

## **LEWIS LANDING SUMMARY OF NARRATIVE**

### **1.0 INTRODUCTION**

It is proposed to construct four three-unit residential buildings on the south side of Huttleston Avenue in Fairhaven, MA. This requires Special Permit AND Site Plan Review by the Fairhaven Planning Board and an Order of Conditions from the Fairhaven Conservation Commission. The Narrative report has been prepared in support of those petitions.

### **2.0 EXISTING CONDITIONS**

The Site is a 2.46-acre parcel referenced as Assessor's Map 31, Lots 115A and 117C. It is primarily wooded, with the exception of a 70 foot by 120-foot area adjacent to Huttleston Avenue that has bituminous concrete paving. The northern portion of the parcel is bordering vegetated wetlands that are jurisdictional under MA Wetland regulations. Test pits that were excavated in the upland areas indicate the presence of muck at a depth of 5 feet, indicating that the lot may have historically have been wetlands which were filled many decades ago. Drain lines run across the site from Huttleston Avenue to a dilapidated drain manhole located in the wetlands and then southwest across a neighboring property toward the Brook Drive swale system. The site has been provided with gas service and municipal water and sewer stubs.

### **3.0 PROPOSED IMPROVEMENTS**

It is proposed to construct four, two-story wood framed three-unit residential buildings for a total of 12 residential 2-bedroom units with associated utilities, parking, and stormwater management infrastructure. A total of 26 standard parking spaces and 2 van accessible handicap spaces are proposed for a total of 28. The parking spaces are proposed directly in front of and along side the residential units. A series of interconnected sidewalks will run in front of each unit and to the existing Huttleston Avenue sidewalk system. Operation and maintenance of the system will be by a property management firm which will provide landscaping, snowplowing, trash disposal and maintenance of the stormwater management system. The trash and recycling bins will be contained in a 6-foot-high wooden enclosure. At the west end of the site, most of the existing trees will be preserved. At the central and east end of the site where existing trees will be removed, a series of Red Sunset Maple trees will be planted along the Huttleston Avenue frontage, along with a continuous Inkberry hedge. The parking areas will be provided with a series of landscaped islands with a mixture of evergreen trees (Blue Spruce) and shade trees (Zelkova, Elm, and Pin Oak).

Section 5 of the Narrative presents a discussion on projected traffic and safety vehicle access and other Special Permit criteria.