

May 13, 2022

Town of Fairhaven
Planning Board
40 Center Street
Fairhaven, Massachusetts 02719

Attn: Paul Foley

**RE: Proposed Chipotle
Detailed Narrative
14 Plaza Way
Fairhaven, MA**

Dear Members of the Board,

On behalf of the property owner, MCZ Realty, LLC , Bohler Engineering has prepared the enclosed application for Special Permit and Site Plan Review of a proposed Chipotle restaurant at 12 Plaza Way in Fairhaven, Massachusetts. The proposed project consists of the removal of a portion of an existing parking lot for the construction of a new $\pm 2,325$ SF Chipotle Restaurant and pick-up window. The project is proposed in a parking area of a larger shopping plaza containing a Staples retail store, a McDonald's and Dunkin Donuts restaurants with drive through services. The project will include a new Chipotle restaurant and pickup window, with associated paved parking areas and driveways, landscaping, utilities, and stormwater management system.

Site Plan Review and Special Permits under sections 198-16 and 198-29 A.1 of the Code of the Town of Fairhaven are being sought, as the new construction will include a pick-up window and will require a total of more than five (5) parking spaces.

For the Boards consideration of the Special Permit being sought, below is an outline of how the proposal meets the criteria for a Special Permit as defined in Section 198-29 D.1.a-d of the Code of the Town of Fairhaven:

(a) The design assures safety with respect to internal circulation and egress of traffic.

The proposed design will allow for sufficient internal circulation and egress of traffic on the site. The site is designed to allow for one-way circulation through the pickup only lane, with a by-pass lane provided to allow for egress. The parking area is designed to allow direct entrance and exit onto a two-way drive aisle of the existing parking area.

A waiver is being requested to reduce the parking space size requirements as outlined in Section 198-33 from 9'x20' to 8'x18'. Due to the location of the electric easement, the Building has to be located closer to Huttleston Ave. In order to further reduce encroaching into the 25-foot front landscape buffer and further reduce impervious coverage, this waiver from the parking stall dimensions is being requested.

(b) The design provides adequate access to each structure for fire and service equipment.

Adequate access around the building is available for fire and service equipment, as the site was designed to allow for circulation by a WB-50 delivery vehicle, which is larger than most fire apparatus.

(c) The design provides adequate utility services and drainage facilities consistent with the performance standards of the Subdivision Regulations of the Planning Board.

Adequate utilities are available to the site (electric, gas, and public water and sewer). Drainage enhancements to the existing site are proposed through a 200 sf reduction in impervious surfaces on site and a deep sump catch basin.

(d) Landscape Design shall conform to section 198-27.C of the Code of the Town of Fairhaven.

The landscape design has been prepared to conform to section 198-27.C of the Code of the Town of Fairhaven.

A waiver is being requested from Section 198-27.C.1 to reduce the front landscape buffer to 11.7-feet. As previously mentioned and discussed during the informal project introduction, the presence of the electric easement limits the positioning of the building. We've reached out to the electric company to understand if a building can be located within the easement, but were unable to obtain a response. Our client is also requesting parking be located along the Huttleston Ave to provide closer customer access to the front door. The parking setback is also similar to the abutting parcels. The included Landscape Plan proposes many plantings and trees located within the site. This will be an improvement over the existing parking lot,

(e) If a reduction in the number of available parking spaces on the site is proposed below the minimum required in the Mixed Use District, the Planning Board may require landscaping improvements including the planting of trees of two-inch caliper.

This criterion is not applicable to the proposed project which is within the Business Zoning District.

We trust that the above as well as the attached information is sufficient for your review of the project. Should you have any questions or require additional information, please do not hesitate to contact me at (508) 480-9900. Thank you.

Sincerely,

BOHLER ENGINEERING



Joey N. Fonseca

Cc: MCZ Realty, Inc.