

PROPOSED LIST OF WAIVERS

1. The applicant requests a waiver to Chapter 198-27.B(2)(b) for "Retailing: one space per 250 square feet gross leasable floor area."
2. The applicant requests a waiver to Chapter 198-27.C(1) that "NO off-street parking area for five or more cars shall be located within the required front, side or rear yard setback areas. If no side or rear yard setback is required the minimum parking setback shall be six feet from the property line...  
(a) Side setback is 10' in Mixed-Use District & Front setback is 20'.
3. The applicant requests a waiver to Chapter 198-27.C(2) that "All required parking areas, except those serving single-family residences, shall be paved, unless exempted by a special permit from the Special Permit Granting Authority (SPGA)...where unpaved surfaces will not cause dust, erosion, or unsightly conditions."
4. The applicant requests a waiver to Chapter 198-27.C(4)(a) that "A landscaped buffer strip shall be provided adjacent to any public road to visually separate parking and other uses from the road, where feasible and without interfering with vehicular or pedestrian safety. The buffer strip shall be equal to the front yard setback for the zoning district...  
(a) Front setback is 20' in Mixed-Use District
5. The applicant requests a waiver to Chapter 198-27.C(4)(b) that "A landscaped buffer strip shall be provided adjacent to any adjoining uses, excluding areas providing shared access and parking to visually separate parking and other uses from the adjoining properties. The buffer strip shall be equal to the side and rear yard setbacks for the zoning district...  
(a) Side setback is 10' Mixed-Use District & Rear setback is 30'.
6. The applicant requests a waiver to Chapter 198-27.C(5) that "Parking lots for 20 or more cars shall be interrupted with landscaped islands such that no parking surface exceeds 100 feet in width including the area(s) used for parking aisles/stalls. A protective landscaped island shall be provided per 10 parking spaces and shall contain..."
7. The applicant requests a waiver to Chapter 198-27.C(6) that "Exposed storage areas, machinery, service areas, truck-loading areas, utility buildings, trash enclosures, structures and other unsightly uses shall be screened from view from neighboring properties and streets using plantings, a wall or tight fence complemented with plantings or through some other means deemed acceptable to the permit granting authority."
8. The applicant requests a waiver to Chapter 198-27.D that "Adequate off-street loading facilities and space must be provided to service all needs created by new construction, whether through new structures or additions to old ones, and by change of use of existing structures. Facilities shall be so sized and arranged that no trucks need back on to or off a public way or be parked on a public way while loading, unloading or waiting to do so."

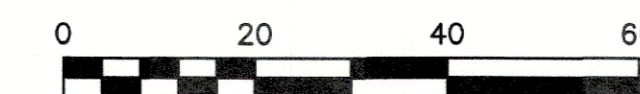
PLAN FOR SPECIAL PERMIT  
**350-356 MAIN STREET**  
 IN  
**FAIRHAVEN, MA.**

SCALE: 1" = 20'

DATE: JULY 08, 2021



**ZENITH LAND SURVEYORS, LLC**  
 1162 ROCKDALE AVENUE  
 NEW BEDFORD, MA 02740  
 (508) 995-0100



THIS PLAN IS BASED ON AN INSTRUMENT SURVEY PERFORMED BY ZENITH LAND SURVEYORS, LLC ON 4/17/2021.

*Jonathan J. Pink*  
 PROFESSIONAL LAND SURVEYOR DATE 7-8-21

