

# ***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 6, 2026

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

Attn: Cathy Melanson, Interim Director of Planning

RE: Project Narrative

Applicant: Sun Harbor Fairhaven, LLC c/o Lars Vinjerud  
Owner: Sun Harbor Fairhaven, LLC c/o Lars Vinjerud  
“Approval Not Required” Plan Submittal  
Assessors Map #9, Lot #14

Dear Interim Director Melanson and Members of the Board,

The applicant herewith submits an “Approval Not Required” plan for the review and endorsement of the Board. Plan entitled; “Approval Not Required Plan for Property Known as Lot #14 on Assessor’s Map #9 at Middle Street & Main Street in Fairhaven, MA prepared for Sun Harbor Fairhaven, LLC” Dated: January 6, 2026, prepared by this office. The above referenced plan has been submitted to the board as an “Approval Not Required” plan, per the requirements of MGL Ch 41 sec 81-P, and Part 4 of the Fairhaven Planning Board Rules and Regulations.

The subject property is bounded on the west by Main Street, on the north by Pease Street & land n/f of Ninety Main Street Realty Trust, on the east by Main Street and land n/f Rui Camps & land n/f of Ninety Main Street Realty Trust, and on the south by land n/f of Jonathan A. Werbel. The property is currently vacant, and improved with a mixed gravel and pavement surface.

Pursuant to MGL Ch 41 section 81-L ‘Definitions’ and Part 2 ‘Definitions’ of the Fairhaven Planning Board Rules and Regulations, the applicant believes this plan is entitled to endorsement by the Planning Board as “Approval under subdivision control law is not required,” because the plan does not constitute a subdivision of land for the following reason:

- Lots #1 & #2 have the minimum required Frontage (100') on the public ways, Main Street & Middle Street.

Should you have any questions or require additional information, please do not hesitate to call. We look forward to reviewing this project with the Board.

Sincerely,  
*Schneider, Davignon, & Leone, Inc.*

Matthew C. Leone, P.L.S.