

SITEC

Civil and Environmental Engineering
Land Use Planning

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May 7, 2015

Jill Maclean
City Planner
133 William Street, Room 303
New Bedford, MA 02745

REFERENCE: 1771 ACUSHNET AVENUE
PANAGAKOS DEVELOPMENT
SITE PLAN REVIEW

Dear Ms. Maclean:

Attached please find the filing materials for the proposed redevelopment of the commercial property located at 1771 Acushnet Avenue. Based on your initial review of our application, we have revised the filing to eliminate the proposed Form A Subdivision of the site.

The subject property has historically had two commercial buildings on a single parcel. The site has also contained a commercial parking lot in the Residence B portion of the site. The Applicant is proposing to reduce these non-conforming conditions with this redevelopment plan.

It is understood by the applicant that a Special Permit will be required to be issued by the Zoning Board of Appeals under Section 2400 and 3149 of the Zoning Ordinance.

NON CONFORMING USE

*SPEZ PERMIT FOR COMMERCIAL PCUB
IN RES DISTRICT*

It is important to note that the non-conforming conditions have not been abandoned for a period exceeding 2 years, resulting in the preservation of the grandfathered rights as specified under Section 2400 of the Zoning Ordinance.

We look forward to working with you on the processing and review of this application.

Sincerely,
for SITEC, Inc.



Steven D. Gioiosa, P.E.
President

PLANNING

MAY 08 2015

cc: Michael Panagakos
Gregory Koldys, Esq.

FILE COPY

DEPARTMENT
CASE 13-15

PROJECT DESCRIPTION

A. SITE DESCRIPTION

1. Owner: Michael Panagakos
133 Faunce Corner Mall Road
Dartmouth, MA 02747
2. Applicant: Panagakos Development
133 Faunce Corner Mall Road
Dartmouth, MA 02747
3. Location: 1771 Acushnet Avenue
New Bedford, MA
Assessors Map 108 – Lot 42, 43, 44
4. Zoning District: Mixed use Business/Residence C
5. Existing Site Conditions:

The subject property is a 12,658 square foot (SF) lot located on the northwest corner of Acushnet Avenue and Belleville Road. This site was previously the Sullivan's Brothers Clothing store. The property contained the retail building, a garage structure and a paved parking lot. Approximately 100% of the property was impervious.

6. Proposed Redevelopment:

The Applicant proposes to demolish the existing structures and parking facility and construct 2 new commercial buildings. The new buildings will be placed in the general location of the original building and garage with improved setbacks from the residential properties. The overall project will consist of the following in addition to the new building construction:

- A. Construction of a 13 space parking lot to support the future commercial tenants. The parking spaces and access drive aisles have been designed to meet current City of New Bedford standards.

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DEPARTMENT

CASE # 13-15

- B. The property has historically served two commercial buildings on a single lot with shared parking. This condition will remain unchanged.
- C. Vehicular access to the site will be from Acushnet Avenue and from Belleville Road.
- D. Onsite walkways will provide a pedestrian link to both public ways.
- E. A screened dumpster pad will be sited at the northwest corner of the site.
- F. Overall lot coverage will be reduced to 77, a 23% increase in green space.
- G. Two catch basins and a stormwater recharge system will be constructed onsite to further reduce offsite runoff discharges.
- H. New landscaping and site lighting will be provided as shown on the plans.
- I. A new pylon sign is proposed in accordance with the requirements of Section 3250 of the Zoning Ordinance. The sign size, height, and location will comply with the City Ordinance.
- J. The project is projected to take 6 months to construct.

It is important to note that the rear garage style building has historically functioned as a commercial use structure and at no time was utilized for residential purposes. Additionally, the garage most recently contained a small office, storage area, maintenance room unrelated to the clothing store and dry cleaners that operated in the 1771 Acushnet Avenue front building.