



Fairhaven Planning & Economic Development
40 Center Street, Fairhaven, Massachusetts 02719

Special Permit 2019-09: Benny's Renovation
Staff Report: September 19, 2019

1. DESCRIPTION

- 1.1 Applicant:** Carpiionato Group LLC **Owner:** CGMA Fairhaven LLC
- 1.2 Agent/Engineer:** Sam Hemenway, Garofalo Associates (Engineers)
- 1.3 Project Location:** 151 Huttleston Avenue (also listed as 9 People's Way), Map 26 Lots 60, 61A and 61B. Three properties: 9 Cross Street; 9 People's Way; & 21 Peoples Way are owned by CGMA.
- 1.4 Proposal:** To remove the front portico of the existing building to create 18 additional parking spaces adjacent to the building and divide the remaining 40,290 sf into several commercial tenant units.
- 1.5 Zoning:** B – Business District. Abuts the RA Single Residence District in the rear.
- 1.6 Local Permits:** Special Permit with Planning Board; Building Permit.
- 1.7 Surrounding Land Uses:** Commercial and residential.
- 1.8 Property History:**
- The former Benny's Building is a pre-existing non-conforming building built in 1952 (Assessor's).
 - The Building is non-conforming with the front setback and impervious lot coverage.
 - The front setback non-conformity would have no change (front setback is 7.5' with 20' required)
 - The lot coverage non-conformity would be slightly less going from 87.5% to 87.3% (70% max.)
 - The abutting property 9 Cross Street (Lot 61) was denied by the PB a 22,000 sf addition in 1991.
 - 9 Cross Street (Lot 61) was approved by the PB for a 15,800 sf addition in 1993, built in 1994, with a condition that a cross easement be obtained for parking to run with the land. Now Delken Cleaners and Douglass Liquor. 21 Peoples way is a carwash built about 1952 owned by CGMA.
- 1.9 Project Summary:**
- To remove the front portico of the existing building to create 18 additional parking spaces and divide the remaining 40,290 sf space into several commercial tenant units.
 - The existing building is 42,994 sf and is being reduced to 40,289 sf.
 - The Landscape Plan shows 4 new Honey Locust along the street in front with 2 Yoshino Cherry flanking them on the street and 2 at the front corners of the building with some inkberry and rose. The plan also shows 5 new Swamp Maples on the rear property line along Spring Street

2. ADMINISTRATIVE SUMMARY

- 2.1 Complete Filing Received:** September 4, 2019.
- 2.2 Advertisement:** Standard Times September 9 and 16, 2019.
- 2.3 Public Hearing:** Tuesday September 24, 2019;

3. PLANNING CONCERNS

3.1 Some Potential Key Planning Issues

- **Lot Coverage:** The proposal slightly improves the lot coverage non-conformity but the lot is over 87% paved or impervious.
- 3.2 Traffic:** The property has far more parking spaces than necessary yet is adding parking to be more convenient.