

September 27, 2022

Town of Fairhaven, MA

Planning Board

40 Center Street

Fairhaven, MA 02719

RE: *Special Permit Application*
Mirasol's Cafe
A.P. 26, Lots 60, 60A, 60B & 61
9 Peoples Way & Huttleston Avenue, Fairhaven MA
GAI PN: 7202.02

Sir or Madam,

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

Proposed Site Improvements

The project scope includes the demolition of an abandoned car wash structure (Fairhaven Carwash) and construction of a 2,200 square foot drive-thru café restaurant located at A.P. 26, Lots 60, 60A, 60B, & 61. The project results in a decrease to impervious areas on the property and will incorporate landscaping improvements along Huttleston Avenue and Spring Street. These improvements include closing an existing entrance to the site from Spring Street, allowing for a significant extension of the landscape buffer area along the southern property line. 167 parking spaces are required by the zoning ordinance for the proposed site, and a total of 183 spaces have been provided under the proposed design. Pedestrian access is provided throughout the proposed site, including the addition of a crosswalk extending west from the proposed Café to the recently renovated commercial property at 151 Huttleston Avenue (formerly Benny's).

Zoning Relief

The existing site is not in conformance with the required 20-foot front yard landscape setback; however, the proposed layout will improve upon the existing site's non-conformance by locating parking fields farther back from the property line. Based on this, it is our understanding that a waiver from the required 20-foot front yard landscape setback can be provided by the Planning Board.

Traffic Impacts

Trip Generation

An analysis of proposed trip generation has been performed using methods established by the Institute of Transportation Engineers Publication 'Trip Generation'. The table below provides an estimate of the traffic that will be generated by the redevelopment based upon the proposed site use during the weekday PM peak and Saturday peak time periods.



	<u>Land Use</u>	<u>Bldg. GFA</u>	<u>Weekday PM Peak</u>			<u>Saturday Peak</u>		
			<u>Entering</u>	<u>Exiting</u>	<u>Total</u>	<u>Entering</u>	<u>Exiting</u>	<u>Total</u>
Proposed:	F.F. Restaurant w/ Drive-Thru	2,200 SF	38	35	73	65	65	130

Trip generation analysis indicates that the proposed use will generate 73 total trips during the weekday PM peak period, and 130 total trips during the Saturday peak period.

Sight Distance

The project area (A.P. 26, Lots 60, 60A, 60B & 61) contains multiple site accesses. The existing car wash on Lot 61 currently has one (1) entrance on Huttleston Avenue, along with one (1) entrance on Spring Street, both of which will be eliminated under proposed conditions. There also exists one (1) shared driveway access on Huttleston Avenue that serves both the existing car wash on Lot 61 and the adjacent commercial property on Lots 60, 60A & 60B (formerly Benny’s). The project proposes reconstruction of this shared Huttleston Avenue entrance. AASHTO stopping sight distance (SDD) requirements have been reviewed for the reconstruction of the shared Huttleston Avenue site access using a design speed of 45 mph based on the currently posted speed of 35 mph.

<u>Design Speed</u>	<u>Required SSD</u>	<u>Available SSD</u>	
45 mph	360 FT	To NW: 750 FT	To SE: 1,200 FT

The Huttleston Avenue site entrance reconstruction will maintain compliance to current AASHTO site distance requirements as it does under existing conditions.

Special Permit Compliance

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.*

Internal site circulation has been designed to safely accommodate vehicular drive-thru access and parking, as well as pedestrian and handicapped accesses. The reconstruction of the Huttleston Avenue entrance has been designed to safely accommodate all vehicular turning movements and pedestrian crossings.

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

Access to the proposed restaurant for fire and service equipment is accommodated by the proposed site layout.

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

All proposed utility services and stormwater drainage facilities have been designed in accordance with the Fairhaven Subdivision Regulations and design requirements of the Fairhaven Board of Public Works.



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

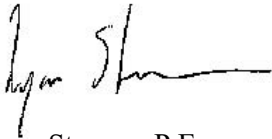
Landscaping within the work area conforms to all Fairhaven zoning requirements with particular emphasis toward adequate screening along Spring Street.

(e) 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.

The design proposes a modest increase in the number of available parking spaces on-site.

I trust that the information outlined is sufficient for evaluation of this special permit request. If you have any questions or require additional information you may contact me at (401) 273-6000 x-281, or at rstevens@garofaloassociates.com.

Sincerely,
Garofalo & Associates, Inc.



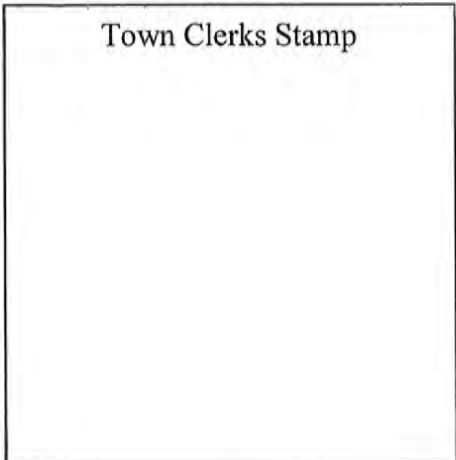
Ryan Stevens, P.E.
Project Engineer





FAIRHAVEN PLANNING BOARD

**Application for
SPECIAL PERMIT**



Fairhaven, Massachusetts

Date: September 27, 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): CGMA Fairhaven LLC

Applicant(s) Address: 1414 Atwood Avenue, Johnston, RI 02919

Phone Number: (401) 273-6800 Fax Number: _____

Name of Owner(s): CGMA Fairhaven LLC

Owner(s) Address: 1414 Atwood Avenue, Johnston, RI 02919

Name of Engineer/Architect: Garofalo & Associates, Inc.

Engineer/Architect Address: 85 Corliss Street, Providence, RI 02940

Phone Number: (401) 273-6000 Fax Number: _____

1. Location of Site: 9 Peoples Way & Huttleston Avenue

2. Assessors' Plat(s): 26 Lot No(s): 60, 60A, 60B & 61

3. Zoning District in which Site is located: Business (B)

4. State present use of site: Car Wash (Abandoned)

5. Give size of existing building(s), if applicable: 1,642 S.F.

6. Give extent of proposed alterations, if applicable: 2,200 S.F.

7. Number of families building is to be used, if applicable: N/A

8. Have you submitted plans to the Building Inspector? _____ Has he refused a permit? _____

9. Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: [Signature]

Owner Signature: [Signature]

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