

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

N. DOUGLAS SCHNEIDER, P.E., P.L.S.
MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.
JAY MCKINNON, E.I.T.

January 24, 2022

Town of Fairhaven
Planning Board
40 Center Street
Fairhaven, MA 02719

Attn: Paul Foley - Director of Planning & Economic Development

Re: Special Permit – Site Plan Review Application
Applicant: SAKO Properties, Inc.
Site Address: 200 Huttleston Ave.
Lots #82 & 85 on Assessors Map #30A

Dear Mr. Chairman and Members of the Board,

Please find attached the following information associated with a Special Permit application for SAKO Properties, Inc. Located at 2000 Huttleston Ave.

1. Application for Special Permit
2. Project Narrative
3. Abutters list and 3 sets of labels
4. Filing fee
5. Site plan dated January 24, 2022

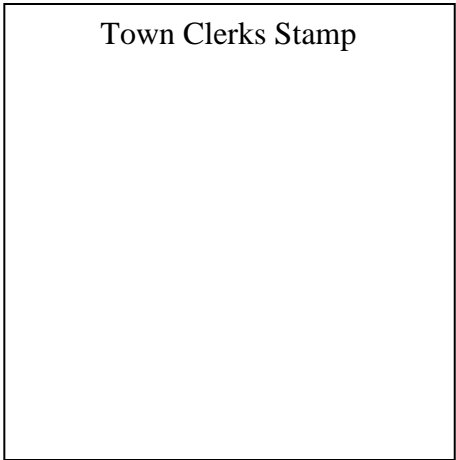
Please feel free to contact this office if you have any questions.

Sincerely,
Schneider, Davignon & Leone, Inc.



N. Douglas Schneider, P.E., P.L.S.

Copy to: File 2609
SAKO Properties, Inc.
Attorney Donald Hodge



FAIRHAVEN PLANNING BOARD

**Application for
SPECIAL PERMIT**

Fairhaven, Massachusetts

Date: January 24, 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): Sako Properties, Inc.

Applicant(s) Address: 196 Huttleston Ave, Fairhaven, MA 02719

Phone Number: 774-263-2208 Fax Number: _____

Name of Owner(s): 200 Huttleston Avenue Realty Trust, Catherine Tassopoulos-Trustee

Owner(s) Address: 138 New Boston Road, Fairhaven, MA 02719

Name of Engineer/Architect: Schneider, Davignon & Leone, Inc.

Engineer/Architect Address: 1 County Rd, PO Box 480, Mattapoisett, MA 02739

Phone Number: 508-758-7866 Fax Number: _____

1. Location of Site: 200 Huttleston Avenue
2. Assessors' Plat(s): 30A Lot No(s): 82 & 85
3. Zoning District in which Site is located: Business District
4. State present use of site: Former Filling Station and convenience store.
5. Give size of existing building(s), if applicable: 19'x40'
6. Give extent of proposed alterations, if applicable: No Change to building size proposed.
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? _____
9. Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: _____

Owner Signature: _____

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

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January 24, 2022

Town of Fairhaven
Planning Board
40 Center Street
Fairhaven, MA 02719

Attn: Paul Foley - Director of Planning & Economic Development

Re: **Project Narrative** - Special Permit – Site Plan Review Application

Applicant: SAKO Properties, Inc.

Site Address: 200 Huttleston Ave.

Lots #82 & 85 on Assessors Map #30A

Dear Mr. Chairman and Members of the Board,

The subject site known as 200 Huttleston Ave and is shown as Lots #82 & 85 on the Fairhaven Assessors Map #30A. The site is located entirely within the Business Zoning District. It was previously developed as a filling station and convenience store per BOA decision circa 1991. The property was also granted a special permit in 2012 to convert on convenience store into a fast-food takeout restaurant with outdoor seating, which was not completed. The subject parcels have a lot total lot area of 24,572 sf. with 148.32 ft. of frontage along Huttleston Ave, 94.38 ft of frontage along Shirley Street and 133.80 ft along Jason Terrace.

The goal of this project to convert the existing building on the site into a sales office for the Used Car sales and to utilize the existing paved parking and gravel parking areas for display and storage of vehicles for sale.

Under the use regulation schedule of the Town of Fairhaven Zoning By-Laws which is found in Section 198-16, automobile sales is an allowed use in the General Business District.

The use of the property will be limited to the display and sale of used automobiles. The proposed parking plan depicts the parking area for customers and employees, together with the proposed display and storage areas. The parking layout allows for two (2) customer and two (2) Employee parking spaces adjacent to building. Sec 198-27 Subsection B minimum parking space requirements per B(2)(b) retailing is: "One space per 250 square feet of gross leasable floor area." The existing building is 40ft by 19ft or 760s.f. Therefore, the required number of spaces is 760sf divided by 250 = 3.04 spaces required. The Display areas for the used cars for sale are shown. Under Subsection F: Used car dealerships. Number of vehicles and area to be occupied by same shall be determined by the Board of Selectmen/Building Commissioner when licenses are issued for the operation of this type of facility. The existing paved and gravel surfaces shall remain as is.

When reviewing the Application for a Special Permit, the state laws, as well as the Code of the Town of Fairhaven, indicate that the Special Permit granting authority should issue such permits if the intended use is in harmony with the general purpose and intent of the Code of Fairhaven and the applicable laws and by-laws of the community in which the land is located. The Special Permit granting authority may reasonably require certain safeguards and limitations to that end. Specifically, the Special Permit granting

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authority, when viewing the community in which the land lies, may impose conditions and safeguards deemed necessary to protect the surrounding neighborhood.

In this particular case, the proposed project is abutted southerly by Route 6 (Huttleston Ave), a limited access state highway, on the west by the Shirley Street and an existing service station and used car dealership, on the north by Jason Terrace and on the east partly by a residential property and partly by land owned by the Commonwealth from when Route 240 was laid out. The current site is fully developed with a 760 square foot building located on it. All of the southerly portion of the property is paved and the majority of the northerly portion is gravel, and has no buffer to the abutting residential properties to the north. An exist solid fence and screening vegetation exists on the abutting property to the east.

The applicant proposes to make the following improvements to the site to provide a buffer to the abutting residential properties:

1. Install a 6-foot-high solid fencing along the easterly boundary of the abutting residential property.
2. Install a 6-foot-high solid fencing along the line of Jason Terrace and 5 feet from the layout line
3. Install Landscaping consisting of shrubs and arborvitaes along northerly side of the new fence.
4. Install a 6-foot-high solid fence with a gate along the sideline of Shirley Street.

The installation of these fences with accomplish two major improvements. First, they will help to screen the site from the abutting residential properties. Second it will stop traffic from short cutting across the property between Huttleston Ave and Shirley Street.

The southerly portion of the site (lot 82) is subject to a "Notice of Activity and Use Limitation" recorded at the registry of deeds. The limitation prohibits the removal of the existing paved surfaces on the site and limits what the site can be used for. Since the paved areas can not be removed, no landscaping or vegetation can be provided along Huttleston Ave or the adjacent property that requires excavation and removal of pavement. Elevated planter boxes are proposed along Huttleston Ave. Given the use limitations, the proposed use as a used car dealership is an ideal use of this property.

The drainage from the site will be unchanged, as the existing topography and surface coverages will remain.

The site is currently serviced by municipal water and sewer. There are now wetlands located on or adjacent to the site.

In closing, this project would be an overall benefit to the town and neighborhood, and the Applicant respectfully requests that the Special Permit be granted.

Please feel free to contact this office if you have any questions.

Sincerely,
Schneider, Davignon & Leone, Inc.



N. Douglas Schneider, P.E., P.L.S.

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