



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

Special Permit: 2022-01 – 128 Huttleston Car Wash
Staff Report: March 4, 2022

1. DESCRIPTION

- 1.1 Applicant:** Team Ventures Two, LLC (DBA Wash Ashore Car Wash)
- 1.2 Project Location:** 128 Huttleston Avenue (Map 25 Lots 240C and 243 – 1.55 acres)
- 1.3 Proposal:** New car wash and detailing facility on vacant site.
- 1.4 Zoning:** Business District (B). No variances or waivers have been requested.
- 1.5 Local Permits:** Conservation; Building;
- 1.6 Site Data/ Existing Conditions:** Previous motel and gas station were demolished leaving an essentially flat and disturbed condition with a mix of pavement, gravel, concrete slabs and overgrown brush.
- 1.7 Surrounding Land Uses:** East is the former Fairhaven Drive-In site, North is the Elizabeth Hastings Middle School and to the west is the West Marine supply store. The site is also very close to the closed landfill.
- 1.8 Project History:** The site was previously a motel and gas station that have been demolished.
- 1.9 Project Summary:**
- **Description:** 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.
 - **Site Plan:** All of the existing infrastructure, pavement, utility poles, etc. presently on the site will be removed and the site cleared for the proposed development.
 - **Building Design:** Draft elevations that were shown at a pre-application meeting showed some details were added to help make the building look less industrial. The long side of the building does not face the street.
 - **Access:** Currently there are three curb cuts. The one closest to the Bridge Street will be closed off and the two existing curb cuts will be converted into one way in and one way out.
 - **Circulation:** Will be directed via painted arrows and signage as shown on the Site Plan. A long access drive (315 feet from Huttleston to the car wash tunnel) provides a significant distance for queuing of vehicles entering the car wash line. There are some two-way drives within the site to allow access to the detailing center at the rear of the site and vacuums on the east. A template has been provided indicating adequate maneuvering for Fire vehicles.
 - **Parking:** A total of 15 vehicle parking spaces are provided based on the applicant's experience with their current operations. The 15 spaces include 9 vacuum stations and 1 handicapped space.
 - **Traffic:** According to SRPEDD traffic counts over 1,350 cars pass this location on Huttleston Avenue during a weekday PM peak hour (4:30 pm to 5:30 pm). SRTA bus route 11 has a stop directly in front of this location. Bus stop may be better to move to the west.
 - **Landscape:** Landscape plan Includes plantings along Huttleston Avenue as well as along the wetlands to restore the previously disturbed wetland buffer zone in accordance with Conservation Commission guidelines. The enclosed dumpster also has a vegetated screen.
 - **Habitat:** The site is not in an NHESP Priority Habitat

- **Lighting:** A mix of 20 foot tall pole-mounted lights and wall-mounted, downward facing LED light fixtures. Applicant has submitted Lighting/Lumination Plans. Hours of lighting have not been submitted yet.
- **Signage:**
- **Noise:** Should not be an issue.
- **Utilities:** 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. 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 proposal does not include sprinklers.
- **Energy/Sustainability:** The car wash will include a recycling wash water system by Aquabio to reduce water consumption and waste. The system is designed to use biological processes that use microbes to remove car wash chemicals out of used water before being reused.
- **Waste Management:** Fenced in dumpster location at the back of the property.
- **Stormwater:** The applicant has submitted a stormwater drainage report relative to the proposed Automobile Car Wash redevelopment. Peer Review has not been conducted yet. The proposed site is a re-development project. There are no new untreated impervious surfaces proposed and all impervious areas are being treated prior to discharge. Groundwater recharge is being provided via two infiltration trenches and a single rain garden. The car wash is considered to be a higher potential pollutant load, however, all car wash wastewater is contained within the building in internal reclaim system and will not combine with stormwater. Long Term Pollution Prevention and Stormwater Operation and Maintenance Plan has been provided.

2. ADMINISTRATIVE SUMMARY

- 2.1 **Complete Filing Received:** January 28, 2022
- 2.2 **Advertisement:** FNN February 17 and 24, 2022
- 2.3 **Routing Sent:** February 9, 2022
- 2.4 **Public Hearing:** March 8, 2022

3. Comments from Town Departments:

- 3.1 **Planning:** The proposal would fill a long vacant lot at a visible location. The site exit has adequate sight distance although this stretch of Route 6 can be difficult to enter due to the heavy volume of traffic. The proposal removes a curb cut and pushes the entrance away from the Bridge Street intersection improving this situation. They have added landscaping along Huttleston Avenue and abide by the 25' no build buffer from the wetlands. The applicant has expressed willingness to move the bus stop to the west to avoid having vehicles exiting the site be blocked by a bus. Overall the proposal seems like a good fit for the location. Applicant needs to address Water Departments concern whether current service needs to be upgraded.
- 3.2 **Fire Department:** No issues with proposed plan.
- 3.3 **Police Department:** No issue
- 3.4 **Public Works Department:**
 - **Highway Department:** Proposed aprons are in the State layout.
 - **Sewer:**
 1. 12" Sewer Frame and Cover to be installed over every cleanout and need to be cemented in with a 6" cap without gasket for easy access. No Screw Caps.

- 2. Recommend install an in-line check valve in car wash discharge line into the sewer.
- 3. Recommend contract with a specific hauler who is certified in pumping out oil/grease separator on a routine maintenance basis for removal of solids built up in the tank.
- Water: Current service may need to be upgraded to support new car wash.
- 3.5 Finance/Treasurer/Collector, Wendy Graves: no concerns
- 3.6 Assessor (Def Garcia):
- 3.7 Conservation Agent (Whitney McClees):
 - The applicant and their representatives have met with Conservation for pre-application project review and as such have incorporated many of the items that the Commission expects to see on a project that proposes work within 50 feet of a wetland resource area.
 - The applicant is proposing to revegetate much of the 25-foot buffer zone and reduce the overall amount of impervious surface on the property.
 - This project will have its first hearing in front of Conservation on Monday, February 14.
 - The Commission will likely ask the applicant to continue to a subsequent meeting to allow time for the project to also be discussed by the Planning Board and to allow time for stormwater peer review for compliance with both local and state stormwater regulations.
- 3.8 Board of Health:
- 3.9 Building: No concerns.

4. PLANNING and ZONING CONSIDERATIONS

- 4.1 § 198-2. Purpose of Zoning: *How does the proposal adhere to the following purposes of § 198:*
 - ***Does design promote the health, safety, convenience and general welfare of inhabitants of FH?***
 - ***Does design lessen the danger from fire, flood, panic and other natural or manmade disasters?***
 - ***Does design improve and beautify the town?***
 - ***Does design prevent overcrowding of land?***
 - ***Does design avoid undue concentration of population?***
 - ***Does design facilitate the adequate needs of water, water supply, drainage, sewerage, schools, parks, open space and other public requirements?***
 - ***Does the design conserve the value of land and buildings, including the conservation of natural resources and the prevention of blight and pollution of the environment?***
 - ***Does the design encourage the most appropriate use of land throughout the town?***
 - ***Does the design preserve and increase amenities.***
- 4.2 § 198-29.D.1 (a-e): SPECIAL PERMIT Criteria
 - ***§198-29.D (1): How does the proposal show Harmony with the general purpose and intent of the Special Permit chapter, and are the standards of Section 198-29(1) met by the use as designed:***
 - ***§198-29.D (1)(a): Does design assure safety with respect to internal circulation & egress of traffic.***
 - ***§198-29.D (1)(b): Does design provide adequate access for fire and service equipment.***
 - ***§198-29.D (1)(c): Does design provide adequate utility services and drainage facilities ...***
 - ***§198-29.D (1)(d): Does Landscape design conform to § 198-27C of this chapter.***

4.3 Local Impact/Abutters

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5. CORRESPONDENCE

5.1 Town Officials:

5.2 Town Organizations:

5.3 Public: