



City of New Bedford Department of City Planning

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MAYOR
JON MITCHELL
DIRECTOR
JENNIFER CARLONI

PLANNING BOARD

SUPPLEMENTAL STAFF MEMO*

REPORT DATE
July 5, 2022

MEETING DATE
July 13, 2022

Case #22-29: Site Plan Review
WS Brock Avenue
Map: 5 Lot: 7

Owner/ TAL Realty, LLC

Applicant: 18 Avis Street,
Dartmouth, MA 02748

*Memo

This memo is a supplement to the previous Staff Report for Case #22-29 dated May 23, 2022, and addresses revised plans, material samples, and the applicant's response to comments from the Planning Board.

Overview

Construction of a new ten-unit townhouse structure with garaged parking.

REVISED PLANS

The applicant provided revised plans dated June 27, 2022. Vinyl siding samples and supporting materials were submitted on June 23 and are available in the Planning Office for review. Planning staff have reviewed the revised plans and material samples. Staff offer the following comments for the Board's consideration ahead of the meeting:

1. Landscaping plans have been revised to include additional evergreen plantings along the tree line at the western edge of the site. At the June 8 meeting, the Board expressed a preference for native species, but the landscape schedule is unchanged. **The Board may wish to discuss appropriate native plantings with the applicant and condition that a revised landscape schedule be submitted.** Examples of native coastal landscape plantings for consideration can be found on the Office of Coastal Zone Management website at the following link: <https://www.mass.gov/service-details/stormsmart-coasts-coastal-landscaping-in-massachusetts>.
2. The project engineer submitted a memo with the revised plans noting that the tree survey had been conducted and that no mature trees will be removed during site preparation. Plans have been revised to indicate that the existing tree line is to remain and that it is outside of the work area. **The Board may wish to condition plans be revised to the indicate the location of mature trees to remain.**
3. A temporary construction fence is now proposed along the south and west boundaries of the site.
4. The applicant provided vinyl siding material samples and a keyed architectural plan indicating the color and location of the materials proposed. **The Board may wish to request that the applicant review the material and where it is to be installed.**

5. Revised architectural plans do not indicate the dimensions of the building. **The Board may wish to discuss proposed dimensions with the applicant and condition that plans be revised accordingly.**
6. A lighting plan has been provided, which indicates each unit will have two wall-mounted lights on the east side exterior and one wall-mounted light on the west exterior. The applicant has requested a waiver for the photometric plan. **The Board may wish to discuss the lighting plan with the applicant and confirm there will be no intrusion on the abutting properties to the south and west.**
7. The utility plan shows water service lines connecting to each unit from Brock Avenue, except for units 2 and 9. **The Board may wish to discuss the water service connections proposed with the applicant and condition that plans be revised to show all proposed utility connections.**
8. Site plans have been revised to show HVAC units located in the rear of each unit on 30" x 30" pads.
9. A letter has been submitted by the applicant's attorney dated July 6th, 2022, which clarifies the developer will hold title to all proposed residential unit rent them as at minimum one-year lease terms.
10. Staff have been informed that revised plans will be submitted to address the Planning Board's comment relative to the project's adherence to parking layout requirement under Section 3146 of the Zoning Ordinance. Specifically, the requirement that "all spaces shall be laid out so the vehicles entering a street may do so facing the street." Staff are unable to comment as revised plans addressing the above have yet to be received. Plans will be provided to the board and posted on the website once received. **The Board may wish to review the provisions of Section 3146 with the applicant and request revisions be made to provide adequate parking configurations to meet these requirements.**

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:

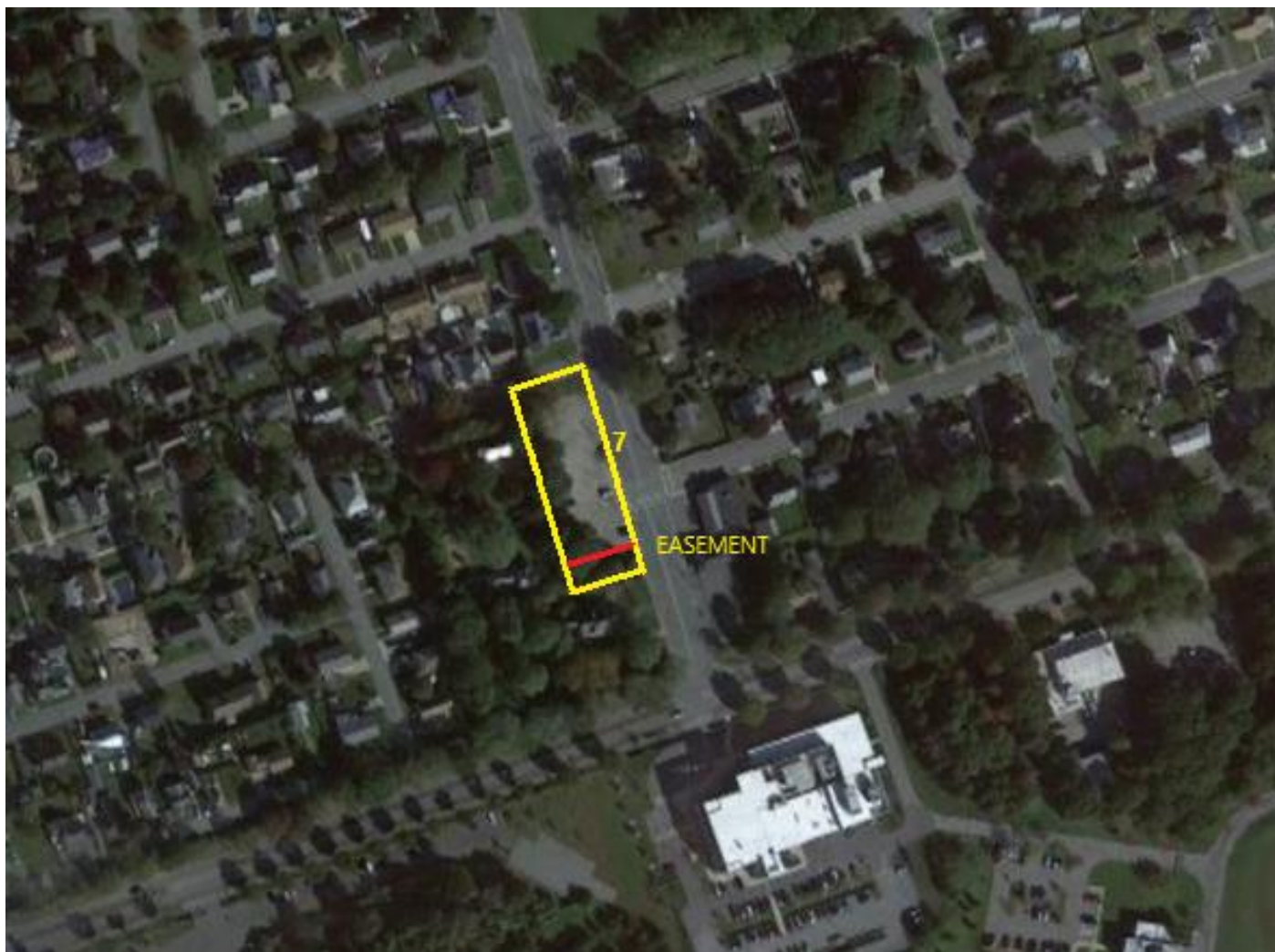
1. The applicant shall submit the following information to the Department of City Planning for administrative review prior to the issuance of a building permit:
 - a. Identify trees six (6) inch caliper or larger to remain along the southerly and westerly property lines.
 - b. Revised plant schedule appropriate to the existing character of the surrounding neighborhood. The Board strongly recommends use of native perennial species.
 - c. Utility Plan revisions indicating water service connections for all units.
 - d. Site Layout revisions indicating proposed locations of all utilities, sewer, and stormwater drainage.
2. The applicant shall submit a revised architectural plan set indicating the height of the proposed building to the Department of City Planning for administrative review prior to the issuance of a building permit.
3. The applicant shall coordinate with the Department of Public Infrastructure to resolve all comments in their forthcoming memo prior to the issuance of a building permit.

That the following **general conditions** also be applied to both decisions:

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. 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.
6. 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.
7. 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.
8. 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.
9. The applicant shall ensure that a copy recorded decision be provided for the Department of City Planning case file folder.
10. 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.
11. 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.
12. 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/>

Memo prepared by: Michael McCarthy, Asst. City Planner
Reviewed by: Jennifer Carloni, City Planner



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