



**Special Permit
Project Narrative
For:
Wash Ashore Car Wash
128 Huttleston Avenue
Fairhaven, Massachusetts 02719**

Applicant:
Team Ventures Two, LLC
DBA Wash Ashore Car Wash
P.O. Box 1805
Sagamore Beach, MA 02562

Prepared by:
Atlantic Design Engineers, Inc.
P.O. Box 1051
Sandwich, Massachusetts 02563

January 21, 2022
Atlantic Project No. 3269.00

I. SITE DESCRIPTION

The proposed project locus is a previously developed ± 1.5 -acre lot located at 128 Huttleston Avenue in Fairhaven, Massachusetts consisting of Lots 240C and 243 on the Town of Fairhaven Assessor Map 25. The locus was previously the site of the Huttleston Motel and gas station, which were demolished in 2017. Abutting the site to the east is the former Fairhaven Drive-In site, to the north is the Elizabeth Hastings Middle School and to the west is the West Marine supply store. The locus falls entirely within the Business-B Zoning District and is not located in any special zoning overlay districts. There are no houses or residential dwelling units in the vicinity of the site.

Goddard Consulting, LLC identified and flagged the boundary of the bordering vegetated wetlands on the site as well as the top of the bank of an intermittent stream in November 2021. The BVW/Top of Bank flags were field located by Atlantic in December of 2021 and are shown on the Site Plans. The majority of the 100' buffer zone to the BVW within the locus is presently cleared and disturbed with pavement, gravel/crushed stone areas, concrete pads/foundations and overgrown brush, all remnants of the prior demolished use on the site.

The portion of the site to be developed is flat and entirely disturbed under existing conditions. The site and surrounding areas do not fall within either an Estimated Habitat of Rare Wildlife or a Priority Habitat of Rare Species based upon a review of the Natural Heritage and Endangered Species Program Map as observed on the Massachusetts Geographic Information System. Also, the locus is not located within an Area of Critical Environmental Concern, Flood Zones, Zone II or other DEP designated Water Supply Protection Areas.

II. PROJECT DESCRIPTION

Team Ventures Two, LLC, DBA Wash Ashore Car Wash, proposes to redevelop the site with a new car wash and automobile detailing facility, including associated parking, access drives, vacuum stations, landscaping, stormwater measures and utility infrastructure.

A Special Permit is required per Section 198-15.C.(2) as the project proposes more than five parking spaces.

All of the existing infrastructure, pavement, utility poles, etc. presently on the site will be removed and the site cleared for the proposed development.

Access and Circulation

The site presently has three curb cuts opening onto Huttleston Avenue. The southeasternmost curb cut (closest to the Bridge Street intersection) will be closed off and the two existing curb cuts, farthest away from the intersection will be reconstructed per

MassDOT standards and converted into one way in and out egress points for the redevelopment.

Traffic circulation on the site will be directed via painted arrows and signage as shown on the Site Plan. A long access drive (total length of 315 feet from Huttleston Ave. to the car wash tunnel) provides a significant distance for queuing of vehicles entering the car wash line.

A fire truck turning template figure is provided on the site plan to show adequate maneuvering space for the Town's Fire Department emergency vehicles.

Parking

The required number of spaces is not defined in the Zoning Bylaw parking schedule for this use and per Section 1982.27.B.(4), the Planning Board ultimately determines the required number of spaces. A total of 15 vehicle parking spaces are provided based on the applicant's experience with their current operations. These 15 spaces include 9 vacuum stations and one handicapped space.

Zoning Compliance

As shown in the Zoning Table provided on the site plans, the proposed building and site layout complies with all dimensional zoning requirements of the Zoning Bylaws such as setbacks, lot coverage, etc. No variances or waivers are requested.

Landscaping

Proposed landscaping is substantial throughout the site and includes plantings to restore the previously disturbed wetland buffer zone in accordance with Conservation Commission guidelines as well as a landscaped strip along Huttleston Avenue.

Lighting

Site lighting is provided by a mix of pole-mounted (20 foot) and wall-mounted, downward facing LED light fixtures which result in minimal spillover onto abutting properties and roadways. (Refer to the Lighting/Lumination Plans by RAB Lighting, Inc.)

Utilities

The facility will be served by Town water and sewer, with new services being extended from the existing town systems in front of the site on Huttleston Avenue. Electric utilities will be run underground from the existing utility poles in front of the site.

The car wash will include a recycling wash water system by Aquabio to reduce water consumption and waste.

A 6” sewer line is proposed that will pick up wastewater flows from the bathrooms, floor drains and overflow from the car wash recycling system. A 2” water service is proposed to accommodate the water needs of the facility. The building will not be sprinklered.

Conservation Commission/Wetlands

A Notice of Intent has been filed concurrently with the Conservation Commission for approval of work within the 100-foot buffer zone to the wetlands.

In regard to potential impacts to the adjacent wetlands, the proposed redevelopment will result in an improvement over existing conditions:

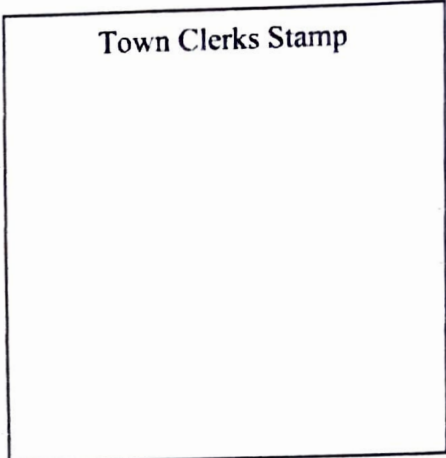
- Under pre-existing conditions, the site development encroached to within 5 feet of the wetlands
- Under pre-existing conditions, the site had no stormwater management measures.
- Under pre-existing conditions, buildings and parking areas were located within the 0-25 foot buffer

- The proposed development locates all pavement/parking/access drives outside the 25-foot buffer to wetlands
- The proposed development reduces impervious surfaces in the buffer zones and in total on the site (see table below)
- The proposed development restores previously disturbed buffer zone areas in accordance with the Conservation Commission’s Buffer Zone Restoration Guidelines
- The proposed development proposes stormwater management measures according to the redevelopment standards established by the Department of Environmental Protection’s Stormwater Management Standards
- The proposed development locates all buildings/structures outside the 50’ buffer to wetlands

Stormwater

Since the proposed project is on a previously developed site and will reduce impervious surfaces (36,800 SF – 55% pre-existing/32,409 SF – 48% proposed) the project is considered a “redevelopment” according to the DEP Stormwater Management Standards. Stormwater BMP’s, including a rain garden, infiltration trenches and vegetated filter strips are proposed on the site to control, filter, and recharge stormwater to the extent practicable on the site. A Stormwater Report has been completed which addresses the stormwater standards of the Town of Fairhaven and the Massachusetts Department of Environmental Protection.

Special Permit Application



FAIRHAVEN PLANNING BOARD

**Application for
SPECIAL PERMIT**

Fairhaven, Massachusetts

Date: January 21, 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): Michael Sullivan c/o Team Ventures Two, LLC DBA Wash Ashore Car Wash

Applicant(s) Address: P.O. Box 1805, Sagamore Beach, MA 02562

Phone Number: (781) 837-7295 Fax Number: _____

Name of Owner(s): Gingera LLC

Owner(s) Address: 331 Union Street, New Bedford, MA 02740

Name of Engineer/Architect: Richard J. Tabaczynski, P.E., c/o Atlantic Design Engineers, Inc.

Engineer/Architect Address: P.O. Box 1051, Sandwich, MA 02563

Phone Number: (508) 888-9282 Fax Number: (508) 888-5859

1. Location of Site: 128 Huttleston Avenue, Fairhaven, MA 02719
2. Assessors' Plat(s): 25 Lot No(s): 243 and 240C
3. Zoning District in which Site is located: Business - B
4. State present use of site: Vacant - Previously developed as motel and gas station/convenience store
5. Give size of existing building(s), if applicable: None - Demolished
6. Give extent of proposed alterations, if applicable: Proposed Car Wash Facility
7. Number of families building is to be used, if applicable: N/A
8. Have you submitted plans to the Building Inspector? No Has he refused a permit? No
9. Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: [Signature] manager,
Team Ventures Two LLC

Owner Signature: [Signature] manager,
Gingera LLC

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