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.

October 22, 2026

Town of Fairhaven
Conservation Commission
40 Center Street
Fairhaven, MA 02719
Attn: Danielle Kirkwood, Conservation & Planning Coordinator

Re: Request for a Certificate of Compliance – DEP File No. SE 23-1507
Applicant/Owner: James L. & Renee P. Novakoff
Site Address: 10 Oxford Street
Lot #2 on Assessors Map #13

Dear Danielle,

Schneider, Davignon & Leone, Inc. acting as agent for Mr. & Mrs. Novakoff hereby submits the enclosed information to the Fairhaven Conservation Commission's (FCC) for the purposes of issuing a Certificate of Compliance for the above-described project.

Specifically, please the following information enclosed:

- $100.00 COC Application Fee
- WPA – COC Form 8A
- Site Inspection Photos
- Plan of Record
- Foundation As Built Plan

The Order of Conditions (OOC) for the project was issued by the FCC on July 8, 2025 permitting the demolishment and reconstruction of an accessory dwelling together with associated site work.

I performed a final site inspection on September 24, 2026 and note the following deviations from the plan of record.

- The masonry patio adjacent to the northwesterly corner of the house was replaced with a timber deck with crushed stone below.
- The proposed walkway along the westerly and southerly side sides of the house was not constructed and the surface of said areas are crushed stone.

It is my opinion that the above-described deviations are minor in nature and further considered a positive change.

Based upon the site inspection – it is my Professional opinion that the project has been completed substantially in compliance with the Order of Conditions and Plan of Record.

Consequently, I respectfully request that the FCC issue a Certificate of Compliance for the project.

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

Sincerely,
Schneider, Davignon & Leone, Inc.

David M. Davignon, P.E.

cc: File 3981
James & Renee Novakoff

Massachusetts Department of Environmental Protection
Bureau of Resource Protection - Wetlands

WPA Form 8A – Request for Certificate of Compliance

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

DEP File Number:
SE 23-1507
Provided by DEP

A. Project Information

Important: When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.





1. This request is being made by:

Schneider, Davignon & Leone, Inc.
Name

P.O. Box 480, 81A County Road, Unit G
Mailing Address

Mattapoisett	MA	02739
City/Town	State	Zip Code

(508) 758-7866
Phone Number

2. This request is in reference to work regulated by a final Order of Conditions issued to:

James L. & Renee P. Novakoff
Applicant

July 8, 2025	SE 23-1507
Dated	DEP File Number

Upon completion of the work authorized in an Order of Conditions, the property owner must request a Certificate of Compliance from the issuing authority stating that the work or portion of the work has been satisfactorily completed.

3. The project site is located at:

10 Oxford Street	Fairhaven
Street Address	City/Town
13	2
Assessors Map/Plat Number	Parcel/Lot Number

4. The final Order of Conditions was recorded at the Registry of Deeds for:

James L. & Renee P. Novakoff
Property Owner (if different)

Bristol	15453	0077
County	Book	Page

Certificate (if registered land)

5. This request is for certification that (check one):

☒ the work regulated by the above-referenced Order of Conditions has been satisfactorily completed.

☐ the following portions of the work regulated by the above-referenced Order of Conditions have been satisfactorily completed (use additional paper if necessary).

☐ the above-referenced Order of Conditions has lapsed and is therefore no longer valid, and the work regulated by it was never started.

A. Project Information (cont.)

6. Did the Order of Conditions for this project, or the portion of the project subject to this request, contain an approval of any plans stamped by a registered professional engineer, architect, landscape architect, or land surveyor?

☒ Yes — If yes, attach a written statement by such a professional certifying substantial compliance with the plans and describing what deviation, if any, exists from the plans approved in the Order.

☐ No

B. Submittal Requirements

Requests for Certificates of Compliance should be directed to the issuing authority that issued the final Order of Conditions (OOC). If the project received an OOC from the Conservation Commission, submit this request to that Commission. If the project was issued a Superseding Order of Conditions or was the subject of an Adjudicatory Hearing Final Decision, submit this request to the appropriate DEP Regional Office (see http://www.mass.gov/eea/agencies/massdep/about/contacts/find-the-massdep-regional-office-for-your-city-or-town.html).

JAMES L. NOVAKOFF RE 12/04
JAMES LEE NOVAKOFF
RENEE PRUNEAU NOVAKOFF
106 QUAY ST.
ALEXANDRIA, VA 22314

88-221/1212

4056

Date 10/21/2026
PMP

Pay to the Order of Town of Fairhaven $ 100 00

One Hundred Exactly Dollars

Heat Reactive Ink

charles SCHWAB BANK
Charles Schwab Bank, SSB
Westlake, TX

High Yield Investor Checking

For Doc Fee

MP

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.


09/24/2026

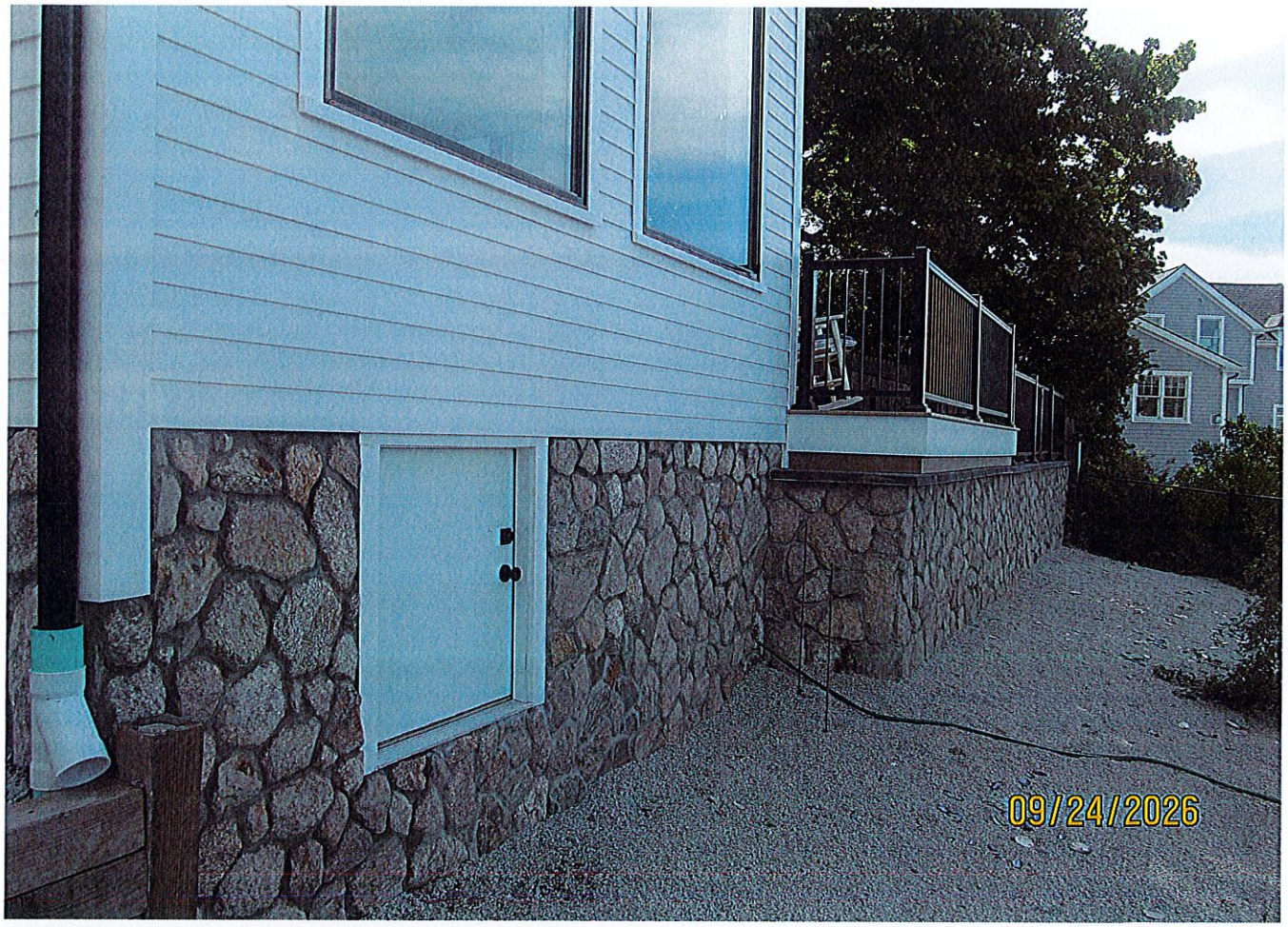

09/24/2026

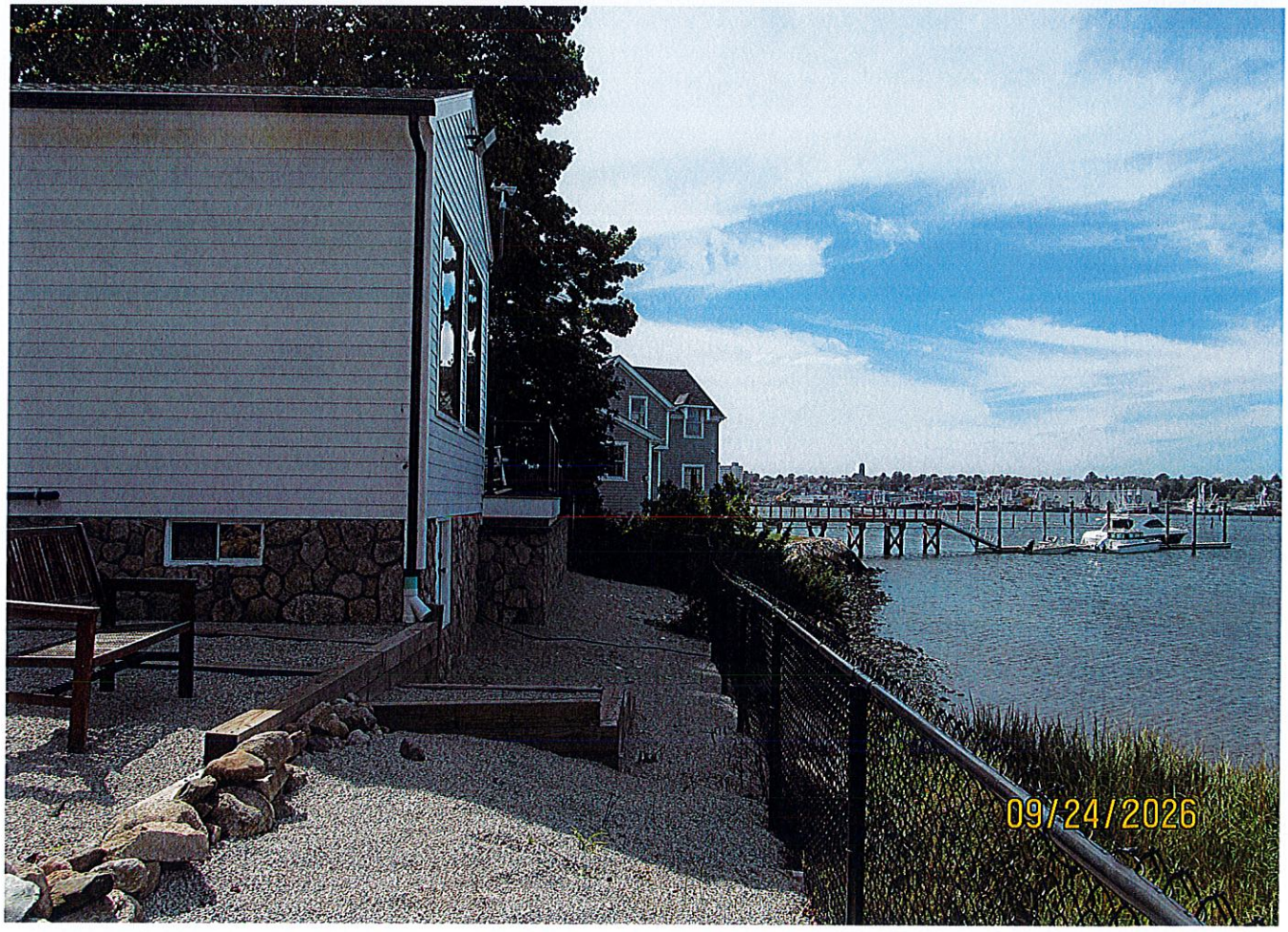

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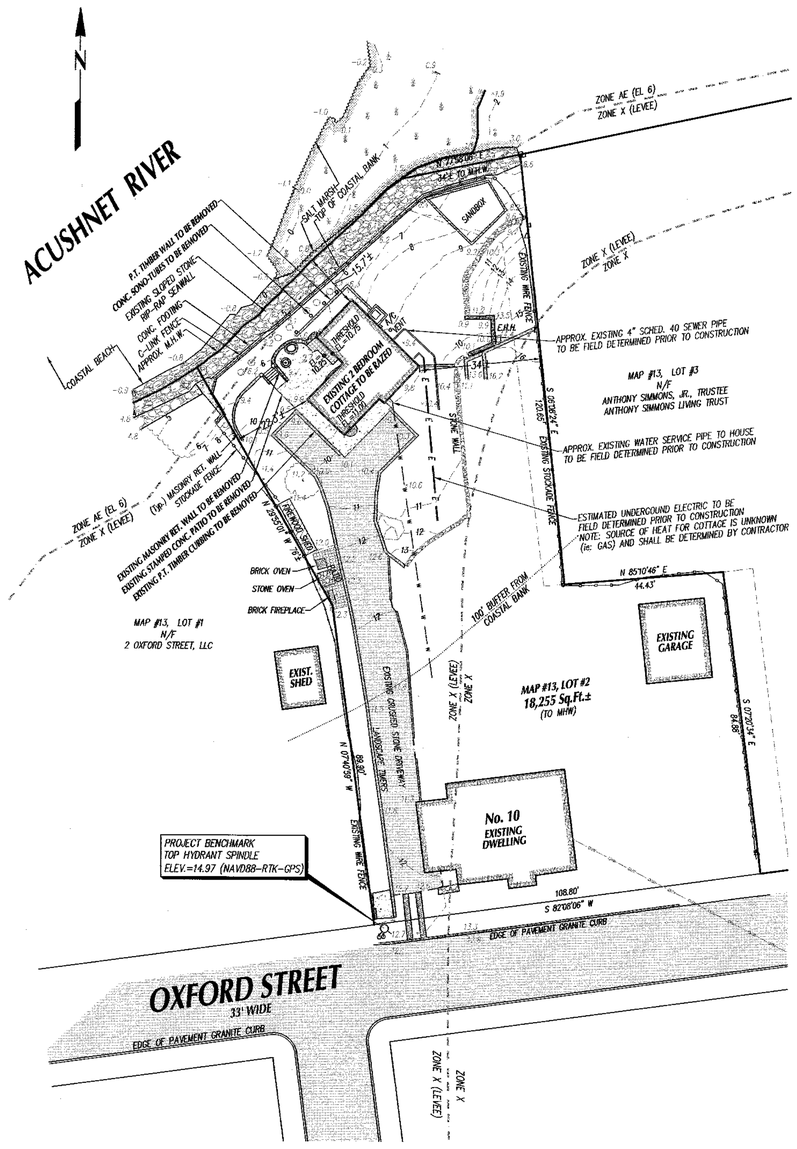

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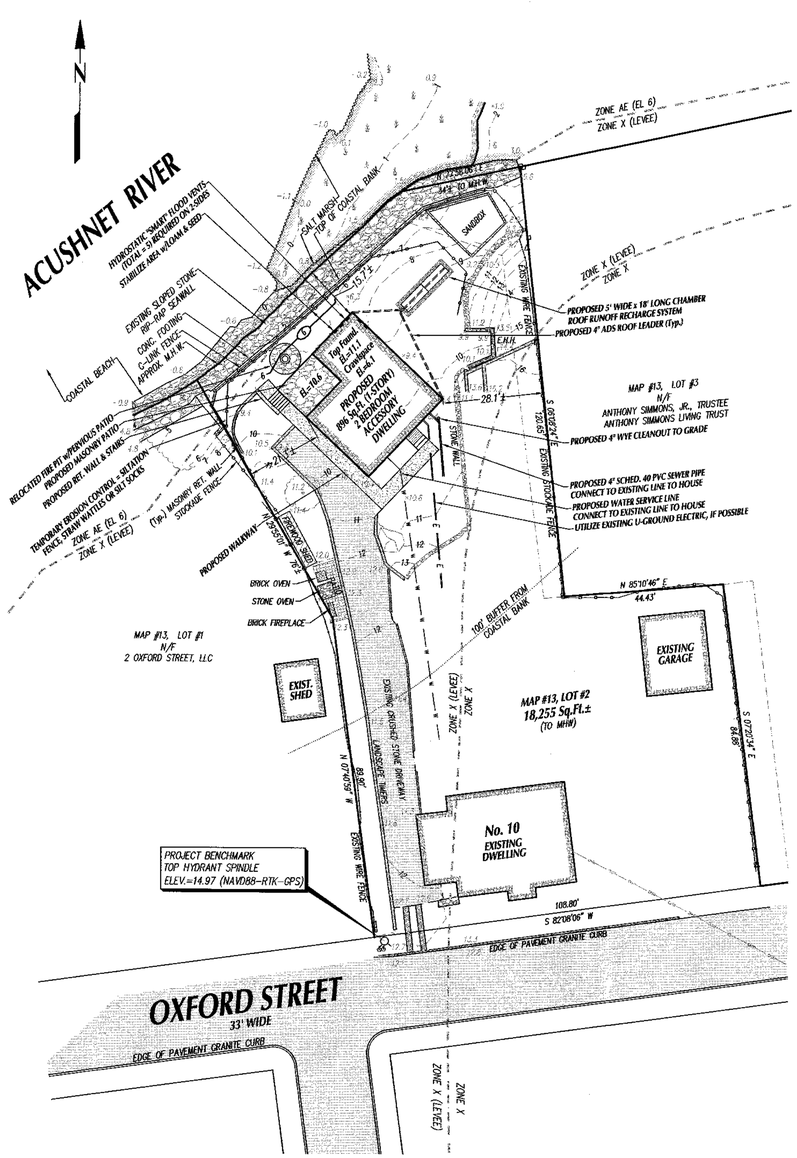

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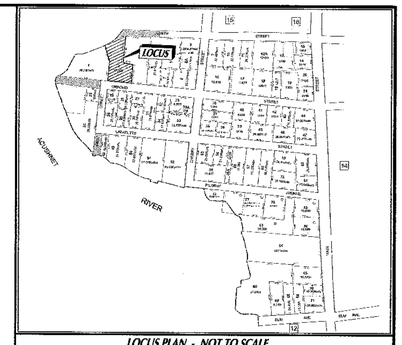

09/24/2026



EXISTING PLAN VIEW
NOT TO SCALE



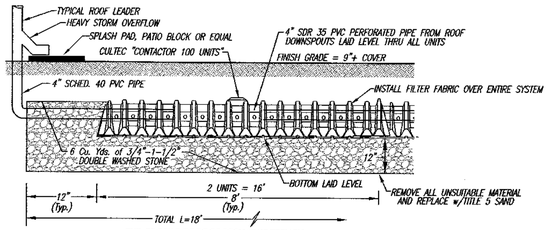
PROPOSED PLAN VIEW
NOT TO SCALE



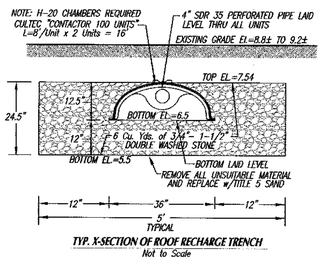
LOCUS PLAN - NOT TO SCALE

LEGEND

- PROPOSED CONTOURS
- EXISTING CONTOURS
- FLOOD ZONE LINES
- MEAN HIGH WATER
- MEAN LOW WATER



TYP. PROFILE OF ROOF RECHARGE TRENCH
NOTE: H-20 CHAMBERS REQUIRED
Not to Scale



TYP. X-SECTION OF ROOF RECHARGE TRENCH
Not to Scale

CONTRACTOR NOTES:

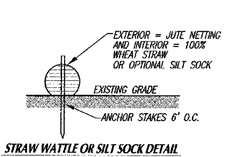
- CONTRACTOR SHALL NOTIFY THE CONSERVATION COMMISSION PRIOR TO THE START OF WORK AND SHALL PROVIDE ALL CONTACT INFORMATION AT THIS TIME.
- CONTRACTOR SHALL POST A DEP SIGN VISIBLE FROM THE ROAD AS REQUIRED BY THE ORDER OF CONDITIONS.
- PRIOR TO CONSTRUCTION CONTRACTOR SHALL INSTALL AN EROSION CONTROL BARRIER AND SHALL THEN CALL THE CONSERVATION COMMISSION FOR AN INSPECTION OF SAID INSTALLATION.
- CONTRACTOR SHALL HAVE A COPY OF THE ORDER OF CONDITIONS AT THE SITE AT ALL TIMES.
- CONCRETE WASHOUT SHALL BE INTO A BASIN AND DISPOSED OF AT AN APPROPRIATE OFFSITE FACILITY.
- PRIOR TO BACKFILL, ALL WATER SERVICE PIPE AND CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF FAIRHAVEN WATER DEPARTMENT.
- PRIOR TO BACKFILL, ALL SEWER SERVICE PIPE AND CONNECTIONS SHALL BE INSPECTED BY THE TOWN OF FAIRHAVEN SEWER DEPARTMENT.

GENERAL NOTES:

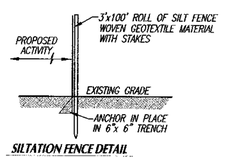
1.) CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION THROUGH "DIG SAFE" AND OTHER APPROPRIATE AGENCIES, AND REPORT ANY DISCREPANCIES TO THIS OFFICE.
2.) CONTRACTOR SHALL NOTIFY THIS OFFICE OF ANY AND ALL DISCREPANCIES FOUND BETWEEN THE SITE CONDITIONS AND THOSE SHOWN ON THIS PLAN PRIOR TO THE CONTINUATION OF WORK.
3.) ANY AND ALL CHANGES FROM THE SITE DESIGN LAYOUT SHOWN MUST BE APPROVED BY THIS OFFICE, THE CONSERVATION COMMISSION AND OTHER APPROPRIATE LOCAL OFFICIALS.

SURVEY NOTES:

1. THE PROPERTY LINE INFORMATION AND TOPOGRAPHIC DETAIL SHOWN IS BASED ON A COMPILATION OF CURRENT AVAILABLE PLANS AND DEEDS & ON THE GROUND INSTRUMENT SURVEYS PERFORMED BY THIS FIRM BETWEEN MARCH 12, 2025 AND MARCH 13, 2025.
2. VERTICAL DATUM SHOWN HEREON AS NAVD 88, NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED VIA GPS-MaCORS REAL TIME NETWORK.



STRAW WATTLE OR SILT SOCK DETAIL
Not to Scale
ALTERNATIVE NO. 1 - EROSION CONTROL



SILTATION FENCE DETAIL
Not to Scale
ALTERNATIVE NO. 2 OR 3 - EROSION CONTROL

COMMONWEALTH OF MASSACHUSETTS
DAVID M. DAVIGNON
CIVIL
NO. 49857
REGISTERED PROFESSIONAL ENGINEER

6/03/25

SITE INFORMATION:

ASSESSORS MAP # 13
ASSESSORS LOT # 2
SITE ADDRESS:
10 OXFORD STREET
CURRENT ZONING DISTRICT:
RESIDENCE A (RA)
MINIMUM BUILDING SETBACKS:
FRONT: 20' SIDE: 10'
REAR: 30'
FEMA FLOOD ZONE: X & AE ELEV: 6.0
F.I.R.M. PANEL NO. 25005C0393G

APPLICANT/OWNER

JAMES L. & RENEE P. NOVAKOFF
10 OXFORD STREET
FAIRHAVEN, MA 02719
DEED BOOK 13521, PAGE 344

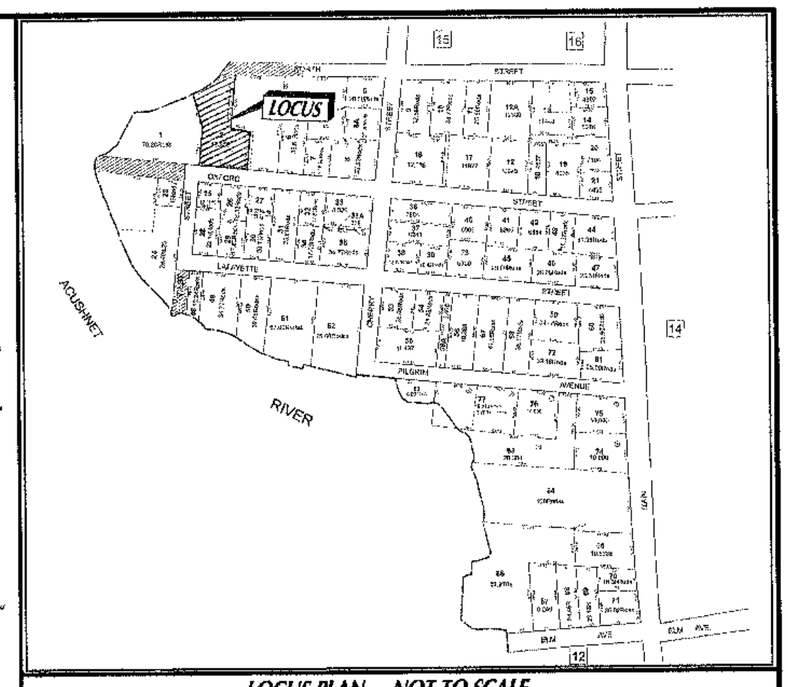
Rev. #	DATE	BY	DESCRIPTION
1			

SITE PLAN
DEPICTING A PROPOSED "ADU"
at 10 OXFORD STREET in
FAIRHAVEN, MA
PREPARED FOR
JAMES L & RENEE P. NOVAKOFF

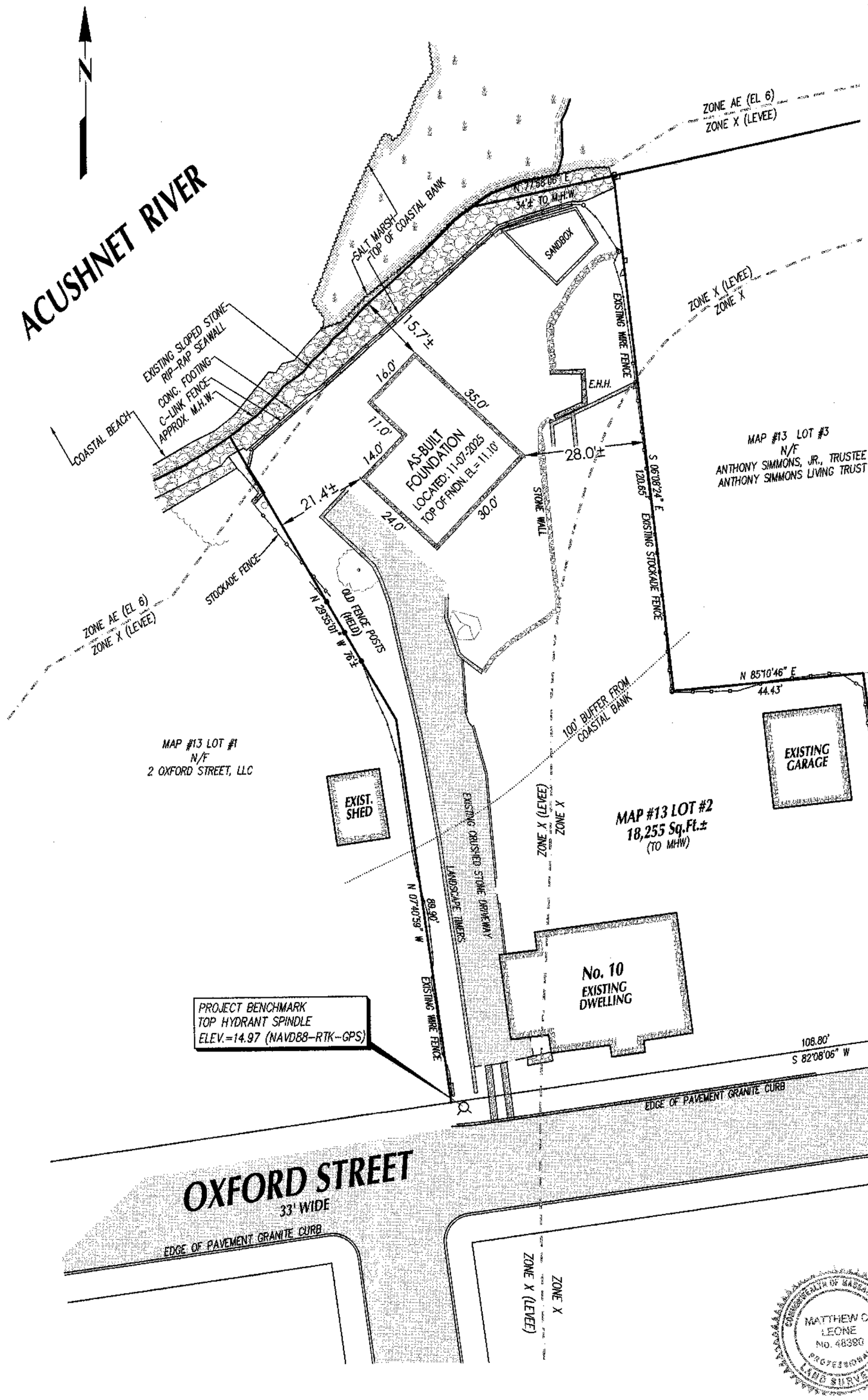
SCALE: 1"=20' DATE: JUNE 3, 2025
0 10 20 40 60

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 480, 81A COUNTY RD UNIT G, MATTAPOISETT, MA 02739
1-508-758-7866

Drawn By: D.M.D.	Check By: D.M.D.	Job No. 3981



LOCUS PLAN - NOT TO SCALE



"I HEREBY CERTIFY THAT THE FOUNDATION LOCATION SHOWN IS THE TRUE FIELD LOCATION.

MATTHEW C. LEONE No. 48380 PROFESSIONAL LAND SURVEYOR COMMONWEALTH OF MASSACHUSETTS

REGISTERED PROFESSIONAL LAND SURVEYOR — DATE: 11-25-2025

SITE INFORMATION:

ASSESSORS MAP # 13
ASSESSORS LOT # 2
SITE ADDRESS:
10 OXFORD STREET
CURRENT ZONING DISTRICT:
RESIDENCE A (RA)
MINIMUM BUILDING SETBACKS:
FRONT: 20' SIDE: 10'
REAR: 30'
FEMA FLOOD ZONE: X & AE ELEV: 6.0
F.I.R.M. PANEL NO. 25005C0393G

APPLICANT/OWNER

JAMES L. & RENEE P. NOVAKOFF
10 OXFORD STREET
FAIRHAVEN, MA 02719
DEED BOOK 13521, PAGE 344

Rev. #	DATE	BY	DESCRIPTION
1			

FOUNDATION AS-BUILT PLAN

DEPICTING ACCESSORY DWELLING UNIT FOUNDATION
at 10 OXFORD STREET in
FAIRHAVEN, MA
PREPARED FOR
JAMES L. & RENEE P. NOVAKOFF

SCALE: 1"=20' DATE: NOVEMBER 10, 2025
0 10 20 40 60

SCHNEIDER, DAVIGNON & LEONE, INC.
PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
P.O. BOX 480, 81A COUNTY RD UNIT G, MATTAPOISETT, MA 02739
1-508-758-7866

Drawn By: M.C.L. | Check By: J.M.M. | Job No. 3981