

August 26, 2019

**Town of Fairhaven, MA
Planning Board**

Attn: Mr. John K. Farrell, Jr.
40 Center Street
Fairhaven, MA 02719

**RE: *Special Permit Application
Former Benny's Renovation
A.P. 26, Lots 60,60A &60B
151 Huttleston Avenue & 9 Cross Street, Fairhaven MA
GAI PN: 7202.00***

Sir or Madam,

On behalf of the Owner and Applicant, CGMA Fairhaven LLC, *Garofalo & Associates, Inc. (Garofalo)* is submitting this special permit application for the above referenced project.

The project scope includes the demolition of a portion of the existing building to provide for additional front field parking and to provide several individual tenant spaces. The proposed impervious areas does not increase with the project, and additional landscaping will be provided.

The project wholly conforms to the *Rules and Regulations Governing Special Permits* as outlined in Section 198-29 D (1) (a) through (e) of the by-laws, and is in harmony with the general purpose and intent of the chapter. The following outlines our compliance with the Special Permit considerations:

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

The addition of front field parking and new sidewalk provides much improved pedestrian circulation and safe access to each tenant space.

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

The existing fire and service area access to the building is adequate and will not be impacted by the site changes.

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

The existing utility services to the building are adequate and will not be impacted by the site changes.



(d) Landscape design shall conform to § 198-27C of this chapter.

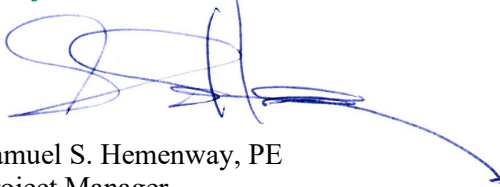
Landscaping within the work area conforms to the standards, and supplemental plantings are proposed elsewhere on the site to improve existing conditions.

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

Although the project is compliant to parking and no change of use is proposed, the building area will be reduced, and parking will be increased, additional street trees are being added to address this consideration.

I trust that the information outlined is sufficient for evaluation of this request for special permit. If you have any questions, or require additional information, you can contact me at (401) 273-6000 x-293, or at shemenway@garofaloassociates.com.

Sincerely,
Garofalo & Associates, Inc.



Samuel S. Hemenway, PE
Project Manager

