

March 31, 2026

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

RE: Preliminary 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 Preliminary 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 met with various Town departments (including DPW and fire department) to go over the requirements and the submitted plans reflect the changes requested by these departments.

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. Purpose of the Preliminary Submission

This Preliminary Subdivision Plan is submitted to:

- Obtain initial feedback from the Planning Board, DPW, Fire Department, and other Town departments;
- Confirm applicability of specific subdivision standards and required waivers;
- Evaluate roadway improvement expectations;
- Facilitate refinement of the design prior to filing a Definitive Subdivision Plan.

7. 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.

A Notice of Intent has also been filed with the conservation commission due to work being proposed with the wetland buffer zones.

The applicant respectfully requests the Planning Board's review and comment on this Preliminary Subdivision Submission. 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