

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: Waiver Letter

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 Potential Properties, LLC, Schneider, Davignon & Leone, Inc. hereby requests the following waivers from the Town of Fairhaven Subdivision Rules and Regulations.

Requested Waivers:

Part 6 – Procedures for Submission:

- **Section 322-14 D. (7) Construction Costs**

The purpose of this requirement is for surety. The Applicant has prepared a Covenant which will be recorded with the Subdivision Plan. Said covenant will hold both lots as surety until the work for the roadway and infrastructure have been satisfactory completed.

Part 6 – Procedures for Submission:

- **Section 322-14 F. Staking of Subdivision**

The Applicant requests that this requirement be waived because it would be a waste of money. The limits of clearing will be staked prior to construction and the centerline stakes will be lost during land clearing activity.

Part 7 – Design Standards:

- **Section 322-16. B Street Design Standards – Table A & Section 322-30**

The Applicant requests a waiver to construct a 20' wide gravel roadway without pavement.

- **Section 322-17. – Sidewalks & Section 322-16 B – Table A**

No sidewalks are proposed due to the gravel roadway and the subdivision being only 2 lots.

- **Section 322-25. – Landscape Street Tree Belts**

No street trees are proposed due to the stormwater leaching trenches.

- **Section 322-26 B. Stormwater Management**

The proposed subdivision proposes Stormwater Best Management Practices (BMP's) consisting of stone recharge trenches on both sides of the gravel roadway and a catch basin and grass depression. The Applicant requests a waiver to not have to run a full stormwater model due to the provided BMP's meeting the definition of maximum feasible compliance for the existing 1914 roadway layout given the existing topographical conditions.

Part 8 – Required Improvements for Approved Submissions:

- **Section 322-32 Curbing & Section 322-16 B – Table A**

The Applicant requests a waiver to omit curbing due to the proposed roadway to be a gravel surface.

- **Section 322-33. Driveway Approach & Aprons**

The Applicant requests a waiver to construct paved-aprons in lieu of concrete aprons.

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

Phone 1-508-758-7866

Page 1 of 2

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.

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

Sincerely,
Schneider, Davignon, & Leone, Inc.

A handwritten signature in blue ink, appearing to read "D. M. Davignon". The signature is fluid and cursive, with the first and last names being more prominent.

David M. Davignon, P.E.

cc: Ryan Correia
File 3644