

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.

September 19, 2025

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

Attn: Diane Tomasetti, Madam Chair

Re: Form C- Definitive Subdivision Plan Narrative Application

Applicant/Developer: 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 Form C Application and "Definitive Subdivision Plan".

Pursuant to the Planning Board requirements, the remainder of this memorandum is intended to provide the Board with a "detailed project narrative" describing how the proposal meets the criteria for a subdivision.

Site History and Existing Conditions:

The subject Assessors lots #38 - #47 are depicted on a plan entitled "Plan of Brownell Terrace" dated July 20, 1914 which depicted said lots as #158 - #169 and which created the Duchaine Street roadway layout. Said plan was recorded at the Registry of Deeds as Plan Book 18, Page 19 (see attached).

The property contains 31,714 sq. ft. of lot area and 378.52' of frontage along said undeveloped roadway layout. The property does not contain any wetland as defined by the Massachusetts Wetlands Protection Act.

Zoning District:

The subject property falls within Zoning District "Residence A" (RA) which requires that a building lot contain a minimum area of 15,000 sq. ft. and frontage = 100.00' along an acceptable roadway.

The Applicant proposes to subdivide the property into 2-building lots by creating the legal frontage along the street layout with the construction of a 20-foot wide gravel roadway and hammerhead turn-around.

It should be noted that the Applicant has met with the DPW and Planning staff several times in the initial stages of the planning of the project relative to the roadway and infrastructure design as depicted on the attached plans.

Roadway Construction:

The Applicant requests waivers to construct a 20-foot wide gravel roadway.

Stormwater:

The Applicant requests waivers from the stormwater by-laws to implement a stormwater management system to maximum feasible compliance which consists of stormwater leaching trenches and a detention pond.

Utilities:

The future homes will be serviced by municipal sewer and water by extending the existing respective mains. The project proposes the installation of underground conducts to provide electric, cable and telephone services.

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

Phone 1-508-758-7866

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Protection of Natural Features:

The site does not contain any watercourses (ie: rivers, streams) as defined by the Mass Wetlands Protection Act and falls outside of the 100 ft. Buffer Zone and Resource Areas.

Stone Walls:

The site does not contain any interior stone walls that would be impacted by the development.

Master Plan:

The proposed subdivision is consistent with the Master Plan because it would be considered infill development in an existing, established area where water and sewer services are provided (see attached pages 6, 8, 43, 53 & 54 of the Master Plan).

Should you need additional information or have any questions please do not hesitate to call me.

Sincerely,
Schneider, Davignon, & Leone, Inc.

David M. Davignon, P.E.

cc: Ryan Correia
File 3644