyl chain link fencing is proposed along the Sawyer Street frontage. - Canopies are proposed over the drive-up area and front entrances. - In the project narrative the applicant indicates they are considering security doors and/or gates. Gates are not included in the site plan set. The Board may wish to review any proposed gates and discuss with the applicant.
Circulation	- Construction entrance is proposed at Sawyer Street. - One-way vehicle access into the site is proposed at Jean Street with two-way access is proposed at Sawyer Street. - Two drive-up areas in front of the building are proposed in addition to the loading spaces. - Traffic islands are included in the layout plan. - Pavement markings include walking striping along the front of the building.
Traffic/Transit	- The storage facility will be accessible 24 hours; office hours will be constrained to normal business hours. Therefore, the applicant does not anticipate increased traffic. - One-way entry on Jean Street will help manage traffic volume on this residential street.
Operations	- The storage facility will be accessible 24 hours a day, 7 days a week. - Normal business hours for the leasing office will be 9:00 AM to 6:00 PM. - The applicant indicates gate and/or door access will be provided by swipe card or keypad. The facility will partner with the police department to provide emergency entry codes for quick access. - Surveillance cameras are proposed inside and outside of the facility to monitor entry points, front office, and interior hallways. The cameras are monitored daily by staff.
Stormwater	- Two infiltration trenches draining to Sawyer Street and new/existing roof system draining to Jean Street are proposed. - Two subcatchments in the parking lot and three roof subcatchments are proposed. - Stormwater collected on the roof will be routed to the existing underdrain system at the south of the building, to the two existing scuppers at the northwest to new underdrain and

	infiltration system, and from the four existing scuppers at the north of the building to the roof drain manifold. Roof water will run from the east side of the building to ground via existing scuppers and flow overland. • Planning staff defers to the Department of Public Infrastructure regarding compliance with the City's Stormwater Rules and Regulations.
Snow Storage	• Snow storage is proposed in the landscaped areas at the west of the parking lot and on a traffic island in the middle of the parking lot.
Waste Receptables	• The applicant indicates trash for the leasing office will be collected privately, therefore a dumpster is not proposed at this facility. The Board may wish to discuss trash disposal practices for all areas of the building with the applicant.
Utilities and Mechanical Systems	• Construction will include updating of plumbing, mechanical, fire protection and electrical systems. • The existing mechanical systems are currently located on the roof and are not visible from the roadway. • Plans indicate existing PVC sewer lateral at Sawyer Street is to be capped and abandoned. • Plans indicate existing water line to be cut and capped at main and old meter pit to be abandoned. New meter will be in the vestibule. Planning staff defers to the Department of Public Infrastructure regarding compliance with the City's Utilities Rules & Regulations. • Position indicator valves are located in front of the building on the north side. • Gas gate is located on Jean Street just north of the entrance to the site.
Lighting	• The applicant has not provided a photometric plan, but indicates the parking lot, building walls, and building canopies will be illuminated with night sky friendly, downlit lighting. Staff is concerned about light intrusion on abutting residential properties from a proposed 24-hour operation. The Board may wish to review lighting locations relative to residential abutters and discuss with the applicant. • The Board may wish to condition the site be illuminated no earlier than one hour prior to opening and no later than one hour after closing, or only between the hours of 6 AM and 11 PM.
Demolition and Erosion Control	• The garage along Sawyer Street is to be razed. The Board may wish to discuss the demolition procedure proposed for this building and appropriately condition dust control measures. • The existing parking lot area, including cobblestone pavers, is to be removed. • Wall remnants at the northwest corner of the building and northwest corner of the lot are to be removed. • Plans indicate the applicant will adjust the grade along the frontage of the site for at-grade building access along the existing loading docks. • The retaining wall at the west of the site will be protected. • Tubular barrier erosion controls are proposed at the limit of work along Sawyer Street. Plans indicate protections for sidewalks, trees, and fire hydrant on Sawyer Street.

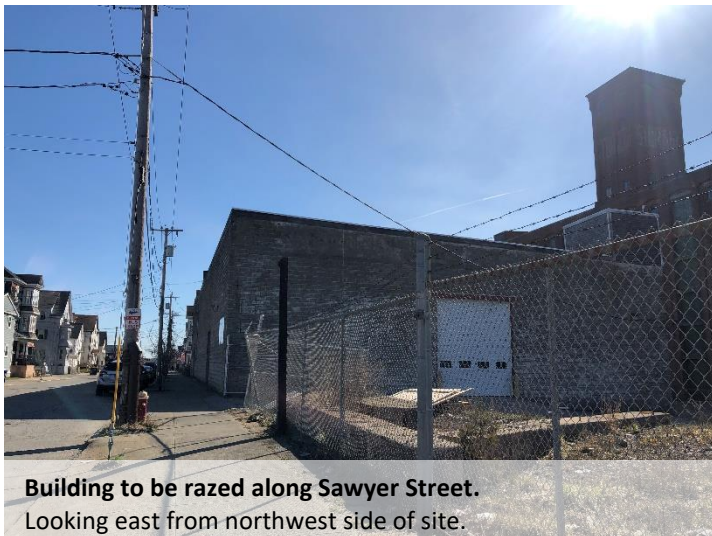
	Construction stockpile is proposed west of the construction entrance. Tubular barrier controls will surround the stockpile. The project site will be secured with construction fencing.
Architectural	- Canopies are proposed at the front of the building for drive-up areas. - The applicant proposes painting of existing metal siding and restoration of existing painted signage. - New windows are proposed.
Signage	- Exterior painted signage is to be restored throughout. - No new signage is proposed. Staff notes that any future ground signs will require additional review by the Planning Board.
Master Plan	The proposal is consistent with the Master Plan's strategic development strategy that links underperforming and potential development sites with opportunities to increase and stabilize the commercial tax base and create jobs.

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, no departmental memos have been received.

Site Photos





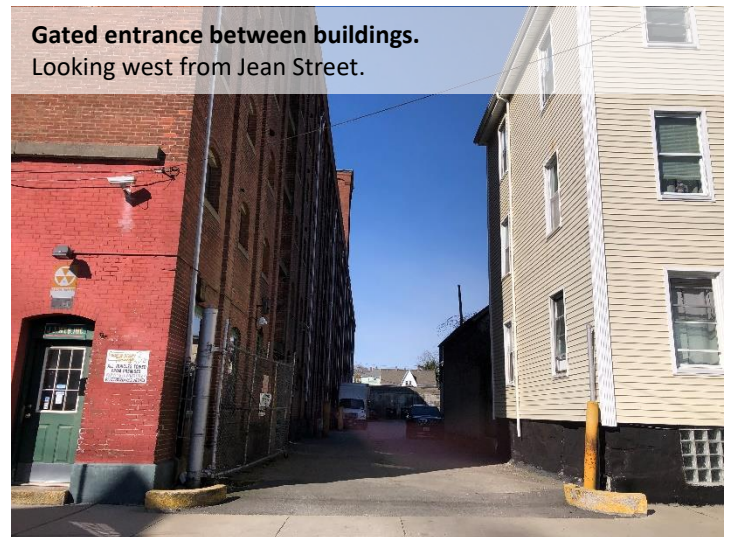
North façade to be stripped to brick, proposed canopy area.
Looking south from northwest area of site.



Proposed location of drive-up with steel deck canopy
Looking south from mouth of Jean St entrance corridor.



North façade with existing leaders, fire service to remain.
Looking west from Jean Street driveway.



Gated entrance between buildings.
Looking west from Jean Street.

Southeast overhead door to remain.
Looking west from Jean Street.



Painted signage on tower.
Looking southeast from parking lot.

Materials for Consideration

The engineered plan submission is shown as “True Storage LLC – COMMERCIAL BUILDING CONVERSION – 19 Jean Street, New Bedford MA” dated 3/8/22, and prepared by Allen & Major Associates of Woburn, MA. The plans are stamped by Michael A. Malynowski, PE. The plan set consists of the following sheets:

- Cover Sheet
- Sheet V-101 EXISTING CONDITIONS
- Sheet C-101 SITE PREPARATION PLAN
- Sheet C-102 LAYOUT & MATERIALS PLAN
- Sheet C-103 GRADING & DRAINAGE PLAN
- Sheet C-104 LANDSCAPE PLAN
- Sheet C-500 DETAILS
- Sheet C-501 DETAILS

The architectural plan submission is shown as “True Storage New Bedford – 19 Jean Street, New Bedford MA” prepared by True Storage of Manchester, NH. The plan set consists of the following sheets:

- A0402 ENLARGED PARTIAL BUILDING SECTIONS 02/24/22
- A0000D COVER SHEET (24x36) N.F.C.
- A0001 ABBREVIATIONS AND GENERAL NOTES N.F.C.
- A0002 ACCESSIBILITY GRAPHICS N.F.C.
- A0003 FIRE-RESISTANT SEALANT DETAILS N.F.C.
- A0004 LIFE SAFETY PLANS & CODE SHEET N.F.C.
- A0011 SELECTIVE REMOVAL PLAN - LEVEL 01 N.F.C.
- A0012 SELECTIVE REMOVAL PLAN - LEVEL 02 & 03 N.F.C.
- A0013 SELECTIVE REMOVAL PLAN - LEVEL 04 & 05 N.F.C.
- A0014 SELECTIVE REMOVAL PLAN - LEVEL 06 & ROOF N.F.C.
- A0021 SELECTIVE REMOVAL EXTERIOR ELEVATIONS N.F.C.
- A0101 SHELL BUILDING FLOOR PLAN - LEVEL 01 & 02 N.F.C.
- A0102 SHELL BUILDING FLOOR PLAN - LEVEL 03 & 04 N.F.C.
- A0103 SHELL BUILDING FLOOR PLAN - LEVEL 05 & 06 N.F.C.
- A0104 SHELL BUILDING ROOF PLAN - LEVEL 07 N.F.C.
- A0111 LEVEL 01 & 02 - UNIT & AREA COUNT N.F.C.
- A0112 LEVEL 03 & 04 - UNIT & AREA COUNT N.F.C.
- A0113 LEVEL 05 & 06 - UNIT & AREA COUNT N.F.C.
- A0201 EXTERIOR ELEVATIONS N.F.C.
- A0321 COLUMN-SUPPORTED CANOPY WITH CONCRETE ROOF DETAILS N.F.C.
- A0322 CABLE-SUSPENDED & COLUMN SUPPORTED CANOPY DETAILS N.F.C.
- A0401 BUILDING SECTIONS N.F.C.
- A0601 ENLARGED FLOOR PLANS @ ADMIN. AREA & BLDG. SERVICES N.F.C.
- A0631 DOOR SCHEDULE & TYP. HM FRAME/DOOR/GLAZING ELEVS. & DETAILS N.F.C.
- A0651 INTERIOR ALUM. AND H.M. FRAME DETAILS N.F.C.
- A0801 INTERIOR ELEVATIONS N.F.C.
- A0821 MILLWORK SECTIONS N.F.C.
- A0901 OVERALL RCP - LEVELS 01 & 02 N.F.C.
- A0902 OVERALL RCP - LEVELS 03 & 04 N.F.C.
- A0903 OVERALL RCP - LEVELS 05 & 06 N.F.C.
- A0911 ENLARGED REFLECTED CEILING PLANS & RCP DETAILS N.F.C.
- A0931 LIGHTING FIXTURE CUTSHEETS

In addition to the submitted materials, the application has submitted waiver requests for the Board's consideration as follows:

- Site Lighting Plan – Existing downward lighting to remain. Proposed new lighting are proposed under canopies and will be shielded. Therefore, the applicant has requested a waiver for photometrics and a Lighting Plan.

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 shall coordinate with the Department of Public Infrastructure to address all comments in their forthcoming memorandum.
2. Lighting shall be illuminated no earlier than 6:00 AM and no later than 11:00 PM.
3. The applicant shall submit fence and gate details to the Department of City Planning for administrative review prior to the issuance of a building permit.

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

4. The project shall be completed according to the plans, notes, reports, and specifications submitted for consideration and final approval by the Planning Board.
5. Plant materials shall be maintained in a healthful condition. Dead limbs, refuse and debris shall be promptly removed. Ground cover materials shall be maintained so as to control weed growth. Dead plantings shall be replaced with new live plantings at the earliest appropriate season.
6. 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.
7. 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.
8. 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.
9. 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.
10. The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning case file folder.
11. 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.
12. 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.
13. The developer and site contractor must schedule a pre-construction meeting with the Department of Public Infrastructure prior to the start of construction.

Materials Provided by the Applicant are available at: <https://www.newbedford-ma.gov/planning/planning-board-agenda-info-2022/>

Staff Report prepared by: Rachel Mulroy Staff Planner
Reviewed by: Jennifer Carloni, City Planner



19 Jean Street Map: 92 Lot: 249, 45

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