

SITEC

Civil and Environmental Engineering
Land Use Planning

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PROJECT DESCRIPTION

A. SITE DESCRIPTION

1. Owner: S.B. Realty Limited Partnership
2. Applicant: S.B. Realty Limited Partnership
100 North Street
New Bedford, MA 02740
3. Location: 139 Hathaway Road
New Bedford, MA 02740
Assessors Map 101 – Part Lot 14, 16 & 17 L.C. Lot 11
Certificate 14729
4. Zoning: Mixed Use Business/Industrial B
5. Existing Site Conditions:



The subject property is a 10 acre, mixed use commercial property located on the northeast corner of Hathaway Road and Shawmut Avenue. At the present time, there are three separate buildings located on the site. These buildings include a McDonald's fast food restaurant located on the southwest corner of the site, a 25,000 sf retail/office building located along the easterly border of the site, and a mixed use retail building which is situated along the northerly border of the property.

The property is served by an off street parking lot and municipal water and sanitary sewer services.

B. PROJECT SUMMARY

A 7,250 sf retail building was approved by the City in 2015 for this site. After receiving approval, the owner realized that a lease agreement with one of the tenants designated the area for this type of outbuilding expansion. In order to accommodate this restriction, the building foot print was modified and an adjustment of the site improvements' was made. This modification was approved on June 8, 2016.

The applicant now proposes to construct the 7,150 sf freestanding retail building approved in June 2016 with a minor layout adjustment. As previously approved the existing parking facility will be reconstructed to improve site access and better defined parking for the overall property. In addition to the building construction, the specific site improvements include the following:

- Redefined curb cuts and access aisles for the Hathaway Road Driveways. Improved land marking and islands for traffic control.
- A new sidewalk that will link Hathaway Road to the new building.
- A screened dumpster pad to serve the new building.
- Underground stormwater infiltration and additional area for landscaping around the new building and parking islands around the site will still reduce the quantity of Stormwater Run Off.
- Handicapped access will be in compliance with applicable provisions of ADA and MA Architectural Access Board Regulations.
- All on site lighting will comply with zoning regulations.
- The new building will be serviced with water and sewer connections.
- All offsite improvements that were previously approved.

A Special Permit under Section 3120 of the Zoning Ordinance was granted to allow shared parking for a portion of this facility. One of the property tenants is a family Court and peak hours of the Court (weekday mornings) does not coincide with the peak periods for the remaining retail/restaurant uses. The Court is not open on weekends. A Special Permit allowed the applicant to reduce the required number of overall site parking spaces by 36. With the site plan reconfiguration, including the reduction in building size, the site meets current parking standards with 378 spaces required and 418 spaces provided.