

# 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-Lot 14
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.

*ONE 1B-15*

B. PROJECT SUMMARY

The applicant proposes to construct a 7,250 sf freestanding retail building adjacent to Hathaway Road between McDonald's and the 25,000 sf retail office building. 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:

1. Redefine curb cuts and access aisles for the Hathaway Road driveways. Improved land marking and islands for traffic control.
2. Construct sidewalk link from Hathaway Road to new building.
3. Provide screened dumpster pad to serve the new building.
4. Reduce stormwater runoff by adding significant landscaped areas around the redeveloped portion of the site.
5. Stormwater calculations are attached.

A Special Permit under Section 3120 of the Zoning Ordinance is requested 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 is hereby requested to reduce the required spaces from 414 to 398 spaces a reduction of 16 spaces when an allowance is made for 50 spaces that will be available from the Court allocation. This is the same type of relief that was previously granted in Case # 19-10 Special Permit dated August 24, 2010. However the previous building was larger and required more parking.

PARKING  
REDUCTION