

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.
JAY MCKINNON, E.I.T.

January 26, 2026

Town of Fairhaven
Planning Board
40 Center Street
Fairhaven, MA 02719
Attn: Jessica Fildalgo, Madam Chair

Re: Proposed 2-Lot Definitive Subdivision Plan

Applicant/Owner: Potential Properties, LLC
Site Address: Duchaine Street
Assessors Lots #38-#47 on Map #34A

Dear Madam Chair and Planning Board Members,

On behalf of the Applicant, Schneider, Davignon, & Leone, Inc. hereby submits the attached Revised Plan for the above-described project.

Specifically, the following plan changes have been made since the last Public Hearing:

Per Planning Board Member Comments:

1. The length of the paved apron has been increased to a 50-foot length.
2. A sidewalk has been added to the east side of the road.
3. A street sign has been added.

Per BPW – Highway Comments:

Bullet Item No. 3: A new survey has been performed relative to the improvements that were made to the existing driveway of House No. 376 Huttleston Avenue and due to the current conditions, no work is proposed on said property.

Bullet Item No. 4: The Applicant has submitted a Curb Cut Permit Application to Mass-DOT and the review by said agency is ongoing. Additional time will be needed to assure they have approved the proposed entrance as currently proposed.

Bullet Item No. 5: Intersection sight lines have been added to the plan depicting distances >750 in both directions.

Bullet Items No. 1 and No. 2 require that a Stormwater Analysis be completed which is in progress.

Per BPW – Water Comments:

Bullet Item No. 1: No changes were made as the reviewer was simply looking at a Draft Plan submitted by the Applicant which had a Mass-GIS background to it.

Bullet Item No. 2: No changes were made to the plan as the reviewer was simply looking at a Draft Plan Submitted by the Applicant which did depict the water main on the west side. However, the Definitive

P.O. Box 480, 81A County Road, Unit G, Mattapoisett, MA 02739

Phone 1-508-758-7866

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Subdivision Plan has always depicted the water main on the east side.

Bullet Item No. 3: The specifications have been added to the plan.

Bullet Item No. 4: The water main size has been increased to an 8" diameter pipe for future development.

Bullet Item No. 5: A hydrant has been added to the end of the water main.

Per BPW Sewer Comments:

Bullet Item No. 1: The slope of the sewer pipe has been revised as requested.

Bullet Item No. 2: The cleanout details have been added to the plan as requested.

Bullet Item No. 3: The cleanout has been substituted with a sewer manhole as requested.

Per Mass-DOT Comments:

The roadway entrance radii and handicap ramps have been modified – per their initial review comments.

Should you have any questions or require additional information, please call me at (508) 758-7866 (ext. 203).

Sincerely,
Schneider, Davignon, & Leone, Inc.

David M. Davignon, P.E.

cc: Ryan Correia
Board of Public Works
File 3644