

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.

April 29, 2025

Town of Fairhaven
Conservation Commission
40 Center Street
Fairhaven, MA 02719

Attn: Kelly Camara, Conservation & Sustainability Coordinator

Re: RDA Application

Project Type: Proposed Septic System Repair/Upgrade
Applicant/Owner: ROSO Investment Realty Trust
Site Address: 732 Sconticut Neck Road (Behind 734 & 736)
Assessors Lot #6 on Map #42

Dear Kelly,

Schneider, Davignon & Leone, Inc., acting as agent for the Applicant hereby submits the enclosed information for the purposes of scheduling a Public Hearing.

Specifically, please find the following materials enclosed:

- \$300.00 RDA Fee
- \$75.00 - Legal Ad Fee
- RDA Application
- Sewage Disposal System Repair Plan

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

Sincerely,
Schneider, Davignon & Leone, Inc.

David M. Davignon, P.E.

cc: DEP- SE Regional Office
Ronald Oliveira
File 3965



Massachusetts Department of Environmental Protection

Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability

Fairhaven
Municipality

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

A. General 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. Applicant:

ROSO Investment Realty Trust

First Name

Last Name

5 Archers Way

Address

Acushnet

MA

02743

City/Town

State

Zip Code

(508) 733-5931

ronoliveira2010@gmail.com

Phone Number

Email Address

2. Property Owner (if different from Applicant):

same as applicant

First Name

Last Name

Address

City/Town

State

Zip Code

Phone Number

Email Address (if known)

3. Representative (if any)

David M.

Davignon, P.E.

First Name

Last Name

Company Name

Schneider, Davignon & Leone, Inc., P.O. Box 480, 81A County Road, Unit G

Address

Mattapoisett

MA

02739

City/Town

State

Zip Code

(508) 758-7866

dsquared3368@yahoo.com

Phone Number

Email Address (if known)

B. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

732 Sconticut Neck Road (located behind 734 & 736)

Fairhaven

City/Town

N41.596

W70.8584

Latitude (Decimal Degrees Format with 5 digits after decimal e.g. XX.XXXXX)

Longitude (Decimal Degrees Format with 5 digits after decimal e.g. -XX.XXXXX)

42

6

Assessors' Map Number

Assessors' Lot/Parcel Number

b. Area Description (use additional paper, if necessary):

The subject area is an open grass field which falls within L.S.C.S.F., Flood Zone VE (EI.19)

c. Plan and/or Map Reference(s): (use additional paper if necessary)

Sewage Disposal System Repair Plan

4-29-25

Title

Date

USGS Map, NHESP Map, Assessors Map, FIRM, Google Earth & Site Photos

n/a

Date

[How to find Latitude and Longitude](#)

[and how to convert to decimal degrees](#)



Massachusetts Department of Environmental Protection
Bureau of Water Resources - Wetlands

WPA Form 1- Request for Determination of Applicability Fairhaven
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40 Municipality

B. Project Description (cont.)

2. a. Activity/Work Description (use additional paper and/or provide plan(s) of Activity, if necessary):

The Applicant proposes to upgrade a septic system to Title 5 compliance with the installation of a septic tank, pump chamber and chamber type leaching area. Said work will be performed within Land Subject to Coastal Storm Flowage, Flood Zone VE (El. 19).

- b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

n/a

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- ☐ Single family house on a lot recorded on or before 8/1/96
- ☐ Single family house on a lot recorded after 8/1/96
- ☐ Expansion of an existing structure on a lot recorded after 8/1/96
- ☐ Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- ☐ New agriculture or aquaculture project
- ☐ Public project where funds were appropriated prior to 8/7/96
- ☐ Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- ☐ Residential subdivision; institutional, industrial, or commercial project
- ☐ Municipal project
- ☐ District, county, state, or federal government project
- ☐ Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

- b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

n/a



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C. Determinations

1. I request the Fairhaven Conservation Commission make the following determination(s). Check any that apply:

- ☐ a. whether the **area** depicted on plan(s) and/or map(s) referenced above is an area subject to jurisdiction of the Wetlands Protection Act.
- ☒ b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced above are accurately delineated.
- ☐ c. whether the **Activities** depicted on plan(s) referenced above is subject to the Wetlands Protection Act and its regulations.
- ☐ d. whether the area and/or Activities depicted on plan(s) referenced above is subject to the jurisdiction of any **municipal wetlands' ordinance or bylaw** of:

Name of Municipality

- ☐ e. whether the following **scope of alternatives** is adequate for Activities in the Riverfront Area as depicted on referenced plan(s).
- _____

D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

Date

4-1-2025

Signature of Representative (if any)

Date

4-29-25

RONALD OLIVEIRA OR
STACY L OLIVEIRA
5 ARCHERS WAY
ACUSHNET, MA 02743-1700

6463

53-13/110 MA
26574

4/2/25

Date

Pay to the

Order of

Town of Fairhaven

\$300.00

Three Hundred

00
100

Dollars



Photo
Safe
Deposit
Details on back

BANK OF AMERICA

ACH R/T 011000138

BB

For

Scoutmaster RDA Fee

[Signature]

MP

RONALD OLIVEIRA OR
STACY L OLIVEIRA
5 ARCHERS WAY
ACUSHNET, MA 02743-1700

6464

53-13/110 MA
26574

4/2/25

Date

Pay to the

Order of

Town of Fairhaven

\$75.00

Seventy Five

00
100

Dollars



Photo
Safe
Deposit
Details on back

BANK OF AMERICA

ACH R/T 011000138

For

Scoutmaster Legal ADF Fee

[Signature]

MP

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.

April 29, 2025

100 Ft. Abutter's List
To Accompany A
Request for a Determination of Applicability
Prepared For
ROSO Investment Realty Trust
Site Location: 732 Sconticut Neck Road (Behind 734 & 736)
Lot #6 on Assessors Map #42

<u>Map No.</u>	<u>Lot No.</u>	<u>Owner's Name & Mailing Address</u>
42	6B & 15V	Buzzards Bay Coalition 114 Front Street New Bedford, MA 02740
42	7-8	Michael J. Smoske 746 Sconticut Neck Road Fairhaven, MA 02719
42	14	Fairhaven Land Preservation Trust, Inc. P.O. Box 491 Fairhaven, MA 02719
42	15	James M. McCracken 747 Sconticut Neck Road Fairhaven, MA 02719

File 3965

**Notification to Abutters Under the
Massachusetts Wetlands Protection Act
and the Fairhaven Wetlands Bylaw**

*(this form must be completed and copies sent by certified mail
to all abutters within 100 feet of the site of the project)*

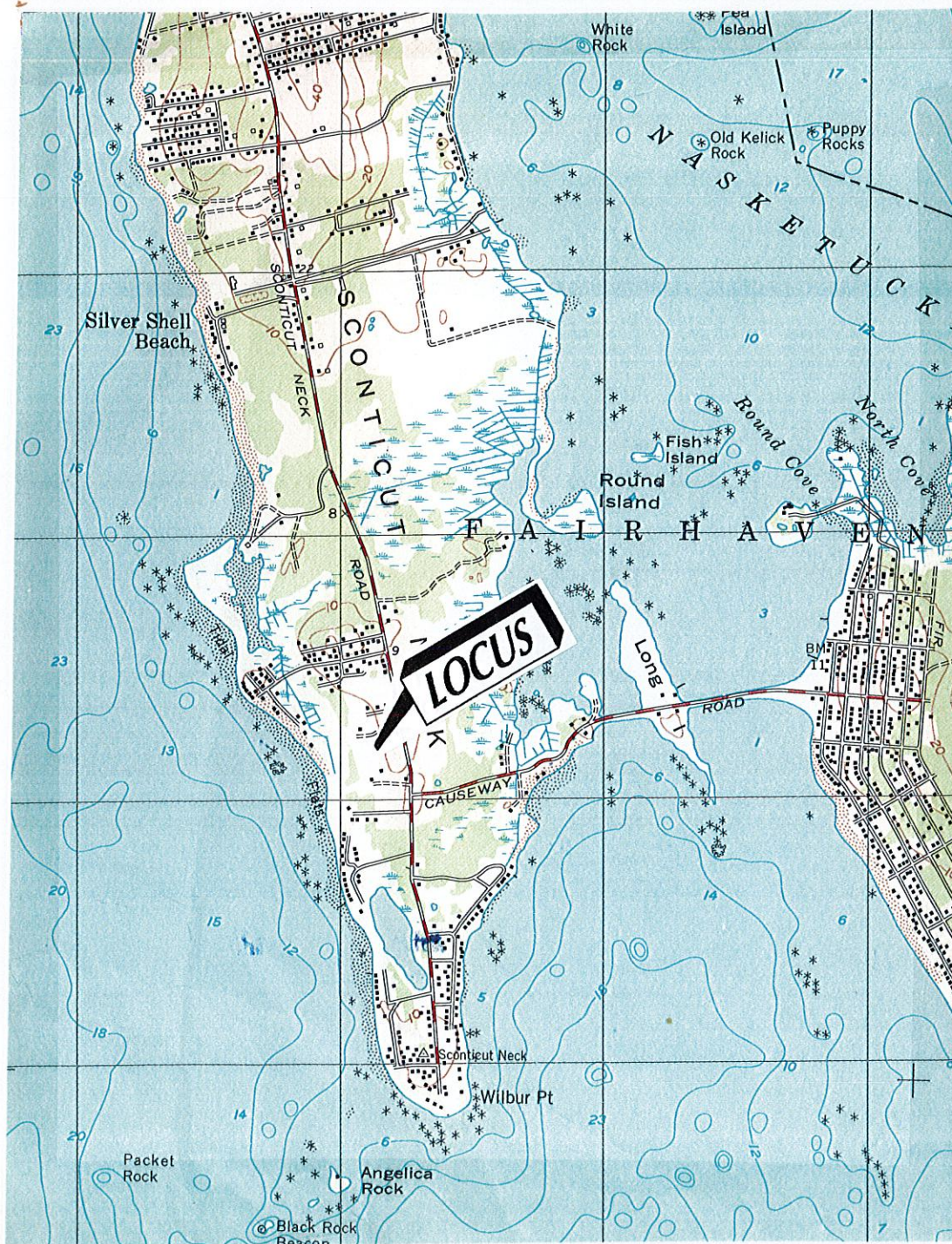
In accordance with the Massachusetts General Laws Chapter 131, Section 40 (the Wetlands Protection Act) and the Fairhaven Wetlands Bylaw (Chapter 192), you are hereby notified of the following:

1. The applicant's name is ROSO Investment Realty Trust
2. The applicant has filed the following type of permit application with the Fairhaven Conservation Commission:
☒ Request for Determination of Applicability
☐ Notice of Intent
☐ Request to Amend an existing Order of Conditions
☐ Notice of Resource Area Delineation
3. The address or location of the site where the activity, project, or delineation is proposed is:
732 Sciticut Neck Road (behind 736)
4. The proposed work includes the installation of a Title 5 septic system consisting of a 1,500 gallon concrete septic tank, 1,000 gallon concrete pump chamber and chamber type leaching area. Said work to occur within Land Subject to Coastal Storm Flowage, Flood Zone VE (El. 19).

5. Copies of the above application may be examined at the Conservation Office, located in Town Hall, 40 Center Street, Fairhaven, MA 02719, between 9:00 AM and 4:00 PM, Monday through Friday. Copies may be obtained at the office if notified in advance or from the applicant.
6. Applications will also be uploaded to www.fairhaven-ma.gov/conservation-commission/pages/current-filings. If you are unable to access or view the application electronically, please contact the Conservation Office at 508-979-4023, ext. 128.
7. Notice of the public hearing including its date, time, and place will be published at least five business days in advance in the Fairhaven Neighborhood News, and will be posted on the Fairhaven Town Website and at the Fairhaven Town Hall not less ~~than~~ 48 hours in advance.

PLEASE NOTE:

Since you are receiving this notice, you may have wetland resource areas or wetland buffers on your property. Therefore, construction, cutting, clearing, or grading may require a permit. For clarification or for more information, call the Conservation Agent at 508-979-4082 or visit our website.



SCONTICUT NECK QUAD.

U.S.G.S. QUADRANGLE MAP

SCALE: 1"=2,083'

SCHNEIDER, DAVIGNON & LEONE, INC.

PROFESSIONAL CIVIL ENGINEERS & LAND SURVEYORS
P.O. Box 480, 81A COUNTY ROAD, UNIT G, MATTAPOISETT, MA 02739
1-508-758-7866



NOI Application

Applicant/Owner: ROSO Investment Realty Trust

Town of: Fairhaven

Site Address: 732 Scanticut Neck Road

Locus = Assessors Lot #6 on Map #42

FIGURE 1



PANEL NO.
25005C0501F

FAIRHAVEN F.I.R.M.

Not to Scale

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FIGURE 3



GOOGLE EARTH PHOTO

SCHNEIDER, DAVIGNON & LEONE, INC.

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FIGURE 5



