

# SITEC

Civil and Environmental Engineering  
Land Use Planning

SITEC, Inc.  
449 Faunce Corner Road  
Dartmouth, MA 02747  
Tel. (508) 998-2125 Fax (508) 998-7554

Unit C  
769 Plain Street  
Marshfield, MA 02050  
Tel. (781) 319-0100 Fax: (781) 834-4783

## 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.

**PLANNING**

*Revised* MAY 24 2016

**DEPARTMENT**

*CHSE 19-16*

## 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 has been modified and an adjustment of the site improvements' has been made.

The applicant now proposes to construct a 7,150 sf freestanding retail building adjacent to Hathaway Road between McDonald's and the 25,000 sf retail office building. 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. Since the previous building was larger and required more parking a reduction can be seen in the number of spaces to be provided. Combined with the revised parking layout and new building shape, a total of 10 additional spaces have been realized.

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May 24, 2016

The City of New Bedford  
Planning Board  
133 William Street  
New Bedford, MA 02740

HAND DELIVERED

Re: Proposed O'Reilly Auto Parts-Site Plan  
139 Hathaway Road  
Plat 101 Part Lot 14, 16 and 17 L.C. Lot 11  
Case-Number 18-15 Site Plan Approval- Minor Amendment

Dear Planning Board Members;

Because of certain lease agreements that were overlooked during the approval of the above site plan, some minor changes to the approved site plan had to be made. The applicant would like approval for these changes so that construction can resume. The following minor changes that have been incorporated in the submitted plans are:

- The proposed building size has changed from a 7,225 sf box like shape to a more rectangular 7,125 sf building. The building has been shifted more west and south.
- Shifting the building location and changing the size, has created an additional 10 parking spaces, bringing the required overall site parking into conformance.

PLANNING

REMOVED MAY 24 2016

DEPARTMENT

CAB 19-16

- The new site plan layout will still provide:
  - 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 previously approved offsite improvements.

Included with this submittal is: (previously submitted)

1. A CD with electronic versions of the revised plans.
2. 12- copies of 11" X 17" Revised Plan set.
3. Four- full size plan sets measuring 24" X 36" are attached.
4. Revised Site Plan Approval application.
5. A check in the amount of \$ 400.00

*+ 200 / 600 TOTAL RECEIVED .*

Please contact me at our office 1-508-998-2125 if any questions arise or if further information is required.

Sincerely,

**SITEC**

John Keegan SITEC