

Development Impact Statement

The existing site sits on the corner of Acushnet Ave. and Harwich St., with retail on the south side and an abandoned building in the rear and is completely covered with a bituminous concrete finish with parking. The existing building fits into the neighborhood because of the commercial setting.

By converting the upper level of undocumented/business units to residential units, there creates traffic relief to the neighborhood because there is a reduction of visitors to the building. Residents leave and return only a few times a day whereas business traffic is constant during the day.

There is no proposed building footprint increase. By converting the upper level to residential units, all work will occur in the interior of the structure. There is existing parking and no excavation is required for any exterior work. No new utilities are required; the existing utilities provide adequate service to the structure for the proposed use. This proposed alteration does not impact the city; the city will not need to provide any additional services that it does not already provide. The proposed alteration actually provides traffic relief to the neighborhood. It also does not substantially change nor does it create a more detrimental impact than the existing nonconforming structure to the neighborhood because all the work is occurring on the interior of the building with that blends in with the character of existing buildings in the neighborhood.

By converting the upper level of undocumented/business units to a residential unit, there is traffic relief to the neighborhood and it creates housing and economic stimulus.

PLANNING
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DEPARTMENT