

August 24, 2026

Fairhaven Planning Board
Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

RE: Definitive Subdivision Submission
4 Earle St, Fairhaven MA
Applicant: Coastal Village Partners LLC c/o Joel Cordero

Dear Planning Board Members,

On behalf of our Client, Coastal Village Partners LLC (Applicant), KBM Design Group (KBM, Agent) is submitting the enclosed documentation as part of the Definitive Subdivision application submission for the project located at 4 Earle Street, Fairhaven, MA (the Site), Assessors Map A31, Lot 453.

The submission includes the following documentation:

- Cover letter
- From C Application
- Form G (Checklist)
- Certified Abutters List
- Project Narrative
- Waiver Request Letter
- Filling Fee
- Stormwater Design
- Civil Site Plans

We respectfully request that this project be placed on the next available Planning Board agenda. If in the meantime, you should have any questions please contact my office at 508-730-9515 or akoka@kbmdesigngroup.com

Sincerely,
KBM Design Group



Alfons Koka PE
Partner

cc: Joel Cordero



Town Clerks Stamp

FORM C - Application for Definitive Subdivision Plan

Fairhaven, Massachusetts

Date: August 24, 2026

The undersigned, herewith submits the accompanying Preliminary Plan of property located in the Town of Fairhaven for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Fairhaven.

Name of Applicant(s): Coastal Village Partners LLC C/O Joel Cordero

Applicant(s) Address: 4 Earle Street

City: Fairhaven State: MA Zip Code: 02719

Phone Number: 508-317-1771 Email Address: corderovideophoto@gmail.com

Name of Owner(s): Joel & Tasha Cordero

Owner(s) Address: 4 Earle Street

City: Fairhaven State: MA Zip Code: 02719

Phone Number: 508-317-1771 Email Address: corderovideophoto@gmail.com

Name of Engineer or Surveyor: KBM Design Group LLC c/o Alfons Koka PE

Address of Engineer or Surveyor: 77 N Water Street

City: New Bedford State: MA Zip Code: 02740

Phone Number: 508-730-9515 Email Address: akoka@kbmdesigngroup.com

Deed of Property recorded in Bristol County (S.D.) Registry of Deeds. Book: Page: Cert:

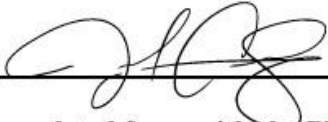
Location and Description of Property: Existing lot at 4 Earle St to be split into 2 lots

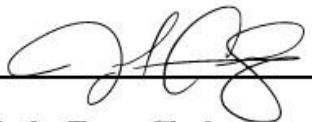
Address of Property: 4 Earle Street Plat Number(s): 31A Lot Number(s): 453

Other Descriptive Material: Applicant proposes to split the existing lot at 4 Earle St into 2 zoning compliant lots

Number of Proposed New Lots: 2

Please attach a detailed narrative and any other documentation that supports your request.

Applicant Signature: 

Owner Signature: 

File one completed form with the Planning Board and one copy with the Town Clerk.



**FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist**

This checklist is provided as an aid to both the Applicant and the Planning Board in the preparation and processing of subdivision plans. A copy of this checklist shall be filled out by the Applicant and retained by the Planning Board for each subdivision that is submitted.

Name of Subdivision: Proposed Subdivision of 4 Earle St
Number of Lots: 2
Owner or Developer: Coastal Village Partners LLC
Phone: _____
Address: 4 Earle St Fairhaven MA
Name of Engineer: KBM Design Group LLC C/O Alfons Koka
Phone: 508-730-9515
Name of Surveyor: American Land Surveys c/o Russell Firth
Phone: _____

Plan Processing

(This section to be filled out by Planning Department)

Date	
_____	Preliminary plan submitted
_____	Planning Board action
_____	Definitive plan submitted
_____	Public hearing notice
_____	Second notice
_____	Report from Board of Health
_____	Report from Board of Public Works
_____	Public hearing
_____	Planning Board action
_____	Notice to Town Clerk
_____	Receipt of financial guaranty
_____	Endorsement (20 days following Planning Board approval)
_____	Request for security release
_____	Planning Board action _____

Preliminary Plan Submittals

- _____ 1. 10 Prints
- _____ 2. Application Form B
- _____ 3. Form B to Town Clerk
- _____ 4. Print to Board of Health

Preliminary Plan Contents

- _____ a. Subdivision name
- _____ Subdivision boundaries
- _____ North point
- _____ Date
- _____ Scale
- _____ Legend
- _____ Title " Preliminary Plan "
- _____ b. Owner's name
- _____ Applicants name
- _____ Designer's name
- _____ c. Abutter's names
- _____ d. Location of all existing and proposed streets, ways, easements, and public areas. *
- _____ e. Proposed system of stormwater management. *
- _____ Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
- _____ f. Location of all boundaries of proposed lots.*
- _____ Areas*
- _____ Dimensions*
- _____ g. Nearby street names, widths, and locations*
- _____ h. Topo*
- _____ i. Locus Plan (1 inch equals 600 feet)*
- _____ j. Sketch of proposed remaining land development*

Items marked * need to be done in only a general manner on a Preliminary Plan.

Preliminary Plan Substance

- _____ a. Lots meet zoning?
- _____ b. General street layout safe?
- _____ c. Potential wetland impacts?
- _____ d. Open space preservation?
- _____ e. Respect for natural features?
- _____ f. Effectiveness of stormwater management system?
- _____ g. Connection to other land?



FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist

- _____ h. Adequate street widths?
_____ i. Dead-end streets not too long?

 X
 X

Definitive Plan Submittals

- X 1. Ten prints
 X 2. Fee
 X 3. Application Form C (2), to Planning Board and Town Clerk
 X 4. Complete list of abutters
 X 5. Planning Board will submit plans to Board of Public Works, Fire and Police Departments, Board of Health, and Board of Assessors, Conservation Commission, Building Commissioner

 X
 X
 N/A

Definitive Plan Form

- X 1. Engineer and land surveyor stamps and names.
 X 2. India ink on linen or Mylar.
 X 3. Scale of 1 inch equals 40 feet
 X 4. Sheet sizes 9 1/2 x 14 inches minimum.
 X 5. Index sheet if multiple sheets.

Definitive Plan Contents

- X a. Subdivision name
 X Subdivision boundaries
 X North point
 X Date
 X Scale
 X b. Owner's name
 X Applicants name (subdivider/developer)
 X Engineer name
 X Surveyor's name
 X c. Abutters' names
 X d. Lines of existing and proposed streets, ways, lots, easements and public areas
 X Proposed street names in pencil
 X e. Location, direction and length of all street, way, lot and boundary lines
 X Lot numbers in circles
 X Street numbers in squares
 X f. Existing monuments
 X Proposed monuments
 X g. Nearby street names, widths and locations

 X

Definitive Plan Design Standards

A. Streets

1. Location & alignment (EXISTING PRIVATE ROAD)
_____ a. Attractive layout/maximum amenity
_____ b. Master Plan conformance
_____ c. Proper projection of streets
_____ d. No reserve strips
_____ e. Centerline Offsets $\geq$ 125 feet
_____ f. Centerline radius (100 feet, 150 feet, 500 feet)
_____ g. Intersections (60 degrees +)?
_____ h. Corners rounded (15 feet, 30 feet)?
2. Width (EXISTING PRIVATE ROAD)
 40' a. Street right of way width (40', 50', 60') ?

- h. Space for Town Clerk and Planning Board certifications
i. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
Existing topo at 5-foot intervals
Proposed topo at 5-foot intervals
j. Street plan and profile (EXISTING PRIVATE ROAD)
1. Exterior lines, location, direction, and length of way.
2. Existing center-line profile (black full line)
Right side line (dashed black line)
Left side line (black dots)
3. Proposed center-line profile (red line)
Elevations every 50' feet.
4. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
5. Drainage inverts
Drainage slopes
Drainage capacity and velocity
6. Water pipe sizes
Water gate valves
Water hydrants
7. Scale 1 inch equals 40 feet and 1 inch equals 4 inches
8. Elevations refer to mean sea level
k. Locus Plan (1 inch equals 600 feet)



FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist

3. Grade/street profiles

- X a. Minimum grade (6%, 8%, 12%)?
 b. Leveling area if required (4% for 50 feet)?
 X c. Vertical curves (minimums 10 and 20 feet
per 1% grade)?

4. Dead-end streets

- X a. Maximum length less than 500 feet
 N/A b. Turnaround diameters (WAIVER HAS BEEN
REQUESTED)
 Outside of Pavement (100 feet)
 Outside Property Line (120 feet)

5. Sight Distance (EXISTING DEAD END PRIVATE
ROAD)

- N/A Minimums (150 feet, 200 feet)

6. Cross Section (WAIVER HAS BEEN
REQUESTED)

- N/A a. Paved Width (24 feet) (See § 322-10C.)
 X b. Minimum 12-inch gravel subbase
 N/A c. 2 ¾ inch bituminous concrete binder course
 N/A d. 1 ¼ inch bituminous concrete top course
 N/A e. Curb, Type I - 1 Class 1 bituminous
concrete [See § 322-10C(3)]
 N/A f. Granite curb inlets at catch basins
 N/A g. Minimum 24 inches cover over drain lines
(Class Three pipe if less than 48 inches)
 X h. Materials and methods to conform to MHD
Spec. B-18
 N/A i. Sidewalks (minimum 5 feet width) [See §
322-10D(1)]
 N/A 1. On all collector and minor residential
streets of less than 120 feet frontage per
dwelling unit
 N/A 2. 8 inches gravel base.
 N/A 3. 2 inches asphalt concrete (3 inches at
driveway entrances)
 N/A j. Landscaping
 N/A 1. 6 inches loam
 N/A 2. 2 ½ inch caliper trees

7. Areas outside A.C.E. hurricane barrier

- N/A Minimum elevation to 13 feet above mean
sea level

B. Easements

- N/A 1. 12 feet minimum
 N/A 2. As necessary for watercourses
 N/A Drainage ways

 N/A

3 Drainage improvements outside
subdivision

C. Open Space

 N/A

Park, recreation and open air reasonable in
relation to subdivision?

D. Protection of Natural Features

 X

Trees

 N/A

Watercourses

 N/A

Scenic points

E. Utilities

1. Drainage

 X

Tide gates for culverts (below 10 feet above
mean sea level)

 N/A

Rational Method used for calculation

 N/A

10-year frequency (sewers)

 N/A

25-year frequency (culverts)

 N/A

Velocity (2 feet – 10 feet per second)

 N/A

Runoff coefficient $\geq .3$

 N/A

Calcs include all developable tributary land

 N/A

Catch basin to manhole drainage system?

 N/A

12 inches minimum pipe diameter

 N/A

Catch basins (minimum 48 inches diameter)

 N/A

Catch basins at corners?

 N/A

Catch basins every 350 feet?

 N/A

2. Water supply & sanitary disposal

 X

- a. Evidence of adequate water supply for each
lot?

 X

- b. Public sewer or private sanitary disposal
(Board of Health)

3. Protection from Flooding

All facilities design based upon 13-foot flood
elevation (MSL)

 X

Utilities

 X

Sewage disposal

 X

Refuse/other wastes

F. One Lot Per Dwelling

 X

Complies with zoning

 X

Adequate way (Planning Board
determination)

 X

Access to each building site

August 24, 2026

Fairhaven Planning Board
Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

RE: Definitive Subdivision Submission
4 Earle St, Fairhaven MA
Applicant: Coastal Village Partners LLC c/o Joel Cordero

1. Project Overview

This Project Narrative is submitted in support of a Definitive Subdivision Plan for land located at 4 Earle Street, Fairhaven, MA. The applicant, Coastal Village Partners LLC, proposes to subdivide the existing 37,968 SF parcel into two (2) buildable lots consistent with the Town of Fairhaven Zoning Bylaw and Subdivision Rules & Regulations. The applicant has received preliminary subdivision approval, and has received an order of conditions (OOC) from the Fairhaven Conservation Commission for the proposed project.

2. Existing Site Conditions

The property at 4 Earle Street (map 31A lot 453) is an existing single-family residential lot accessed via Earle Street, a private way. The parcel is in the Residential A (RA) zoning district and is bordered by similar residential uses.

Existing conditions include:

- Total lot area: 37,968 sq. ft.
- Existing use: Single-family residence
- Access: Private Way (Earle Street)
- Existing topography, utilities, and drainage patterns are shown on the civil plans submitted with this application.

3. Proposed Subdivision

The Preliminary Subdivision Plan proposes the creation of two conforming lots:

- Lot 1 (Existing Residence – 4 Earle Street): 22,947 sq. ft.
- Lot 2 (New Buildable Lot): 15,021 sq. ft.

Both lots meet the minimum lot area and frontage requirements for the district. (Refer to zoning table on civil site plans)

ANR Not Applicable

An Approval Not Required (ANR) plan cannot be used because Earle Street is a private way that does not meet the criteria of M.G.L. Ch. 41 §81P. As the roadway must remain private and does not have adequate status as a public way or a way previously approved under the Subdivision Control Law, a subdivision is required to create buildable frontage.

4. Roadway Improvements & Access Provisions

In accordance with the Fairhaven Subdivision Rules & Regulations, the subdivision will include improvements to ensure safe access:

- The existing gravel portion of Earle Street will be extended to serve the new lot.
- The extension will provide adequate width and geometry for emergency vehicle access.
- Proposed grading, drainage patterns, and utility service to the new lot are shown on the civil site plans.

5. Requested Waivers

A list of specific waivers requested from the Fairhaven Subdivision Rules & Regulations is provided on the civil engineering plans & the waiver request letter. These waivers are being requested to maintain the character of the existing private way, avoid excessive construction impacts on the 25' wetland buffer zone, and provide reasonable, safe access to the new lot.

6. Conclusion

The proposed subdivision at 4 Earle Street is a low-impact, zoning-compliant project that creates one additional residential lot while maintaining the existing neighborhood character. The applicant intends to work collaboratively with Town staff and the Planning Board to finalize a subdivision plan that meets Fairhaven's regulatory requirements and provides safe access for future development.

The project has received the Order of Conditions from the Fairhaven Conservation Commission for the proposed project.

The applicant respectfully requests to be added to the next available planning board meeting. In the meantime, you should have any questions please contact my office at 508-730-9515 or akoka@kbmdesigngroup.com

Sincerely,
KBM Design Group



Alfons Koka PE
Partner

cc: Joel Cordero

August 24, 2026

Fairhaven Planning Board
Town of Fairhaven
40 Center Street
Fairhaven, MA 02719

RE: Request for Waivers from Fairhaven Subdivision Rules & Regulations
4 Earle St, Fairhaven MA
Applicant: Joel Cordero

Dear Planning Board Members,

On behalf of the applicant, Mr. Joel Cordero, this letter formally requests waivers listed below from the Town of Fairhaven Subdivision Rules and Regulations in association with the submission of the Preliminary Subdivision Plan for the property located at 4 Earle Street. The proposed plan creates one additional buildable lot using and extending the existing private gravel road.

The requested waivers are consistent with prior approvals issued by the Planning Board for this same roadway extension in 2018, and the physical and environmental constraints of the site remain largely unchanged.

Additionally, across from proposed lot #2 there are bordering vegetated wetlands, and the 25-foot No Disturb Zone established by the Fairhaven Conservation Commission extends into the existing right-of-way. Because of this, full compliance with roadway cross-sections, drainage, and construction standards would require substantial disturbance within protected resource buffers, which the applicant aims to avoid.

Requested Waivers & Justification

1. Section 322-16A – General Provisions

- A.7 Waiver to allow center line of roadway to be offset from the street right of way.
- A.13 Waiver of grading and location of elements from the standard cross section.

Justification:

- Earle Street is an existing gravel private way, and the proposed subdivision maintains its alignment and construction standards.

- Full compliance would require excavation and disturbance within the 25-ft. No Disturb Zone, potentially impacting wetlands.

2. Section 322-16B – Street Design Standards

- Waiver of right of way width, travel way, pavement/cape cod berms, sidewalk requirements, minimum reverse curve tangent.
- Street Cross Sections: Waiver of C-1 Table A: residential lane width with curb, residential lane width with cape cod berm, paved sidewalk, minimum centerline radius, hammerhead.

Justification:

- The roadway will remain gravel, consistent with the existing conditions and prior approvals.

- Upgrading to full pavement would push construction limits into the wetland buffer, causing unnecessary disturbance.
- The gravel extension is adequate to provide safe access and emergency vehicle maneuvering.

Justification:

- There is no public water main on Earle Street and proposed lot will have an on-site private potable water supply well. All other properties on Earle Street are being serviced with their own potable water supply well.

3. Section 322-32 – Curbing

- Waiver of curbing requirements

Justification:

- The roadway will remain gravel, consistent with the existing conditions and prior approvals.

4. Section 322-49 – Acceptance Plan**Justification:**

- Existing street is private and is proposed to remain standard.

Summary

The requested waivers allow the subdivision to:

- Maintain the existing road type of Earle Street
- Avoid disturbance within the 25-foot No Disturb Wetland Buffer
- Mirror the waivers previously granted in 2018
- Comply with the intent of the Subdivision Rules without negatively impacting the environment.

The applicant respectfully requests approval of the waivers listed above in conjunction with the Preliminary Subdivision Plan.

Sincerely,
KBM Design Group



Alfons Koka PE
Partner

cc: Joel Cordero

A \$25.00 Fee per request is required for preparation of the list. Payment is due at the time of submission of this form. Please allow 10 days from the submission of the form for the Assessors' office to complete the processing of your request. In conformance with MGL c40A §11, this information is needed so that an official abutters list as required, is used in notifying the abutters.

Date of Request: 08/06/2026

Abutters List Request Form

RECEIVED
BOARD OF ASSESSORS

AUG 06 2026

Assessor's Parcel ID

MAP

31A

LOT

453

FAIRHAVEN, MA

Property Address

4 Earle St
Fairhaven, Massachusetts 02719
United States

Distance Required from Parcel # Listed Above

300 -

Planning

Property Owner

Joel Cordero

Property Owner's Mailing Address

4 Earle St
Fairhaven, Massachusetts 02719
United States

Property Owner's Telephone

(508) 317-1771

Requestor's Name (if different from Owner)

Alfons Koka (KBM Design Group)

Requestor's Mailing Address

77 N Water Street
New Bedford, Massachusetts 02740
United States

Requestor's Telephone

(508) 730-9515

Requestor's Email

akoka@kbmdesigngroup.com

Officer Use Only

Date Fee Paid: 8/13/26

Paid in Cash: \$

Paid by Check: \$ 25.00

Check #: 1179

Town Receipt #:

BP

ANESTI ERNEST & HELEN KOZ
C/O KATHRYN FORD
2777 S W MARIPOSA CIRCLE
PALM CITY, FL 34990

HILDRETH JAMES H TRUSTEE
LUCILE A HILDRETH IRR TRU
418 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

SANTIAGO ADELAIDA & VEGA
420 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

ANESTI ERNEST & HELEN KOZ
C/O KATHRYN FORD
2777 S WEST MARIPOSA CIRCLE
PALM CITY, FL 34990

HUNT ALLISON MICHELLE
ALLISON M HUNT LIVING TRU
1305 SE SEA OAT LANE
STUART, FL 34995

SANTOS KEVIN O & KARRIE A
6 FORESTVIEW DRIVE
FAIRHAVEN, MA 02719

ARRUDA JOSEPH M
426 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

KOCOR CAROLINE R
419 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

SAUCIER CHRISTOPHER A &
CHRISTIN M
22 FORESTVIEW DRIVE
FAIRHAVEN, MA 02719

CANHA TRACEY & MITCHELL S
422 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

MATOS DAVID M & JEAN M
10 FORESTVIEW DR
FAIRHAVEN, MA 02719

SHAW KEVIN J & PATRICIA A
423 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

DEFREITAS REALTY LLC
4 CRAPO STREET
MARION, MA 02738

MELLO ROBERT
424 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

SKY VIEW LINES LLC
639 POINT ROAD
MARION, MA 02738

DESROCHES KAYLEE
COSTA BRIAN
18 FORESTVIEW DR
FAIRHAVEN, MA 02719

MESSIER SCOTT K
5 JENNEY ST
FAIRHAVEN, MA 02719

SOUSA PAUL L & NOEMIA I
12 FORESTVIEW DRIVE
FAIRHAVEN, MA 02719

FAIRHAVEN TOWN OF
40 CENTER STREET
FAIRHAVEN, MA 02719

MESSIER SCOTT K
MESSIER LOIS E
5 JENNEY ST
FAIRHAVEN, MA 02719

TORRES NELSON M & ALICE R
413 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

GAJ MICHAEL
8 CRESCENT DRIVE
FAIRHAVEN, MA 02719

PHILLABAUM JOHN R & BEVER
JOHN R & BEVERLY A PHILLA
425 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

TORTORELLA RUSSELL V & SU
8 FORESTVIEW DRIVE
FAIRHAVEN, MA 02719

GARCIA LIONEL
GARCIA RAVEN
24 TIMOTHY ST
FAIRHAVEN, MA 02719

ROSS CORY
NORVISH KIERA
421 HUTTLESTON AVENUE
FAIRHAVEN, MA 02719

TOWN OF FAIRHAVEN
40 CENTER STREET
FAIRHAVEN, MA 02719

GUARD PURNELL H & NANCY I
GUARD FAMILY NOMINEE TRUS
415 HUTTLESTON AVENUE
FAIRHAVEN, 02719

RUSSO STANLEY
4 CRAPO STREET
MARION, MA 02738

VEDEV LLC
968 KEMPTON ST
NEW BEDFORD, MA 02740

VENEZIA JAMES M
P O BOX 1722
MATTAPOISETT, MA 02739-0445

VIERA ROBERT S & CYNTHIA
CYNTHIA VIERA 2017 REV TR
4 LEEWARD WAY
FAIRHAVEN, MA 02719

VINCENT RICHARD LEE &
KAYE ANN
24 FORESTVIEW DRIVE
FAIRHAVEN, MA 02719

WOTTON BRIAN R AND KALEIG
7 SHAW ROAD
FAIRHAVEN, MA 02719-5522