

March 14, 2022

Town of Fairhaven Planning Board
40 Center Street
Fairhaven, MA 02719
Attn: Paul Foley, Director of Planning and Economic Development

Re: Special Permit Application
Proposed Drive-Thru Improvements
Map 27, Lot 13
14 Plaza Way
Fairhaven, MA 02719

Dear Mr. Foley,

On behalf of the Applicant, McDonald's USA, LLC, Bohler is pleased to submit the attached Special Permit Application and supporting documentation for the construction of a side-by-side drive-thru addition to the existing restaurant building. The drive-thru addition will serve to improve the overall efficiency of the drive-thru operations. The site redevelopment includes a side-by-side drive-thru addition, relocation of the existing trash enclosure, reconstruction of existing asphalt pavement, curbing and concrete walkways, and restoration of disturbed landscaped areas. The overall property is ± 13.72 -acres (of which the Applicant leases ± 0.93 -acres) and is located within the Business District.

Enclosed, please find the following materials in support of the abovementioned project:

- One (1) copy of the Special Permit Application;
- Ten (10) copies of the Site Development Plans prepared by Bohler, dated March 10, 2022;
- One (1) copy of the Certified Abutters List;
- Three (3) copies of Abutter notification materials;
- One (1) check made payable to the Town of Fairhaven for Advertising Costs and Abutters Notices;
- One (1) check made payable to the Town of Fairhaven for application filing fees; and
- One (1) electronic copy of all submission files and plans.

This Special Permit is sought for the addition of the a side-by-side drive-thru layout to the existing McDonald's restaurant, which currently operates with a single customer order point. The drive-thru addition will result in the re-striping of the parking lot of five (5) or more spaces that changes the number of parking spaces, therefore a Special Permit from the Planning Board is required. No changes to the existing site's vehicular circulation or traffic controls are proposed. The side-by-side layout improvements will add a second customer order point to the existing restaurant, serving to reduce the overall customer processing time. The vehicle queueing distance to the existing drive-thru payment window will be increased to ± 85 feet to better serve vehicles waiting in the customer queue. This layout upgrade will require the relocation of the existing trash enclosure to the opposite side of the drive aisle on the non-drive-thru side of the building. As a result of this project, the parking lot's overall space count will decrease from 56 spaces to 48 spaces (loss of eight spaces), but this value is still in compliance with the site's space requirement of 40 spaces per the Town's zoning bylaw.

BOHLER //

The Applicant respectfully requests that the Planning Board schedule the Applicant to be heard at the next available public hearing scheduled for April 12th. Should you have any questions or comments upon review, please feel free to contact us at (617) 849-8040 or at wluucas@bohlereng.com.

Sincerely,

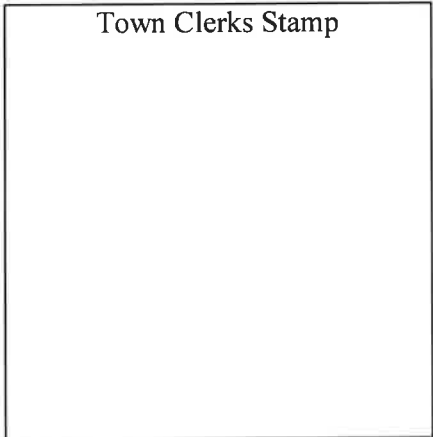
BOHLER



William E. Lucas III



Jared Walsh, E.I.T.



FAIRHAVEN PLANNING BOARD
Application for
SPECIAL PERMIT

Fairhaven, Massachusetts

Date: March 10, 2022

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): McDonald's USA, LLC C/O Eric Wagner

Applicant(s) Address: 110 N. Carpenter St, Chicago, IL 60607

Phone Number: _____ Fax Number: _____

Name of Owner(s): MCZ Realty LLC

Owner(s) Address: 110 N. Carpenter St, Chicago, IL 60607

Name of Engineer/Architect: Bohler C/O William Lucas

Engineer/Architect Address: 45 Franklin St, 5th Floor, Boston, MA 02110

Phone Number: 617-849-8040 Fax Number: _____

1. Location of Site: 14 Plaza Way, Fairhaven, MA
2. Assessors' Plat(s): 27 Lot No(s): 13
3. Zoning District in which Site is located: Business District - B
4. State present use of site: Existing one-story McDonald's restaurant with a single lane drive-thru
5. Give size of existing building(s), if applicable: 4,088± SF
6. Give extent of proposed alterations, if applicable: Addition of another drive-thru lane and trash enclosure
7. Number of families building is to be used, if applicable: N/A
8. Have you submitted plans to the Building Inspector? N/A Has he refused a permit? N/A
9. Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: William E. Lucas

Owner Signature: SEE ATTACHED OWNER AUTHORIZATION LETTER

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

Rev. 3/20/19

WILLIAM E. LUCAS III
BOHLER ENGINEERING

3/10/2022

Fairhaven Town Officials
Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

Re: Property Owner Authorization
McDonald's Restaurant
14 Plaza Way
Fairhaven, MA 02719

To Whom It May Concern:

Please allow this letter to serve as my authorization to allow Bohler Engineering to pull permitting applications on my behalf, as property owner, for matters relative to the McDonald's renovation project on 14 Plaza Way, Fairhaven, MA 02719. Authorization is for the scope of work including the reconfiguration of the drive thru layout for a side-by-side configuration including site work and associated features.

Sincerely,



Constantine G. Zacharidis
MCZ Realty, LLC
28 Maple Place PO Box 241
Manhasset, NY 11030

042766

BOHLER ENGINEERING MA, LLC

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508-480-9900



55-136/312

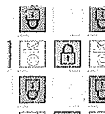


CHECK DATE March 4, 2022

PAY Four Hundred Twenty Eight and 54/100 Dollars

AMOUNT 428.54

TO Town of Fairhaven
40 Center Street
Fairhaven, MA 02719



AUTHORIZED SIGNATURE

⑈042766⑈ ⑆031201360⑆ 7863276130⑈

BOHLER ENGINEERING MA, LLC

042766

Check Date: 3/4/2022

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR03032022B	3/3/2022	180000005755	428.54			428.54
Town of Fairhaven		TOTAL	428.54			428.54
01MA - TD Operating	2	MAFAIRHAV				

042766

Check Date: 3/4/2022

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR03032022B	3/3/2022	180000005755	428.54			428.54
Town of Fairhaven		TOTAL	428.54			428.54
01MA - TD Operating	2	MAFAIRHAV				

Security features. Details on back.

BOHLER ENGINEERING MA, LLC

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508-480-9900



55-136/312



CHECK DATE March 4, 2022

042767

PAY Two Hundred Fifty and 00/100 Dollars

TO Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

AMOUNT 250.00



AUTHORIZED SIGNATURE

⑈042767⑈ ⑆031201360⑆ 7863276130⑈

BOHLER ENGINEERING MA, LLC

042767

Check Date: 3/4/2022

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR03032022A	3/3/2022	180000005756	250.00			250.00
Town of Fairhaven		TOTAL	250.00			250.00
01MA - TD Operating	3	MAFAIRHAV				

042767

Check Date: 3/4/2022

Invoice Number	Date	Voucher	Amount	Discounts	Previous Pay	Net Amount
CR03032022A	3/3/2022	180000005756	250.00			250.00
Town of Fairhaven		TOTAL	250.00			250.00
01MA - TD Operating	3	MAFAIRHAV				

Security features. Details on back.

5160 Labels



Town of Fairhaven
Massachusetts
BOARD OF ASSESSORS
40 Center Street
Fairhaven, MA 02719

Ronnie Manzone, Chairman
Pamela K. Davis, MAA, Member
Ellis B. Withington, Member

Delfino R. Garcia, Principal Assessor
Notary Public
Phone: (508) 979-4023
Facsimile: (508) 979-4079
Email: dgarcia@fairhaven-ma.gov

ABUTTERS LIST REQUEST FORM

Please allow 10 days from the submission of the form for the Assessor's office to complete the processing of your request.

Date of Request: 02 / 08 / 2022

Assessors Parcel ID: MAP 27 LOT 13

Property Address: 14 Plaza Way

Distance Required from Parcel # listed above (Circle One): 500 300 100
(Note: if a distance is not circled, we cannot process your request)

Property Owner: MCZ Realty LLC

Property Owner's Mailing Address: 110 Carpenter St., Chicago, IL 60607

Town/City: Fairhaven State: MA Zip: 02719

Property Owner's Telephone # _____ - _____ - _____

Requestor's Name (if different from Owner) Rea Malik

Requestor's Address: 45 Franklin St., 5th Floor, Boston, MA 02110

Requestor's Telephone # 617 - 849 - 8040

Email address: rmalik@bohlereng.com



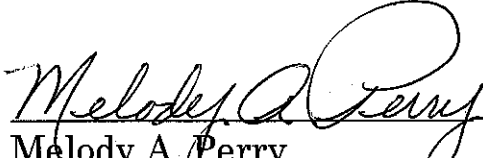
Town of Fairhaven
Massachusetts
BOARD OF ASSESSORS
40 Center Street
Fairhaven, MA 02719

Ronnie J. Manzone, Chair
Pamela K. Davis, MAA, Member
Ellis B. Withington, Member

Delfino R. Garcia, Principal Assessor
Notary Public
Phone: (508) 979-4023
Facsimile: (508) 979-4079
Email: dgarcia@fairhaven-ma.gov

February 10, 2022

This letter certifies that the attached 300-foot abutter's list for Map-27 Lot-13 for 14 Plaza Way submitted by Rea Malik, who's number is (617-849-8040) has been prepared and is accurate according to our records.


Melody A. Perry
Principal Office Assistant
Fairhaven Assessors' Office

TKG FAIRHAVEN LLC C/O TKG MANAGEMENT INC., 211 n. Stadium Blvd Suite 201 Columbia, MO 65203 26-13 & 15	CARLOS & HELENA SANTO 7 Manor Drive Fairhaven, MA 02719 27-8F	MARY L JASON ET ALI GEORGE MADEIROS ET ALI 462 SPRING STREET #2 FALL RIVER , MA 02721-1906 27-29
MARK WINTERBOTTOM C/O 7-Eleven Inc., Tax Dept. #33057 P. O. Box 711 Dallas, TX 75221 26-13B	JANET & WILLIAM BERGERON AS CO-TRUSTEES OF THE J & B LIVING TR 5 Manor Drive Fairhaven, MA 02719 27-8G	OSJ OF FAIRHAVEN LLC ATTN: Pat Rose Legal Dept. 375 Commerce Park Road North Kingston, RI 02852 27-30
DAVID & THELMA SYLVIA 263 State Road N. Dartmouth, MA 02747 26-13C & 13J	BARRY G CHASE & TORUNN AADLAND 3 Manor Drive Fairhaven, MA 02719 27-8H	ROBERT G. GRAVES JR. & CATHERINE A. GRAVES 5 Steppingstone Lane Sandwich, MA 02563-2928 27-88-90
ROUTE 6 PROPERTIES LLC 196 Huttleston Avenue Fairhaven, MA 02719 26-13F	STEVEN A. DONNELLY 41 Elizabeth Street Fairhaven, MA 02719 27-8J	KEVIN S. & DEBRA A. MCMULLEN 26 Elizabeth Street Fairhaven, MA 02719 27-91-93
MICHAEL W. PANAGAKOS 133 Faunce Corner Road Dartmouth, MA 02747 26-13G & 13H	MICHEL EL-KHOURY 43 Elizabeth Street Fairhaven, MA 02719 27-8K	BRUCE W. & LORI L. TRUEHART 30 Elizabeth Street Fairhaven, Ma 02719 27-94 & 95
RENAISSANCE DEVELOPMENT CORP 35 Sockanesset Crossroad Cranston, RI 02922 26-35 & 13A	EDWARD E. HAMILTON & SHELBY L DEMELO 2 Manor Drive Fairhaven, MA 02719 27-8L	ISABEL B. ALVES 32 Elizabeth Street Fairhaven, MA 02719 27-96 & 97
WAYNE FOSTIN JR 15 Manor Drive Fairhaven, MA 02719 27-8B	DANIEL P. & THERESA R. GALLAGHER 4 Manor Drive Fairhaven, MA 02719 27-8M	ANTONIO DEFONSECA & MARIE G. FONSECA TRUSTEES OF THE FONSECA FAMILY NOMINEE TRUST 34 Elizabeth Street Fairhaven, MA 02719 27-98-100
STEPHEN M SYLVIA 13 Manor Drive Fairhaven, Ma 02719 27-8C	GATOR FAIRHAVEN PARTNERSHIP LTD 7850 NW 146 TH Street 4 TH FL Miami Lakes, FL 33016 27-10	RICHARD W. ANDRADE JR. 44 Elizabeth Street Fairhaven, MA 02719 27-101 -104
JOHN T. & JUDITH M. LALLY 11 Manor Drive Fairhaven, MA 02719 27-8D	FAIRHAVEN TOWN OF 40 Center Street Fairhaven, MA 02719 27-10A, 29A, 25A, 25, 14A	KATHLEEN A. LAVOIE AS TRUSTEES OF THE TALGO FAMILY REAL ESTATE TR 19 manor Drive Fairhaven, MA 02719 27-116 & 117
KELD OLSSON & MARIA DEMELO OLSSON 9 Manor Drive Fairhaven, MA 02719 27-8E	GARAGE II INC., 71 Elm Street Suite 6 New Canaan, CT 06840 27-11	MICHELLE M. MCGANNON 21 Elizabeth Street Fairhaven, MA 02719 27-118-120