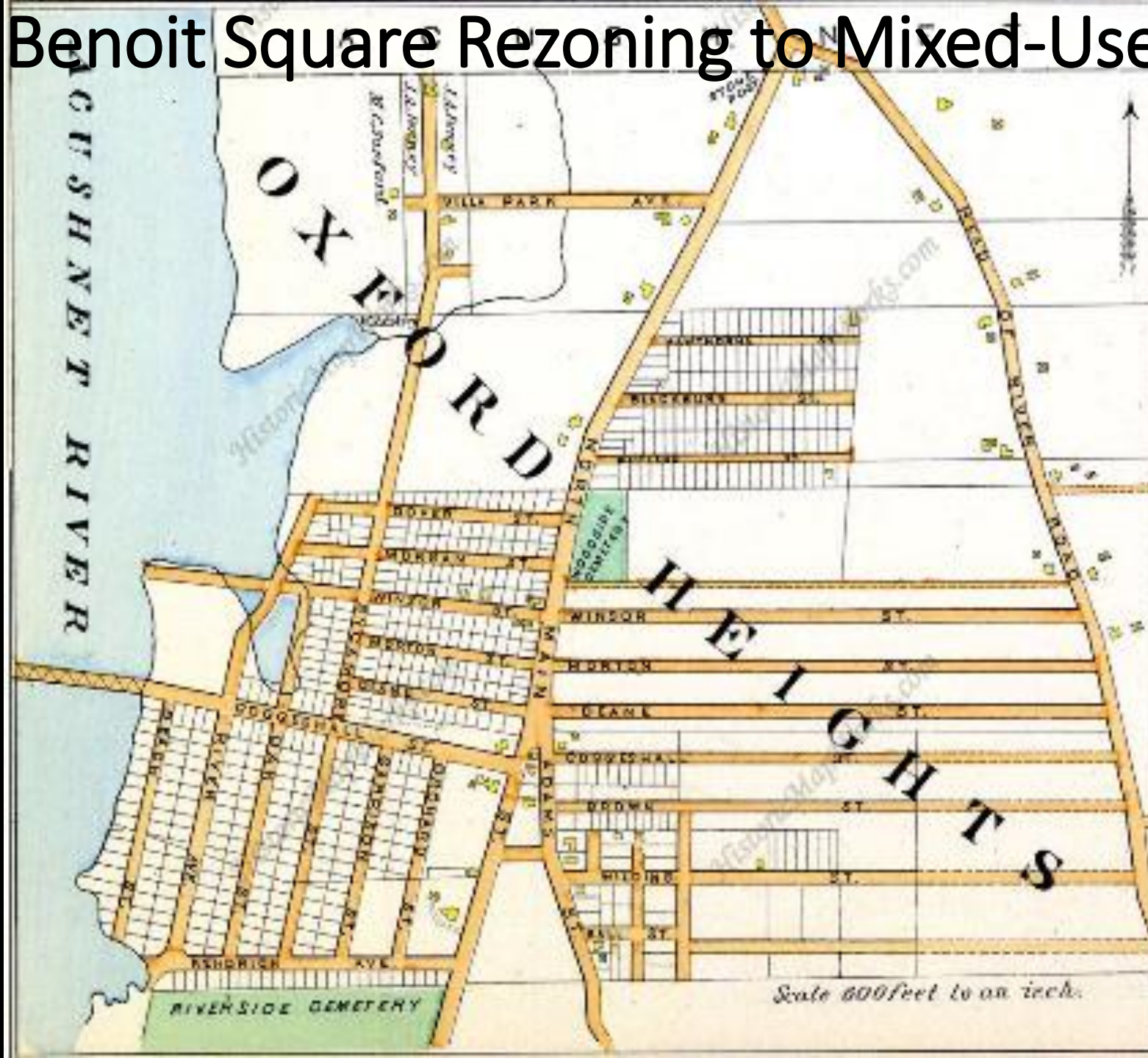


Benoit Square Rezoning to Mixed-Use



AQUASHNET RIVER

OXFORD

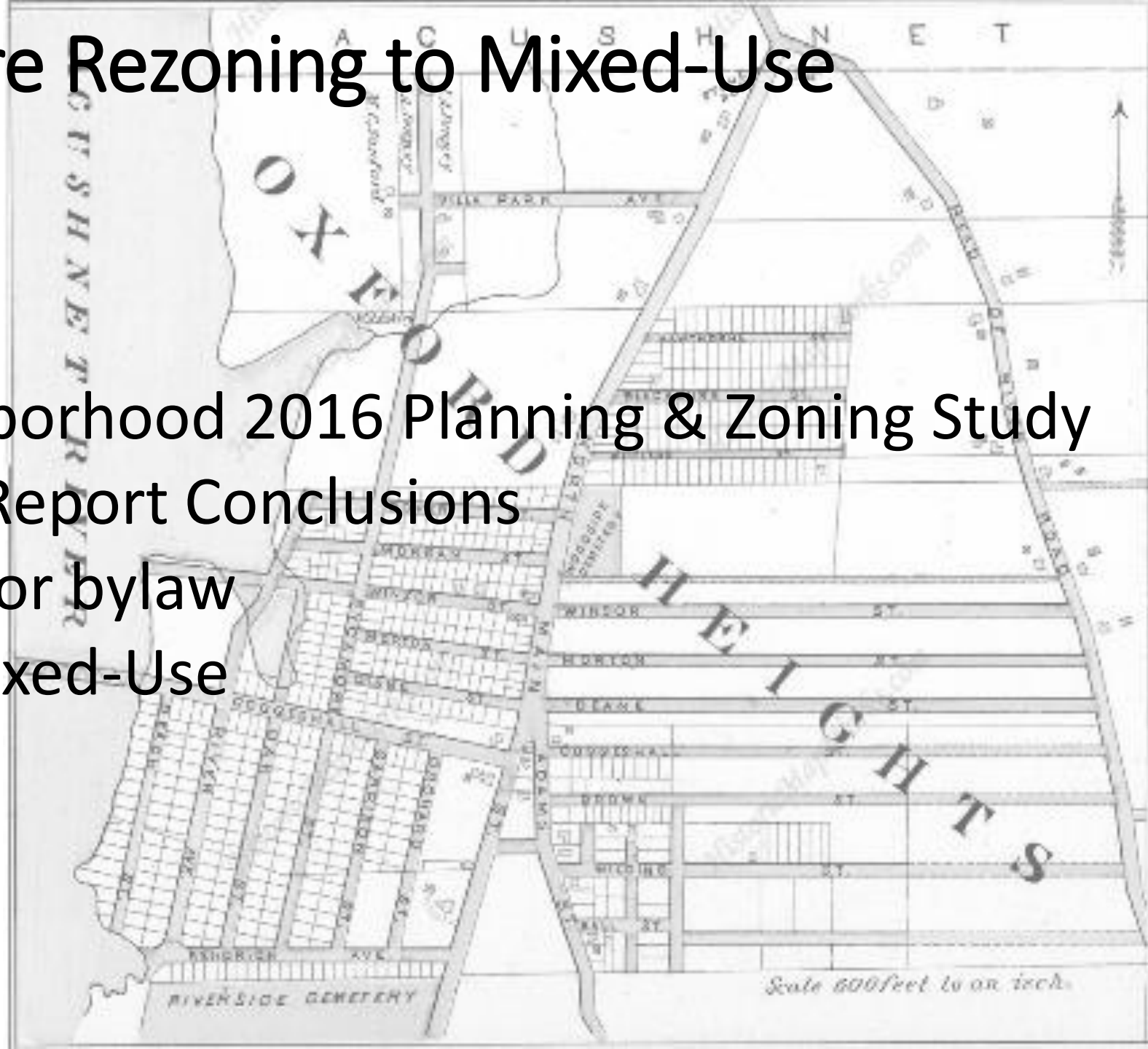
HEIGHTS

RIVERSIDE CEMETERY

Scale 600 feet to an inch.

Benoit Square Rezoning to Mixed-Use

- Contents:
 - Locus of area
 - Purpose
 - Benoit Square Neighborhood 2016 Planning & Zoning Study
 - Zoning Analysis and Report Conclusions
 - Proposed Language for bylaw
 - Map of area to be Mixed-Use



Census Tract 6552





NEW BEDFORD

Coffin Avenue

Smyer Street

Coggeshall Street

Howland Road

Interstate 195

195

195

195

Main Street

Main Street

Howland Road

Maguilla Avenue

Varanda Avenue

Howbury Avenue

Alpha Avenue

Dover Street

Morgan Street

Winsor Street

Morton Street

Beane Street

Garmon Street

Main Street

Main Street

Howland Road

Howland Street

Starkman Street

Maitland Street

Wendell Avenue

Chenoweth Avenue

Howland Road

Brown Street

Wilding Street

Howland Road

McKenzie Lane

Howland Road

Howland Road

Howland Road

Howland Road

Howland Road

Howland Road

Howland Road

Howland Road



Lots along Main St. from Howland St. to Magnolia St.
proposed to be Re-zoned to Mixed-Use



Benoit Square Rezoning to Mixed-Use

- The Purpose of this Bylaw is make the existing structures conforming to zoning and make investment and rehabilitation easier.
- Current Business Zoning makes most traditional Benoit Square buildings non-conforming structures.
- Non-conforming structures may not be repaired or altered if cost exceeds 50% of the structure's value, this poses an obstacle to renovation and reuse.
- Very high rates of nonconforming properties do not allow or encourage the same type of pedestrian friendly development built in the past;

BENOIT SQUARE NEIGHBORHOOD PLANNING AND ZONING STUDY - 2016

- Fairhaven received a community planning and economic development grant from SRPEDD.
- To assess neighborhood needs in the Benoit Square area and, in particular, to examine zoning constraints to revitalization and quality of life and to propose changes.
- The project analyzed existing conditions, solicited local input and made recommendations.
- Report prepared with participation and technical assistance from the following:
 - The Fairhaven Planning Board
 - William D. Roth, Jr., AICP, Director
 - Katie Goodrum, SRPEDD
 - Jed Cornock, SRPEDD
 - Ron Barron, SRPEDD intern
- Project was completed with funds provided by:
 - Commonwealth of Massachusetts,
 - MassDOT
 - South Coast Rail project.

STUDY AREA, ISSUES, EXISTING CONDITIONS (*Report*)

- Study Area Main St. and Adams St. between Howland Rd. and Dover St., and adjacent neighborhood streets.
- Issues initially identified:
 - **Disinvestment** and vacancies.
 - Properties **nonconforming** in the current Business District, which does not provide for traditional mixed use.
 - Area contains **two large** potential redevelopment **properties:**
 - The Oxford School site
 - The former Sacred Heart church property
- Area first settled after the Coggeshall Street Bridge was built in 1892;
- Area is a designated environmental justice area for low income;
- The population dropped 4% between 2000 and 2010;
- 39.2% of residential units are rental;

Traffic, Transit and Parking

- Main St. carries app. 6,300 vehicles/day;
- Howland Rd carries app. 16,600 per day;
- SRTA Bus Route #11 services the area;
- Dattco Bus Terminal on Sycamore Street serves Boston and New York;
- There are no exclusive bicycle lanes;
- Sidewalk coverage is good;
- Main Street sidewalks are wider but lack planting strips, trees, seating, and appropriate lighting;
- Crosswalks are intermittent, one is at a particularly wide area where road merges
- No formal parking program or markings,
- De facto parking along all streets.
- local public parking supply is estimated;
 - 28 spaces at the Oxford School,
 - 26 spaces in the dirt lot on Deane Street,
 - Around 120 on-street spaces within a two-minute walk of Benoit Square (including 18 on Main and Adams).



~120 spaces

A conservative estimate of on-street parking spaces within about 500 feet of Main St. (roughly a two-minute walk)

200'

Zoning Analysis and Report Conclusions

- Benoit Square is a historic neighborhood center with a mix of uses: restaurants, a pub, a church, shops, Livesey Park, and residences.
- Traditional mixed-use is growing in demand as Baby Boomers and Millennials choose walkable neighborhoods over car-dependent suburbs.
- Fairhaven should encourage renovation of historic structures and maintain the traditional mixed-use neighborhood;
- Current Business Zoning makes most traditional Benoit Square buildings non-conforming structures.
- Non-conforming structures may not be repaired or altered if cost exceeds 50% of the structure's value, poses an obstacle to renovation and reuse.
- Very high rates of nonconforming properties do not allow or encourage the same type of pedestrian friendly development built in the past;
- Current Mixed-Use Dimensional and Use requirements need to be modified as well...

Additional Issues and Report Recommendations

- Parking is a neighborhood concern;
- Main St. is State owned and parking is generally prohibited on State highways;
- Intersection safety and merge issue;
- Conflict with Livesey Park users;
- Residents are bothered by the loud, heavy trucks from the quarry in Acushnet cutting through FH streets;
- Redevelopment of the Oxford School could greatly affect the neighborhood;
- Amend Mixed-Use dimensional requirements to match the existing in both the Town Center and Benoit Sq. to bring structures into conformity.
- Amend the use table to allow typical neighborhood center uses by right
- Require Special Permit for new construction and expansions in M-U but not for parking changes.
- Add design standards and an intent for the MU district to provide a basis for Special Permit decisions by the Planning Board.

Dimensional and Use Issues to be addressed later

- The Business Zone Dimensional Requirements
 - 15,000 sf minimum lot size,
 - 100' street frontage,
 - 20' front setback required.
 - The only allowed residential use is accessory apartments to a business, which require a Special Permit.
 - Maximum building coverage is 25% of the lot.
 - Off-street parking requirements
 - one space per 250' of retail area;
 - two spaces per 2BR apartment;
 - one space per 2.5 restaurant or theatre seats, etc.
- Complicated and excessive requirements suited to strip malls rather than to traditional village style buildings.
- Actual Existing & Historical Land Use
 - Most lots near Benoit Square are around 5,000 sf lot size;
 - Largest lot is below 9,500 square feet;
 - The longest street frontage is 80';
 - Many existing buildings have zero front setbacks.
 - Building lot coverage ranges 20%-100%.
 - Many parcels have no on-site parking.
- Neighborhood homes are generally on 50' x 88' lots with 5'-15' front setbacks (also nonconforming in Residential District).

Current Proposal - AMENDMENT TO ZONING MAP

To amend the Zoning Map as follows: North Fairhaven Benoit Square/Main Street area.

Rezone the following described lots from Single Residence District (RA), General Residence District (RB), Business District (B) to the Mixed Use District (MU) and comprised of the following Assessor's Map-Lots:

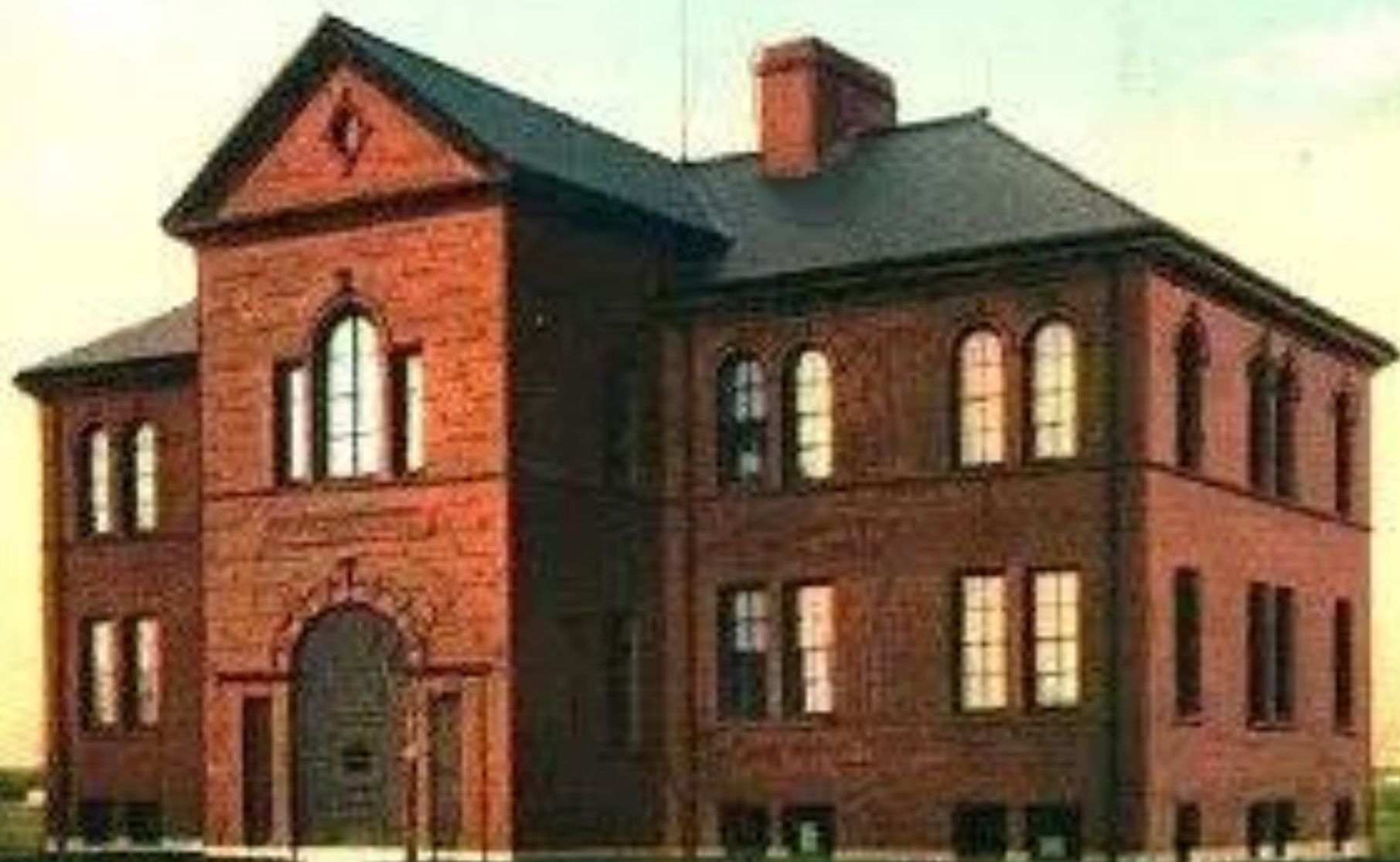
Revised 10/14/2019 (43 lots to 64 lots.)

18-013, 18-014, 18-014B, 18-078A, 18-078B, 18-078C, 19-120, 19-127, 19-128, 19-130, 19-131, 19-132, 19-133, 19-134, 19-176, 19-177, 19-200, 19-201, 19-239, 19-240, 19-241, 19-244, 19-246, 19-252, 19-254, 19-255, 19-256, 19-257, 19-258, 19-259, 19-260, 19-276, 19-314, 19-315, 19-316, 19-322, 19-323, 19-375, 19-377, 20-293, 20-321, 22-253, 22-254, 22-272, 22-273, 22-274, 22A-001, 22A-002, 22A-022, 22A-023, 22A-024, 22A-047, 22A-048, 22A-169, 22A-170, 22A-173, 22A-174, 22A-175, 22A-176, 22A-179, 22A-180, 22A-181, 22A-182, 22A-183.

Lots along Main St. from Howland St. to Magnolia St. proposed to be Re-zoned to Mixed-Use



*Oxford School, Oxford Village,
Fairhaven, Mass.*























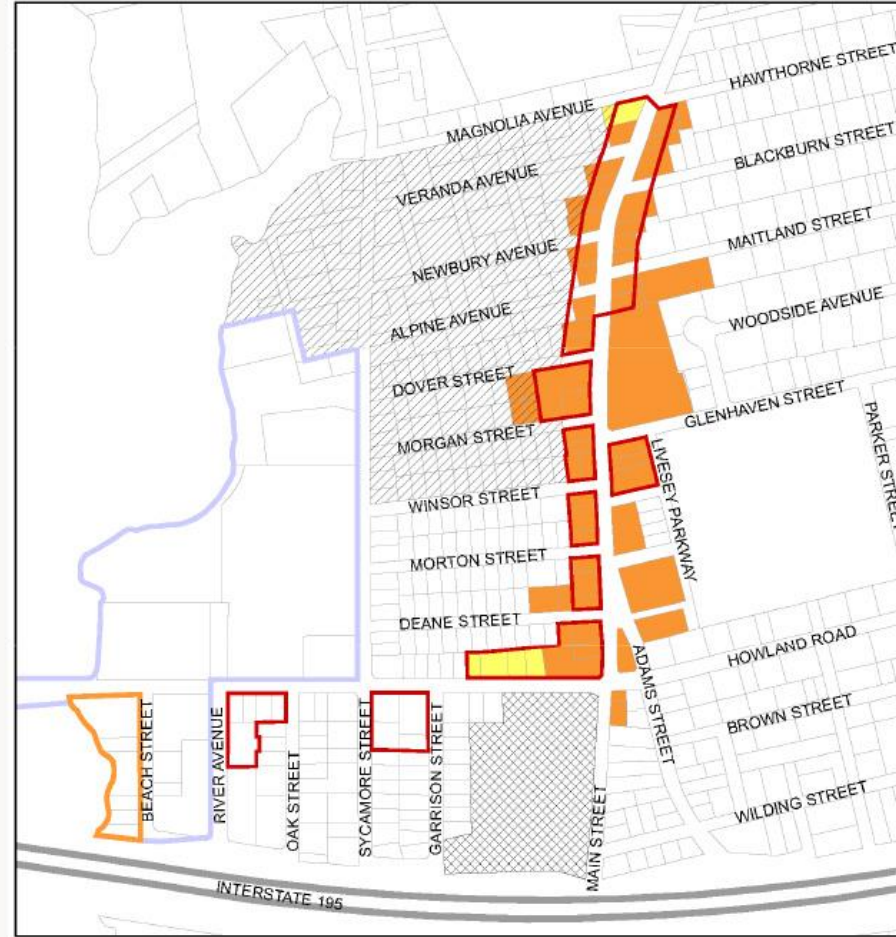
Proposed Zoning Changes in the Benoit Square Area

Current Zoning

- Single Residence - RA
- ▨ General Residence - RB (one or two family)
- ▭ Business - B
- ▨ Apartment/Multifamily - RC (1, 2, or 3+ units)
- ▭ Mixed Use
- ▭ Industrial

Recommended Zoning

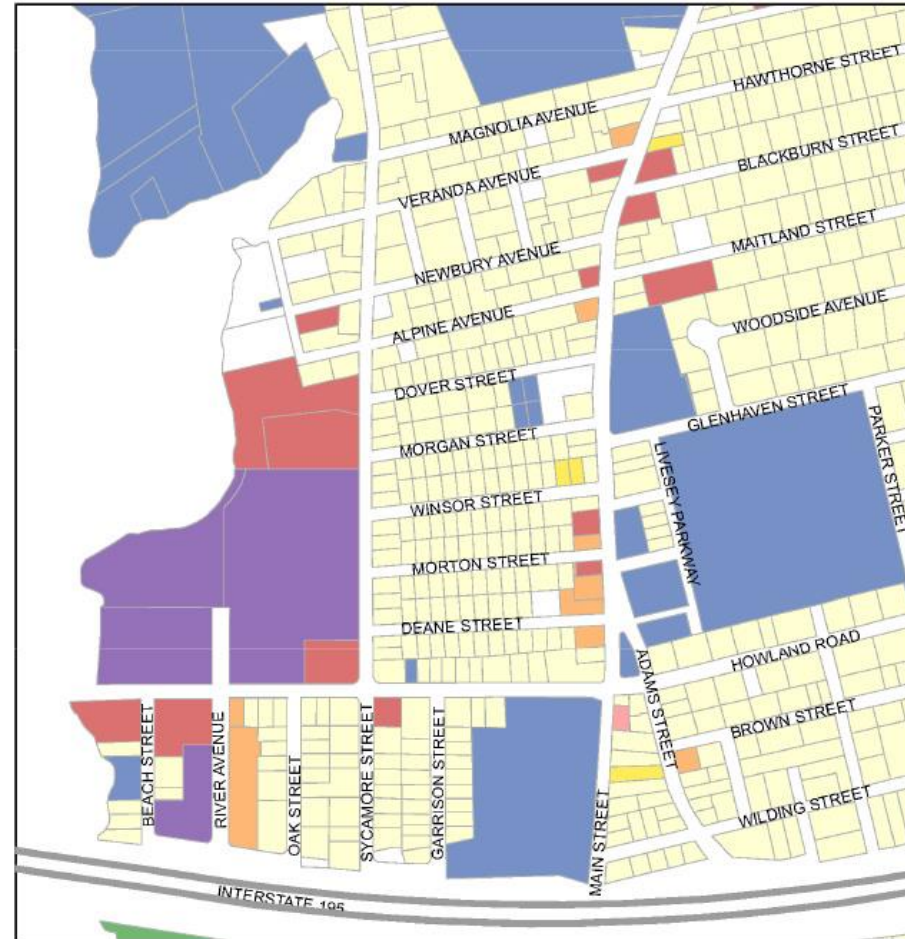
- ▭ Mixed Use - MU
- ▭ Single Residence - RA



Current Land Uses in the Benoit Square Area




Land use on parcel (by Assessor's code)

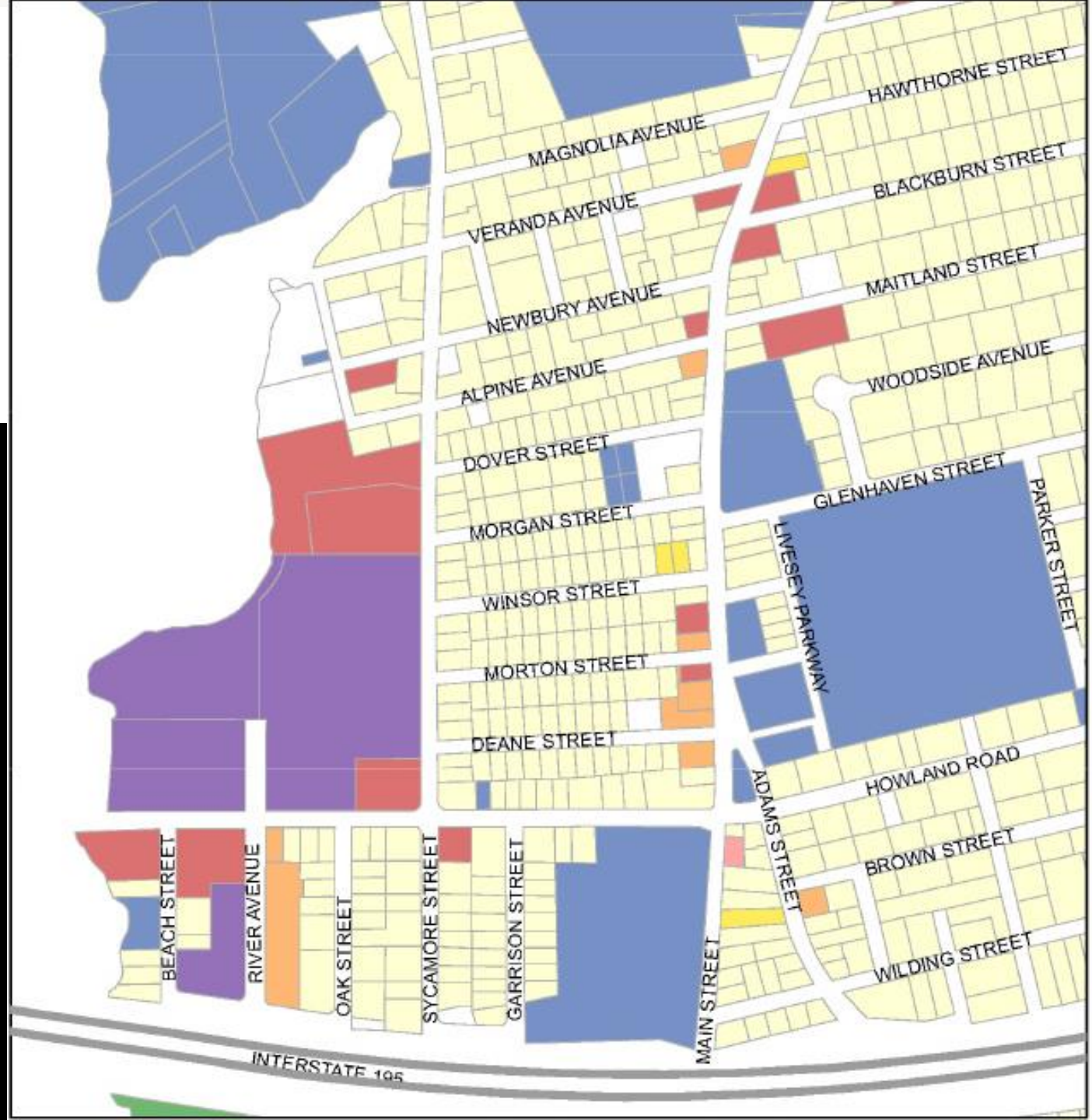
- | | |
|--|---|
|  1-3 family housing |  Office |
|  4+ unit apartments |  Vacant or unknown |
|  Mixed use | |
|  Commercial | |
|  Institutional | |




Current Land Uses in the Benoit Square Area


Land use on parcel (by Assessor's code)

- | | | | |
|--|--------------------|---|-------------------|
|  | 1-3 family housing |  | Office |
|  | 4+ unit apartments |  | Vacant or unknown |
|  | Mixed use | | |
|  | Commercial | | |
|  | Institutional | | |





 Preliminary Study Area

 Single-Criterion Segments - Preliminary Study Area


 Potential Study Area Additions

ZONING DISTRICTS (May 6, 2017)

 BUSINESS DISTRICTS - B

 SINGLE RESIDENCE DISTRICTS - RA

 GENERAL RESIDENCE DISTRICTS - RB

 APARTMENT / MULTIFAMILY DISTRICTS - RC

Current Land Use of Existing Structures

 Residential

 Mixed-Use

 Commercial


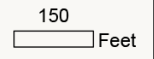
 Institutional

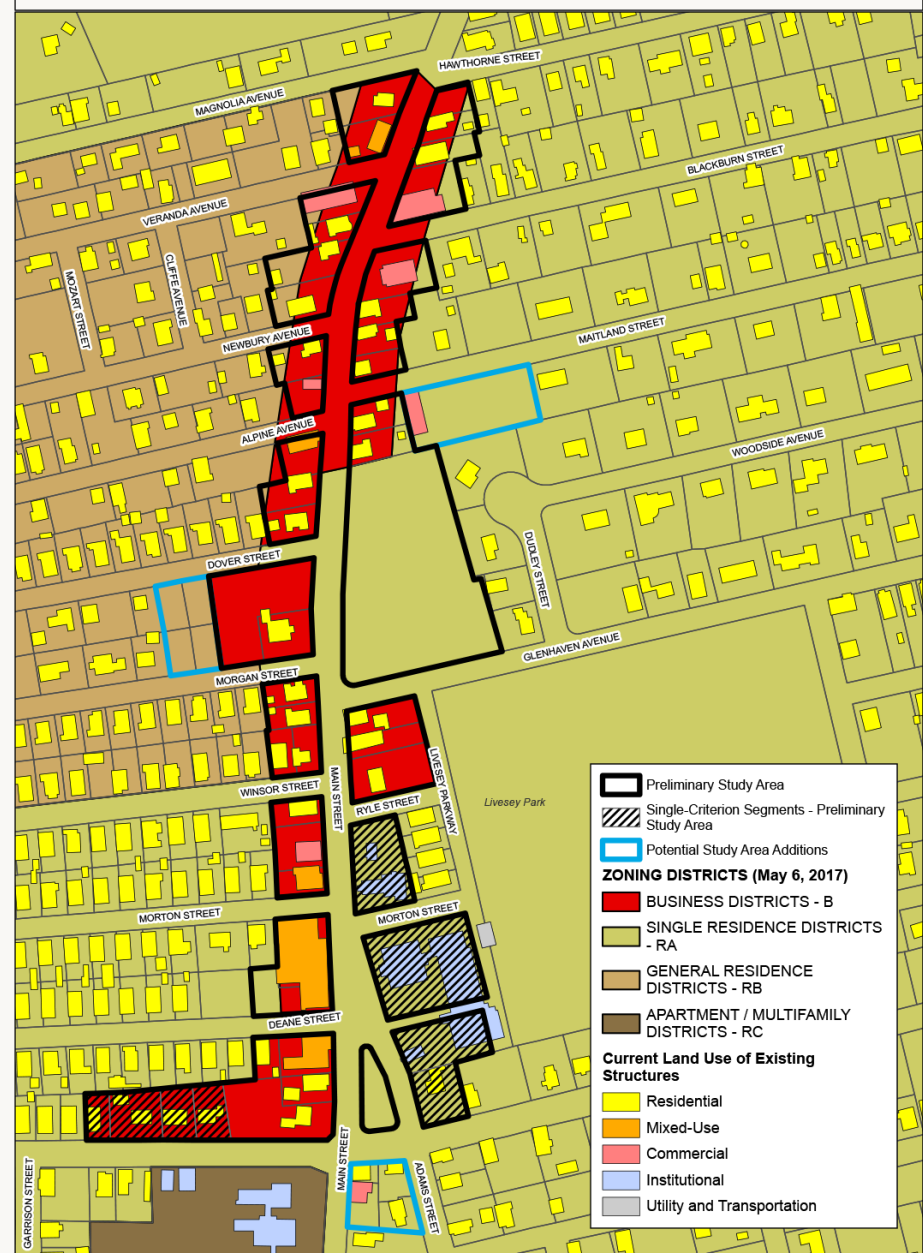
 Utility and Transportation


Preliminary Main Street - Benoit Square Study Area





Data Sources: MassGIS, MassDOT, and the Town of Fairhaven. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use. Prepared 1/8/2019.

 NORTH  150 Feet





 Preliminary Study Area


 Single-Criterion Segments - Preliminary Study Area


 Potential Study Area Additions

ZONING DISTRICTS (May 6, 2017)


 BUSINESS DISTRICTS - B


 SINGLE RESIDENCE DISTRICTS - RA


 GENERAL RESIDENCE DISTRICTS - RB


 APARTMENT / MULTIFAMILY DISTRICTS - RC


Current Land Use of Existing Structures

 Residential

 Mixed-Use

 Commercial

 Institutional

 Utility and Transportation

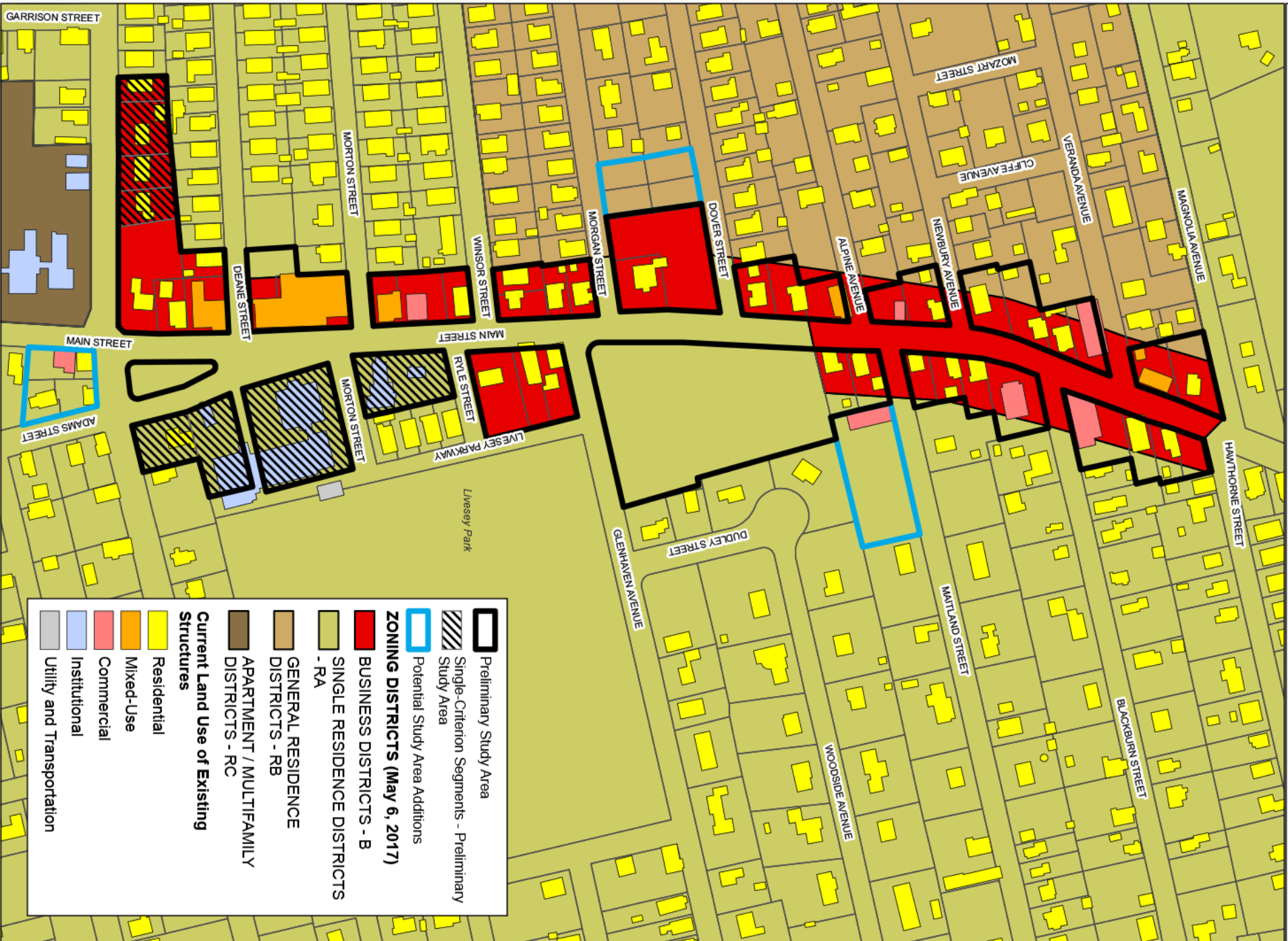


Preliminary Main Street - Benoit Square Study Area

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150 Feet




	Preliminary Study Area
	Single-Criterion Segments - Preliminary Study Area
	Potential Study Area Additions
ZONING DISTRICTS (May 6, 2017)	
	BUSINESS DISTRICTS - B
	SINGLE RESIDENCE DISTRICTS - RA
	GENERAL RESIDENCE DISTRICTS - RB
	APARTMENT / MULTIFAMILY DISTRICTS - RC
Current Land Use of Existing Structures	
	Residential
	Mixed-Use
	Commercial
	Institutional
	Utility and Transportation


Main Street Study Area

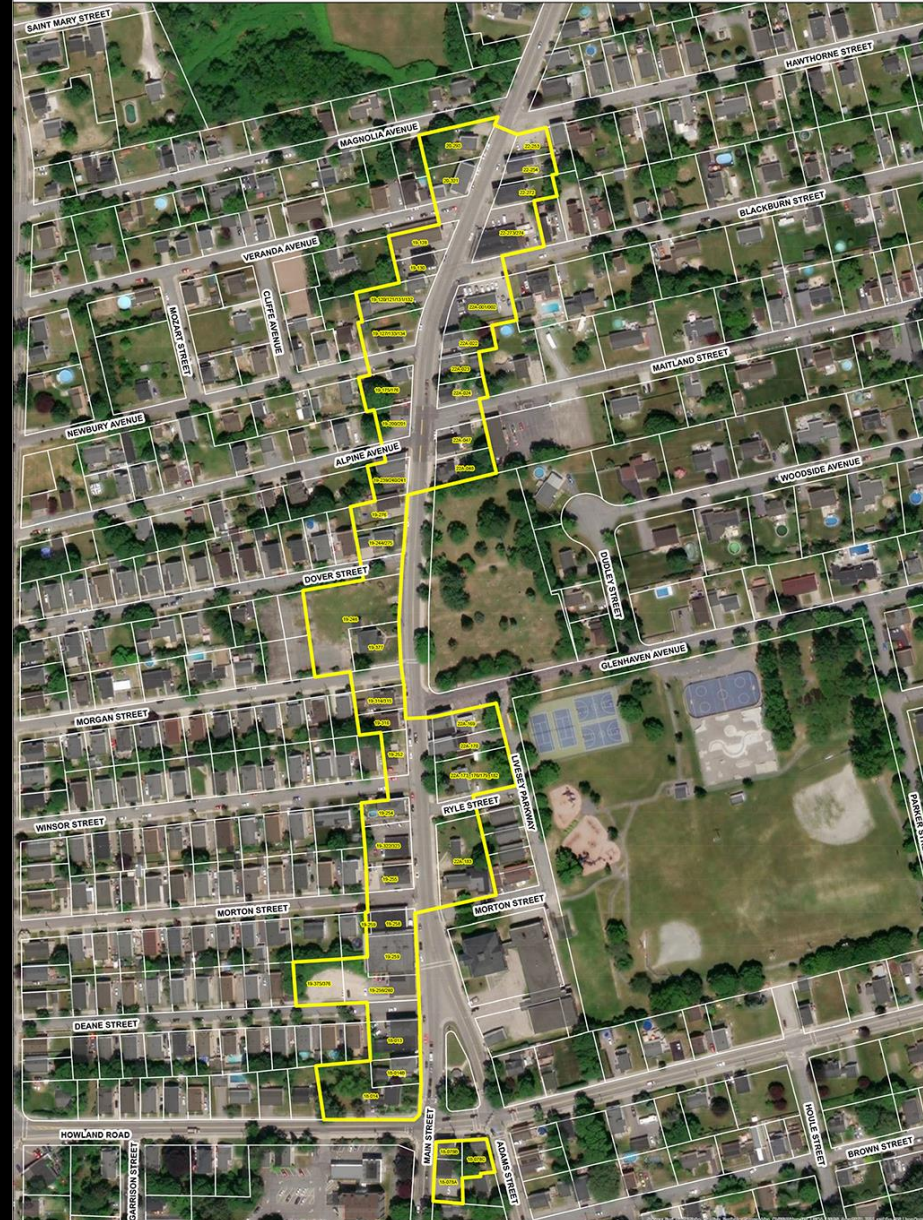
Fairhaven, MA



Data Sources: MassGIS, MassDOT. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use. Prepared 1/8/2019.

 Focus Area

 Structures



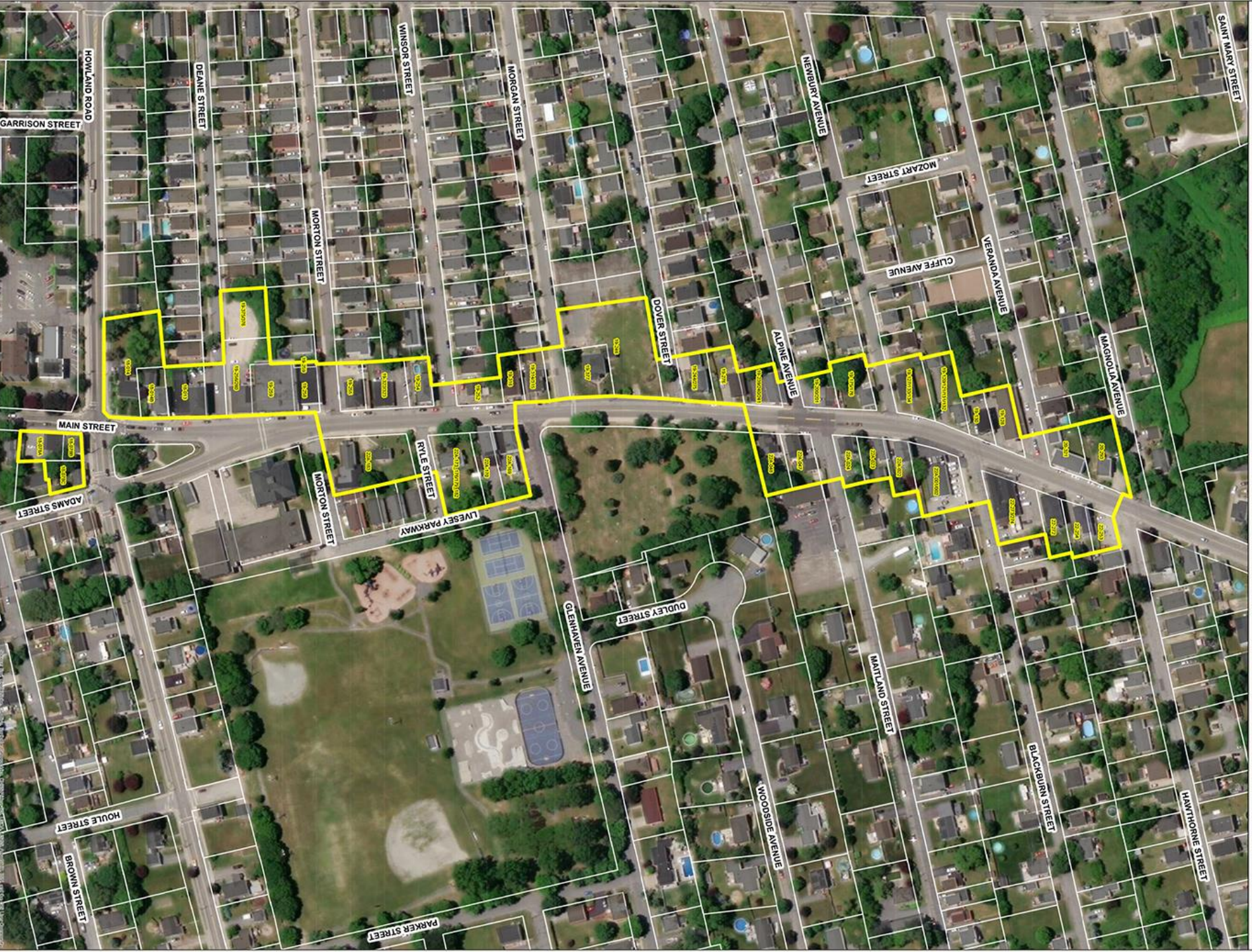


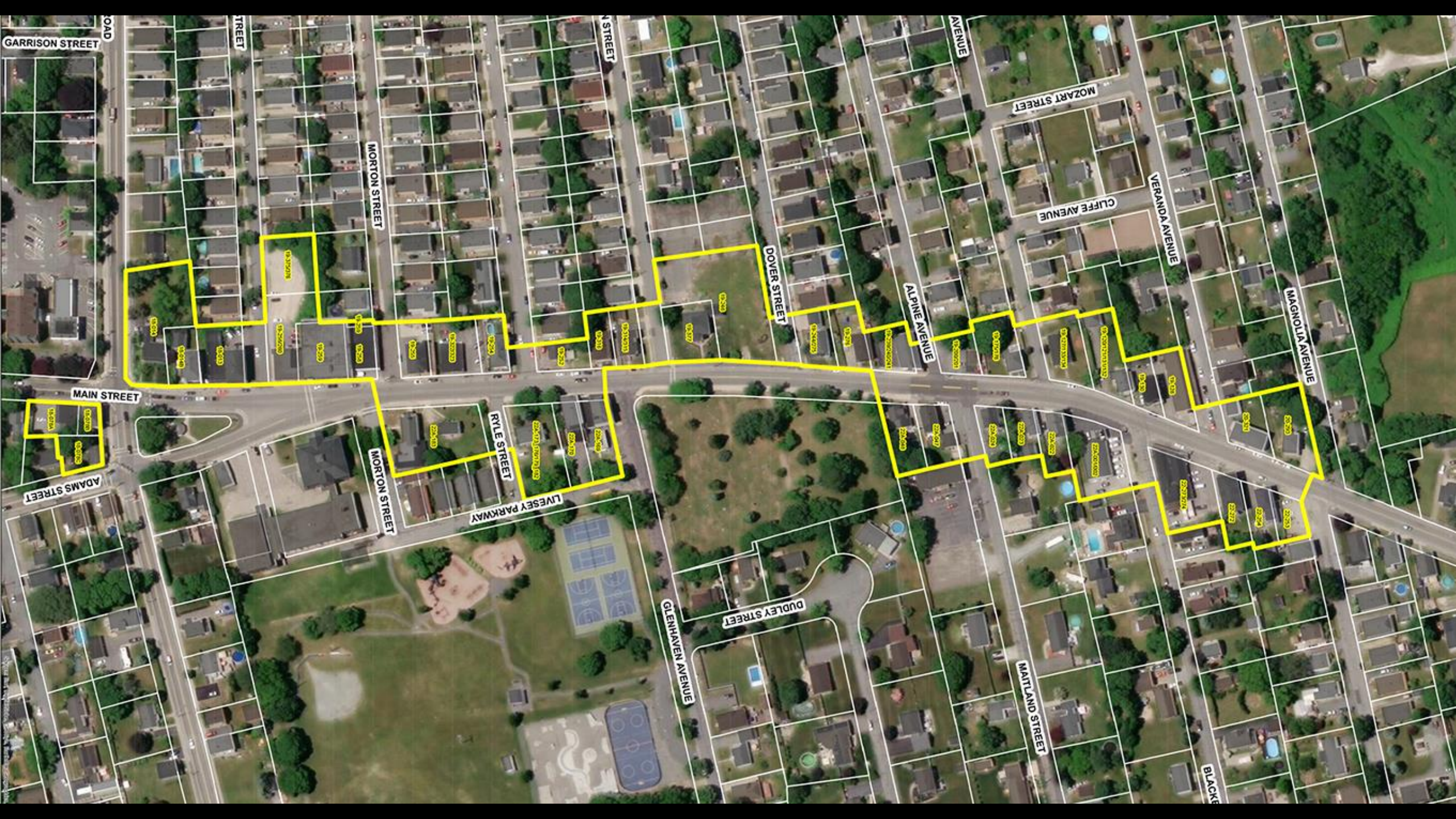
Main Street Study Area

Fairhaven, MA



Data Sources: MassGIS, MassDOT. This map is for the sole purpose of aiding regional decisions and is not warranted for any other use. Prepared 1/8/2019.





GARRISON STREET

STREET

MORTON STREET

STREET

AVENUE

MOZART STREET

CLIFFE AVENUE

VERANDA AVENUE

MAGNOLIA AVENUE

DOVER STREET

ALPINE AVENUE

MAIN STREET

ADAMS STREET

MORTON STREET

RYLE STREET

LIVESEY PARKWAY

GLENHAVEN AVENUE

DUDLEY STREET

MATLAND STREET

BLACKE



DOVER STREET

19-230

19-237

19-334-013

19-310

19-253

19-24

19-322-013

19-223

19-229

19-239

19-269

19-294-010

19-319-018

19-013

19-014

19-013

MAIN STREET

19-074
19-075
19-076

ADAMS STREET

MORTON STREET

22-433

RYLE STREET

22-439

22-439

22-433-010-013

LIVESEY PARKWAY





CLUFFE AVENUE

VERANDA AVENUE

MAGNOLIA AVENUE

DOVER STREET

ALPINE AVENUE

19-246273

19-278

19-23626264

19-200204

19-219176

19-22633324

19-200274131332

19-130

19-139

20-321

20-293

22A-043

22A-047

22A-034

22A-033

22A-022

22A-001A002

22-272214

22-272

22-294

22-293