



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

**Special Permit: 2022-07 – 154 Huttleston Conversion to Office**  
**Staff Report: August 4, 2022**

**1. DESCRIPTION**

- 1.1 Applicant:** MIHI, LLC, represented by Christian Farland and Brian Murphy of Farland Corporation
- 1.2 Project Location:** 154 Huttleston Avenue (Map 26 Lot 96). Currently “What a Find” Building.
- 1.3 Proposal:** To renovate the existing building and convert it to an office with a new gravel parking area in the rear of the building.
- 1.4 Zoning:** Business District (B).
- 1.5 Local Permits:** Building; Planning Special Permit;
- 1.6 Site Data/ Existing Conditions:**
- 1.7 Surrounding Land Uses:** Commercial strip plazas along Route 6. Residential behind.
- 1.8 Project History:** Applicants recently went through Street Discontinuance process to discontinue a portion of Alfred Street in order to accommodate parking behind the existing building. The Street was discontinued. The Applicant then submitted an ANR, as required by the Street Discontinuance process, that divided the portions of Alfred Street that were discontinued. The ANR has been endorsed.
- 1.9 Project Summary:**
  - **Site Plan:** The proposal includes creating 19 new gravel parking spots in the rear of the building on land that was recently reclaimed through a street discontinuance. The appearance in front has been improved with some landscaping.
  - **Building Design:** Same.
  - **Access/Circulation/Parking:**
    - Access is the same. Applicant seemed amenable to increasing landscaping in front of parking spots.
    - Circulation has been extended in the back to the new parking. It appears a bit cramped but will be employee parking.
    - The Applicant estimates they require 41 parking spaces based on the square feet of office and 8 spaces based on the warehouse sf for a total of 49 spaces. They are proposing 39 spaces and are requesting a waiver from the required parking for office and warehouse. Staff suggests they remove the two spots closest to Route 6 for safety and landscaping.
  - **Landscape:**
    - Arborvitae in front will be replaced with Hydrangea, Beach Grass and Day Lillies.
    - Pavement in front will mostly be replaced with grass.
    - The rear of the property reclaimed through street discontinuance will have a retaining wall up to 4’ high with a stockade fence above that.
  - **Habitat:** The site is not in an NHESP Priority Habitat
  - **Lighting:** No change.
  - **Signage:** Existing sign in front will be renovated.
  - **Noise:** Should not be an issue.
  - **Utilities:** Served by Town water and sewer.

- **Waste Management:** No dumpster or enclosure is shown on the plan on this property. A metal container sits just over the line on a neighboring property.
- **Stormwater:** A catch basin and cultic subsurface recharge system is being added in the rear northeast corner of the lot. The proposal slightly decreases the amount of impervious surface.
- **Waivers:** To reduce number of parking spaces.

## 2. ADMINISTRATIVE SUMMARY

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- 2.1 **Complete Filing Received:** June 27, 2022
- 2.2 **Advertisement:** FNN July 21 and 28, 2022
- 2.3 **Routing Sent:** July 29, 2022
- 2.4 **Public Hearing:** August 9, 2022

## 3. Comments from Town Departments:

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- 3.1 Fire Department: No concerns.
- 3.2 Police Department: No concern.
- 3.3 Public Works Department: No concerns
- 3.4 Building: Building codes addressed at time of permitting.
- 3.5 Planning: They are improving the font by replacing the Arborvitae with Hydrangea and Sea Grasses and replacing most of the pavement out front with grass. They should at least make the area between the 2 closest parking spots to Huttleston and the sidewalk a planted area. Although it is an existing situation, remove the 2 parking spots closest to Route 6 would be safer and improve the appearance. If someone is backing out of one of them while someone is trying to enter the lot from Huttleston it could cause a backup on Route 6.

## 4. § 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:**
- **§198-29.D (1)(a): Does design assure safety with respect to internal circulation & egress.**
- **§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.**