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FAIRHAVEN PLANNING BOARD

**Application for
SPECIAL PERMIT**

Fairhaven, Massachusetts

Date: June 20, 2023

The undersigned petitions the PLANNING BOARD FOR A SPECIAL PERMIT in the manner and for the reasons herein after set forth, the application of the provisions of the zoning ordinance and MGL c. 40A, § 9 to the following described Site:

Name of Applicant(s): Michael W. Panagakos

Applicant(s) Address: 133 Faunce Corner Road, Dartmouth, MA 02747

Phone Number: 508-998-3911 Fax Number: _____

Name of Owner(s): Michael w. Panagakos

Owner(s) Address: 133 Faunce Corner Road, Dartmouth, MA 02747

Name of Engineer/Architect: Farland Corporation, Inc.

Engineer/Architect Address: 154 Huttleston Avenue, Fairhaven, MA 02719

Phone Number: 508-717-3479 Fax Number: _____

1. Location of Site: 27 & 29 Alden Road

2. Assessors' Plat(s): 26 Lot No(s): 13G & 13H

3. Zoning District in which Site is located: Business District - B

4. State present use of site: Restaurant

5. Give size of existing building(s), if applicable: 1,762 s.f. (#27), 2,032 s.f. (#29)

6. Give extent of proposed alterations, if applicable: Building Footprint & Parking Layout

7. Number of families building is to be used, if applicable: N/A

8. Have you submitted plans to the Building Inspector? No Has he refused a permit? _____

9. Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: [Signature] Owner Signature: [Signature]

File one completed form with the Planning Board and one copy with the Town Clerk.



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June 26, 2023

Planning Board
Town of Fairhaven
Cathy Melanson, Chair
40 Center Street
Fairhaven, MA 02719

**RE: Proposed Starbucks Site Plan Narrative
27 & 29 Alden Road**

Madam Chair,

Currently 27 Alden Road (Assessor's Map 26, Lot 13G) houses an abandoned Dunkin Donuts building and 29 Alden Road (Assessor's Map 26, Lot 13H) houses an active Tropical Café. Both businesses provided services to the community providing fast food and a place to congregate with other patrons. In the past Dunkin Donuts had created traffic problems that flowed over into the adjacent state highway U.S. Rte. 6, A.K.A. Washington Street, thereby creating a traffic hazard to both people waiting in the drive-thru line and those travelling westbound along U.S. Rte. 6 with the drive-thru entrance's proximity to the traffic light at the intersection of Alden Road and Rte. 6.

Starbucks Corporation is an American multinational chain of coffeehouses and roastery reserves headquartered in Seattle, Washington. It is the world's largest coffeehouse chain. As of November 2021, the company had 33,833 stores in 80 countries, 15,444 of which were located in the United States. The proposed Starbucks project combines the two lots into one lot and adequately addresses the problem of traffic overflow onto Rte. 6 by creating a bypass lane in which drivers from Rte. 6 Westbound would have to circle the entire lot to access the drive-thru lane effectively eliminating any vehicular stacking onto the state highway. On-site parking is decreased from 35 spaces to 23 and the impervious area is also decreased from 32,000 s.f.+/- to 26,000 s.f.+/. Other site improvements include a subsurface recharge culvert system which handles the rooftop and impervious area runoff introducing recharge to the site in which none currently exists. The structure will be tied into the town's water and sewer infrastructure.

There are no variances or waivers requested for this site. We believe the Planning Board can approve the Special Permit as it appears:

- the intent of the performance standards of § 198-24 or other requirements of this chapter will be met.
- traffic generated or patterns of access and egress wouldn't cause congestion, hazard or substantial change in established neighborhood character.

- the continued operation of or development of adjacent uses as permitted by this chapter wouldn't be adversely affected by the nature of the proposed use.
- A nuisance or hazard wouldn't be created.
- The specific proposal doesn't derogate from the intent and purpose of the chapter.

If you should have any questions, please feel free to contact us.

Very truly yours,

FARLAND CORPORATION, INC.

Christian A. Farland

Christian A. Farland, P.E., LEED AP
Principal Engineer and President