

# **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.

March 24, 2025

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

Attn: Cathy Melanson, Madam Chair

***Re: Proposed 16-Lot Definitive Subdivision Plan***

Applicant/Owner: Robert Roderiques d/b/a Windmill Acres LLC  
Site Address: Hiller Avenue & Timothy Street  
Assessors Lot #71 and #71A on Map #28C

Dear Madam Chair and Planning Board Members,

On behalf of the Applicant Schneider, Davignon, & Leone, Inc. hereby submits the enclosed Form C Definitive Subdivision Plans and Associated Materials for the Planning Board's review.

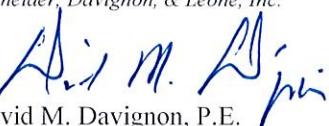
Specifically, please find the following information enclosed:

- Form C Application
- Form G – Subdivision Plan Checklist
- Project Narrative
- 300 ft. Abutters List
- DEP Stormwater Report (Previously Submitted)
- Fee Schedule Worksheet - depicting application fees as follows:
  1. Form C Filing Fee of \$2,100.00 [\$500.00 + (\$100.00/lot x 16 lots)]
  2. Abutter Notification Fee of \$300.00 (44-Abutters)
  3. Legal Advertisement cost of \$150.00
  4. GIS Mapping Fee (Previously Paid & Unused)
- Definitive Subdivision Plans – 10 Sets

We look forward to presenting the project at the next available Public Hearing.

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

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

  
David M. Davignon, P.E.

cc: Attorney Johnathan Silverstein  
Attorney James Marsh  
Attorney JP Mathieu  
Robbie Roderiques  
Board of Health  
File 3072



**FAIRHAVEN PLANNING BOARD  
FORM C  
Application for  
Definitive Subdivision Plan**

Town Clerks Stamp

Fairhaven, Massachusetts

Date: March 25, 20 25

The undersigned, herewith submits the accompanying Preliminary Plan of property located in the Town of Fairhaven for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board in the Town of Fairhaven.

Name of Applicant(s): Robert Roderiques d/b/a Windmill Acres LLC

Applicant(s) Address: 18 Oliver Street, Unit 2

City: Fairhaven State: MA Zip Code: 02719

Phone Number: (508) 962-2938 Email Address: robacerod@aol.com

Name of Owner(s): same as applicant

Owner(s) Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

Name of Engineer or Surveyor: David M. Davignon, P.E.

Address of Engineer or Surveyor: P.O. Box 480, 81A County Road, Unit G

City: Mattapoisett State: MA Zip Code: 02739

Phone Number: (508) 758-7866 Email Address: dsquared336@yahoo.com

Deed of Property recorded in Bristol County (S.D.) Registry of Deeds. Book: 14583 Page: 74 Cert: \_\_\_\_\_

Location and Description of Property: 10.8 acres located at Hiller Avenue & Timothy Street

Address of Property: Hiller Ave. & Timothy St. Plat Number(s): 28C Lot Number(s): 71 & 71A

Other Descriptive Material: \_\_\_\_\_

Number of Proposed New Lots: 16

**Please attach a detailed narrative and any other documentation that supports your request.**

Applicant(s) Signature: Robert Roderiques Owner(s) Signature: David M. Davignon

**File one completed form with the Planning Board and one copy with the Town Clerk.**



**FAIRHAVEN PLANNING BOARD**  
**FORM G**  
**Subdivision Plan Checklist**

This checklist is provided as an aid to both the Applicant and the Planning Board in the preparation and processing of subdivision plans. A copy of this checklist shall be filled out by the Applicant and retained by the Planning Board for each subdivision that is submitted.

Name of Subdivision: Sconticut Neck Woods

Number of Lots: Sixteen (16)

Owner or Developer: Robert Roderiques d/b/a Windmill Acres LLC

Phone: (508) 962-2938

Address: 18 Oliver Street, Unit 2, Fairhaven, MA 02719

Name of Engineer: David M. Davignon, P.E.

Phone: (508) 758-7866 (ext. 203)

Name of Surveyor: Matthew C. Leone, P.L.S.

Phone: (508)758-7866 (ext. 206)

**Plan Processing**

(This section to be filled out by Planning Department)

Date

- Preliminary plan submitted
- Planning Board action
- Definitive plan submitted
- Public hearing notice
- Second notice
- Report from Board of Health
- Report from Board of Public Works
- Public hearing
- Planning Board action
- Notice to Town Clerk
- Receipt of financial guaranty
- Endorsement (20 days following Planning Board approval)
- Request for security release

\_\_\_\_\_ Planning Board action \_\_\_\_\_

**Preliminary Plan Submittals**

- N/A 1. 10 Prints
- 2. Application Form B
- 3. Form B to Town Clerk
- 4. Print to Board of Health

**Preliminary Plan Contents**

- N/A a. Subdivision name
- Subdivision boundaries
- North point
- Date
- Scale
- Legend
- Title " Preliminary Plan "
- b. Owner's name
- Applicants name
- Designer's name
- c. Abutter's names
- d. Location of all existing and proposed streets, ways, easements, and public areas. \*
- e. Proposed system of stormwater management. \*
- Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
- f. Location of all boundaries of proposed lots.\*
- Areas\*
- Dimensions\*
- g. Nearby street names, widths, and locations\*
- h. Topo\*
- i. Locus Plan (1 inch equals 600 feet)\*
- j. Sketch of proposed remaining land development\*

Items marked \* need to be done in only a general manner on a Preliminary Plan.

**Preliminary Plan Substance**

- N/A a. Lots meet zoning?
- b. General street layout safe?
- c. Potential wetland impacts?
- d. Open space preservation?
- e. Respect for natural features?
- f. Effectiveness of stormwater management system?



**FAIRHAVEN PLANNING BOARD**  
**FORM G**  
**Subdivision Plan Checklist**

- \_\_\_\_\_ h. Adequate street widths?
- \_\_\_\_\_ i. Dead-end streets not too long?

- \_\_\_\_\_ h. Space for Town Clerk and Planning Board certifications

- \_\_\_\_\_ i. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)

Existing topo at 5-foot intervals

Proposed topo at 5-foot intervals

- \_\_\_\_\_ j. Street plan and profile

- 1. Exterior lines, location, direction, and length of way.

- 2. Existing center-line profile (black full line)

Right side line (dashed black line)

Left side line (black dots)

- 3. Proposed center-line profile (red line)

Elevations every 50' feet.

- 4. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)

- 5. Drainage inverts

Drainage slopes

Drainage capacity and velocity

- 6. Water pipe sizes

Water gate valves

Water hydrants

- 7. Scale 1-inch equals 40 feet and 1-inch equals 4 inches

- 8. Elevations refer to mean sea level

- 1" = 600' k. Locus Plan (1-inch equals 600 feet)

**Definitive Plan Design Standards**

**A. Streets**

- 1. Location & alignment

- \_\_\_\_\_ a. Attractive layout/maximum amenity

- \_\_\_\_\_ b. Master Plan conformance

- \_\_\_\_\_ c. Proper projection of streets

- \_\_\_\_\_ d. No reserve strips

- \_\_\_\_\_ e. Centerline Offsets  $\geq$  125 feet

- \_\_\_\_\_ f. Centerline radius (100 feet, 150 feet, 500 feet)

- \_\_\_\_\_ g. Intersections (60 degrees +)?

- \_\_\_\_\_ h. Corners rounded (15 feet, 30 feet)?

**2. Width**

- 32', 40' a. Street right of way width (40', 50', 60')?

**Definitive Plan Submittals**

Yes 1. Ten prints

\$2,100 2. Fee

Yes 3. Application Form C (2), to Planning Board and Town Clerk

Yes 4. Complete list of abutters

Yes 5. Planning Board will submit plans to Board of Public Works, Fire and Police Departments, Board of Health, and Board of Assessors, Conservation Commission, Building Commissioner

**Definitive Plan Form**

Yes 1. Engineer and land surveyor stamps and names.

Yes 2. India ink on linen or Mylar.

1" = 30' 3. Scale of 1-inch equals 40 feet

24" x 36" 4. Sheet sizes 9 1/2 x 14 inches minimum.

Yes 5. Index sheet if multiple sheets.

**Definitive Plan Contents**

Yes a. Subdivision name

Yes Subdivision boundaries

Yes North point

Yes Date

Yes Scale

Yes b. Owner's name

Yes Applicants name (subdivider/developer)

Yes Engineer name

Yes Surveyor's name

Yes c. Abutters' names

Yes d. Lines of existing and proposed streets, ways, lots, easements and public areas

Yes Proposed street names in pencil

Yes e. Location, direction and length of all street, way, lot and boundary lines

Yes Lot numbers in circles

Undetermined Street numbers in squares

Yes f. Existing monuments

Yes Proposed monuments

Yes g. Nearby street names, widths and locations



**FAIRHAVEN PLANNING BOARD**  
**FORM G**  
**Subdivision Plan Checklist**

3. Grade/street profiles	<u>Yes</u>	3 Drainage improvements outside subdivision
<u>0.75%</u>	a. Minimum grade (6%, 8%, 12%)?	
<u>Yes</u>	b. Leveling area if required (4% for 50 feet)?	<u>C.</u> Open Space
<u>N/A</u>	c. Vertical curves (minimums 10 and 20 feet per 1% grade)?	<u>N/A</u> Park, recreation and open air reasonable in relation to subdivision?
4. Dead-end streets		<u>D.</u> Protection of Natural Features
<u>Yes</u>	a. Maximum length less than 500 feet	<u>Yes</u> Trees
<u>Hammerhead</u>	b. Turnaround diameters	<u>Yes</u> Watercourses
<u>80'</u>	Outside of Pavement (100 feet)	<u>N/A</u> Scenic points
<u>100'</u>	Outside Property Line (120 feet)	
5. Sight Distance		<u>E.</u> Utilities
<u>200'+</u>	Minimums (150 feet, 200 feet)	<u>N/A</u> 1. Drainage
6. Cross Section		<u>N/A</u> Tide gates for culverts (below 10 feet above mean sea level)
<u>16', 18'</u>	a. Paved Width (24 feet) (See § 322-10C.)	<u>Yes</u> Rational Method used for calculation
<u>Yes</u>	b. Minimum 12-inch gravel subbase	<u>Yes</u> 10-year frequency (sewers)
<u>Yes</u>	c. 2 3/4 inch bituminous concrete binder course	<u>Yes</u> 25-year frequency (culverts)
<u>Yes</u>	d. 1 1/4 inch bituminous concrete top course	<u>Yes</u> Velocity (2 feet – 10 feet per second)
<u>Berm</u>	e. Curb, Type I - 1 Class 1 bituminous concrete [See § 322-10C(3)]	<u>Yes</u> Runoff coefficient $\geq .3$
<u>Yes</u>	f. Granite curb inlets at catch basins	<u>Yes</u> Calcs include all developable tributary land
<u>Yes</u>	g. Minimum 24 inches cover over drain lines (Class Three pipe if less than 48 inches)	<u>Yes</u> Catch basin to manhole drainage system?
<u>Yes</u>	h. Materials and methods to conform to MHD Spec. B-18	<u>Yes</u> 12 inches minimum pipe diameter
<u>Yes</u>	i. Sidewalks (minimum 5 feet width) [See § 322-10D (1)]	<u>Yes</u> Catch basins (minimum 48 inches diameter)
<u>N/A</u>	1. On all collector and minor residential streets of less than 120 feet frontage per dwelling unit	<u>Yes</u> Catch basins at corners?
<u>Yes</u>	2. 8 inches gravel base.	<u>Yes</u> Catch basins every 350 feet?
<u>Yes</u>	3. 2 inches asphalt concrete (3 inches at driveway entrances)	
<u>Yes</u>	j. Landscaping	2. Water supply & sanitary disposal
<u>Yes</u>	1. 6 inches loam	<u>Yes</u> a. Evidence of adequate water supply for each lot?
<u>Yes</u>	2. 2 1/2 inch caliper trees	<u>Public</u> b. Public sewer or private sanitary disposal (Board of Health)
7. Areas outside A.C.E. hurricane barrier		3. Protection from Flooding
<u>Yes</u>	Minimum elevation to 13 feet above mean sea level	All facilities design based upon 13-foot flood elevation (MSL)
B. Easements		<u>N/A</u> Utilities
<u>Yes</u>	1. 12 feet minimum	<u>N/A</u> Sewage disposal
<u>Yes</u>	2. As necessary for watercourses	<u>N/A</u> Refuse/other wastes
<u>Existing</u>	Drainage ways	
		F. One Lot Per Dwelling
		<u>Yes</u> Complies with zoning
		<u>Yes</u> Adequate way (Planning Board determination)
		<u>Yes</u> Access to each building site

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MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.  
JAY MCKINNON, E.I.T.

March 24, 2025

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

Attn: Cathy Melanson, Madam Chair

***Re: Form C- Definitive Subdivision Plan Narrative Application***

Applicant/Developer: Robert Roderiques d/b/a Windmill Acres LLC  
Site Address: Hiller Avenue and Timothy Street  
Assessors Lots #71 and #71A on Map #28C

Dear Madam Chair and Planning Board Members,

On behalf of Robert Roderiques, d/b/a Windmill Acres LLC, Schneider, Davignon & Leone, Inc. hereby submits the attached Form C Application and "Definitive Subdivision Plan".

Pursuant to the Planning Board requirements, the remainder of this memorandum is intended to provide the Board with a "detailed project narrative" describing how the proposal meets the criteria for a subdivision.

***Site History and Existing Conditions:***

The subject site was historically undeveloped and wooded throughout it's ownership by the Papas Family since 1984. The Papas family sold the property to Windmill Acres LLC on January 1, 2023.

The property is approximately 10.8 acres in size and contains 7.8 acres of upland and 3.0 acres of wetland. The property contains frontage along three (3) Public Ways, Hiller Avenue, Timothy Street and Paul Street.

A majority of upland portion of the property has been cleared most recently to the limits of clearing as approved by the DEP through the issuance of a Superseding Order of Conditions (SOC). This SOC was issued under DEP File No. SE 23-1297 which references the previous Definitive Subdivision Plan dated (Revised) through 6-1-21.

***Zoning District:***

The subject property falls within Zoning District "Residence A" (RA) which requires that a building lot contain a minimum area of 15,000 sq. ft. and frontage = 100.00' along an acceptable roadway.

The Applicant proposes to subdivide the property into 16-building lots by creating frontage and access with the construction of 3-Roadway Layouts.

The development proposal consists of:

- Extending Hiller Avenue from its easterly terminus with a 32' wide Roadway Layout and Hammerhead Turn-Around to provide frontage for 3-lots
- Constructing a 40' wide Roadway Layout beginning at the southerly sideline of the existing Hiller Avenue layout to provide frontage for 10-lots
- Constructing a 32' wide Roadway Layout beginning at the southerly sideline of the existing Timothy Street layout to provide frontage for 3-lots

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

MATTHEW C. LEONE, P.L.S.



DAVID M. DAVIGNON, P.E.

***Roadway Construction:***

The Applicant proposes to construct paved roadways in compliance with the Planning Board Subdivision Rules and Regulations.

***Stormwater:***

The Applicant proposes to provide stormwater management in compliance with the Planning Board Subdivision Rules and Regulations.

***Utilities:***

The future homes will be serviced by municipal sewer and water by extending the existing respective mains. The project proposes the installation of underground conducts to provide electric, cable and telephone services.

***Protection of Natural Features:***

The site does not contain any watercourses (ie: rivers, streams) as defined by the Mass Wetlands Protection Act but does contain approximately 3 acres of Bordering Vegetated Wetland (BVW) in its northeasterly corner and along the easterly property boundary. The proposed development will not alter said wetland resource areas and provides erosion control measure to protect them during the construction phases. The limits of said resource areas has been approved by the DEP under File No. SE 23-1297.

***Stone Walls:***

The site contains stone walls in the center of the northerly portion of the development and in several areas of the southerly portion of the property. The stone wall which is located along the westerly property boundary of lots 1-4 will be preserved.

***Master Plan:***

The proposed subdivision is consistent with the Master Plan because it would be considered infill development in an existing, established area where water and sewer services are provided (see attached pages 6, 8, 43, 53 & 54 of the Master Plan). The development maximizes amenity by proposing a development which will provide roadways, street trees, sidewalks and underground utilities in compliance with the Town of Fairhaven Subdivision Rules and Regulations together with the permanent protection of 3 acres of wetland as defined by the Mass Wetlands Protection Act. The development will be consistent with the adjacent neighborhood with multiple points of access to Sconticut Neck Road and is within a reasonable walking distance from the Bike Path, restaurants and shopping.

Should you need additional information or have any questions please do not hesitate to call me.

Sincerely,

*Schneider, Davignon, & Leone, Inc.*

David M. Davignon, P.E.

cc: Attorney Johnathan Silverstein  
Attorney James Marsh  
Attorney JP Mathieu  
Robbie Roderiques  
Board of Health  
File 3072

**Consensus have been reached on revitalizing the Town's primary commercial area along the Route 6 corridor.** This area has experienced increasing commercial vacancies over the past few years. While repurposing the vacant commercial buildings is important, it is equally critical to create a long-term vision for this commercial district, particularly the potential of mixed-use developments with a variety of land use types, scales and characters.

**It's recognized that the Town's zoning bylaw is becoming outdated and needs modernization in order to support the current and future community development needs.** The zoning bylaw should provide clearer provisions to regulate the proper types of business uses in the industrial zones and should also increase the flexibility to support smaller neighborhood businesses in mixed-use buildings.

### **Goals and Recommendations:**

#### **Goal 1: Balance growth and preservation.**

##### Recommendations:

1. Preserve rural characteristics by protecting open spaces and supporting remaining working farms through continuous community preservation efforts, such as partnerships with the Buzzards Bay Coalition and Fairhaven Acushnet Land Preservation Trust.
2. **Encourage infill commercial and residential development in existing, established areas where water and sewer services are provided.**
3. Differentiate between industrial zones and business zones to encourage business and commercial developments in appropriate locations within the community, such as multiple commercial zones based on scale and characteristics, e.g. general commercial, highway commercial, and neighborhood commercial, etc.
4. Re-examine the purpose of the Nasketucket Overlay District (NRB), redefine the district boundaries, and amend zoning provisions to better balance the current needs for resource protection and property development.

#### **Goal 2: Encourage strategic redevelopment in the Route 6 commercial area.**

##### Recommendations:

1. Develop a detailed Route 6 commercial area revitalization plan to guide redevelopment. The plan should incorporate analysis of appropriate types of redevelopment, scale/dimension/design of such developments, as well as potential zoning changes and infrastructure and services needed to support such redevelopment.
2. Consider creating a Route 6 mixed-use overlay zoning district to stimulate mixed-use commercial and residential redevelopment appropriate to the characteristics of highway and automobile oriented mixed-use areas, as compared to smaller scale neighborhood mixed-use areas seen in Downtown and North Fairhaven.

**Goals and Recommendations:**

**Goal 1: Keep future residential development in or near existing residential areas to maintain the village character.**

*Recommendations:*

1. Encourage infill residential developments in existing residential neighborhoods that reflect the historic and cultural characters of various neighborhoods.
2. Explore possibilities of housing conversion and adaptive reuse of existing municipal and/or commercial buildings and housing rehabilitation of blighted properties.

**Goal 2: Maintain and encourage a variety of housing that is affordable to non-elderly individuals and families of all income levels.**

*Recommendations:*

1. Identify potential sites, possibly through municipal land assemblage or public/private partnership, for non-elderly affordable rental housing developments utilizing the Low Income Housing Tax Credit (LIHTC) program.
2. Consider adopting an inclusionary zoning bylaw to require affordable housing in any residential development that requires a Special Permit.
3. Provide more flexibility and incentive in the Accessory Dwelling Unit bylaw to encourage the creation of market rate or affordable rental units that support moderate to low income residents.
4. Consider allowing mixed-use residential and commercial developments in established service and employment centers as a means to expand market-rate housing stock.

**Goal 3: Continue providing affordable and age-appropriate housing options for senior populations in the community.**

*Recommendations:*

1. Pursue state and federal affordable housing programs and funding at the identified two-acre site off of Main Street adjacent to Oxford Terrace.
2. Provide more flexibility and incentive in the Accessory Dwelling Unit bylaw to encourage the creation of smaller housing units that supports downsizing seniors to age in place.
3. Explore zoning tools, such as performance zoning and density bonuses, to encourage development of age-appropriate market-rate ownership units designed to serve the needs of an elderly population, e.g. attached or detached condominium units with first floor bedroom/bathroom suits, accessible grades, attached garages, and maintenance support, etc.

zoning variances issued by the Zoning Board of Appeals may be an indicator that the current zoning does not meet or reflect today's development needs of the broader neighborhoods throughout the Town, particularly some of the older residential neighborhoods such as West Island. The Town should explore effective zoning changes to address these issues.

## Goals and Recommendations

### **Goal 1: Balance growth and preservation.**

#### Recommendations:

1. Preserve rural characteristics by protecting open spaces and supporting remaining working farms through continuous community preservation efforts, such as partnerships with the Buzzards Bay Coalition and Fairhaven Acushnet Land Preservation Trust.
2. Encourage infill commercial and residential development in existing, established areas where water and sewer services are provided.
3. Differentiate between industrial zones and business zones to encourage business and commercial developments in appropriate locations within the community, such as multiple commercial zones based on scale and characteristics, e.g. general commercial, highway commercial, and neighborhood commercial, etc.
4. Re-examine the purpose of the Nasketucket Overlay District (NRB), redefine the district boundaries, and amend zoning provisions to better balance the current needs for resource protection and property development.

### **Goal 2: Encourage strategic redevelopment in the Route 6 commercial area.**

#### Recommendations:

1. Develop a detailed Route 6 commercial area revitalization plan to guide redevelopment. The plan should incorporate analysis of appropriate types of redevelopment, scale/dimension/design of such developments, as well as potential zoning changes and infrastructure and services needed to support such redevelopment.
2. Consider creating a Route 6 mixed-use overlay zoning district to stimulate mixed-use commercial and residential redevelopment appropriate to the characteristics of highway and automobile oriented mixed-use areas, as compared to smaller scale neighborhood mixed-use areas seen in Downtown and North Fairhaven.

## Issues and Opportunities

### Integrate Future Housing Growth in Established Neighborhoods

While Fairhaven's population has stayed relatively stable over the past few decades and no significant population growth is anticipated in the near future, the Town should be proactive in planning for potential housing growth within the community, especially given the strong interests of community members to preserve the village characters of the Town and protect valuable open spaces. The Town could explore development regulations that would encourage new housing growth within or near existing, established residential areas of the community. This would not only help control housing sprawl and preserve open spaces, but also utilize developed land and existing municipality infrastructures more efficiently. Infill housing development and reuse or conversion of existing municipal buildings for housing purposes are two of the approaches the Town should primarily consider to foster more integrated housing growth.

### Diversify Housing Stock to Enhance Affordability

Fairhaven's overall housing stock is generally considered modest by many of the town residents. However, in recent years there have been increasing concerns regarding the limited housing options and housing affordability within the community, especially the lack of smaller ownership units and rental units for the Town's lower income populations as well as younger working generations of all income levels. The Town could explore several ways to increase affordable housing stock, including utilizing state and federal low income housing programs and enacting zoning tools such as inclusionary zoning, accessory dwelling units, and residential mixed-use to incentivize the creation of more affordable housing.

### Continue to Support Senior Housing Needs

Like many New England towns and cities, Fairhaven is becoming an aging community where the senior population is expected to continue growing in the next ten to twenty years in the wake of the baby boomers reaching their retirement age. As a result, the Town will be faced with increasing pressure to provide adequate and appropriate senior housing options that are not only affordable to seniors of different income levels but also supportive to their age-specific needs. The Town has made significant efforts over the years in developing affordable senior apartments in the community, but the need for additional senior housing is evidenced by long waiting lists at many of these senior housing projects. While it is important to identify more opportunities for affordable senior apartments, it is also critical to explore ways to create other types of smaller ownership units that would allow and encourage seniors to age at home.

## Goals and Recommendations

### **Goal 1: Keep future residential development in or near existing residential areas to maintain the village character.**

#### *Recommendations:*

1. Encourage infill residential developments in existing residential neighborhoods that reflect the historic and cultural characters of various neighborhoods.
2. Explore possibilities of housing conversion and adaptive reuse of existing municipal and/or commercial buildings and housing rehabilitation of blighted properties.

### **Goal 2: Maintain and encourage a variety of housing that is affordable to non-elderly individuals and families of all income levels.**

#### *Recommendations:*

1. Identify potential sites, possibly through municipal land assemblage or public/private partnership, for non-elderly affordable rental housing developments utilizing the Low Income Housing Tax Credit (LIHTC) program.
2. Consider adopting an inclusionary zoning bylaw to require affordable housing in any residential development that requires a Special Permit.
3. Provide more flexibility and incentive in the Accessory Dwelling Unit bylaw to encourage the creation of market rate or affordable rental units that support moderate to low income residents.
4. Consider allowing mixed-use residential and commercial developments in established service and employment centers as a means to expand market-rate housing stock.

### **Goal 3: Continue providing affordable and age-appropriate housing options for senior populations in the community.**

#### *Recommendations:*

1. Pursue state and federal affordable housing programs and funding at the identified two-acre site off of Main Street adjacent to Oxford Terrace.
2. Provide more flexibility and incentive in the Accessory Dwelling Unit bylaw to encourage the creation of smaller housing units that supports downsizing seniors to age in place.
3. Explore zoning tools, such as performance zoning and density bonuses, to encourage development of age-appropriate market-rate ownership units designed to serve the needs of an elderly population, e.g. attached or detached condominium units with first floor bedroom/bathroom suits, accessible grades, attached garages, and maintenance support, etc.



**Town of Fairhaven  
Massachusetts  
BOARD OF ASSESSORS**  
40 Center Street  
Fairhaven, MA 02719

Ronnie Manzone, Chair  
Pamela K. Davis, MAA, Member  
Daniel Lane, Member

RECEIVED  
BOARD OF ASSESSORS

MAR 10 2025

FAIRHAVEN, MA

Joanne Correia, Principal Assessor  
Phone: (508) 979-4023, x-8111  
Facsimile: (508) 979-4079  
Email: [correia@fairhaven-ma.gov](mailto:correia@fairhaven-ma.gov)

**ABUTTERS LIST REQUEST FORM**

A \$25.00 Fee per request is required for preparation of the list. Payment is due at the time of submission of this form. Please allow 10 days from the submission of the form for the Assessors' office to complete the processing of your request. In conformance with MGL c40A §11, this information is needed so that an official abutters list as required, is used in notifying the abutters.

Date of Request: 3 / 1 / 25

Assessors Parcel ID: MAP 28C LOT 71 a & C 

Property Address: Hillier Avenue

Distance Required from Parcel # listed above (Circle One):  
(Note: if a distance is not circled, we cannot process your request)

500  300  100

Property Owner: Robert Rodrigues d/b/a Windmill Acres LLC

Property Owner's Mailing Address: 18 Oliver Street, Unit 2

Town/City: Fairhaven State: MA Zip: 02719

Property Owner's Telephone # 508 - 942 - 2938

Requestor's Name (if different from Owner): SDL - Heather Lambert

Requestor's Mailing Address: PO Box 480, 81A County Rd. Unit G

Town/City: Mattapoisett State: MA Zip: 02739

Requestor's Telephone # 508 - 758 - 78246

Requestor's Email: Heather@SDLengineering.Com

Office Use Only: Date Fee Paid 3/1/25 Paid in Cash \$ 25.00

Paid by Check \$ \_\_\_\_\_ Check # \_\_\_\_\_

Town Receipt # 178857

BLUM STEFAN M & DEBRA M  
1 JOHN STREET  
FAIRHAVEN, MA 02719

MACKAY RICHARD I  
MACKAY ANNETTE E  
3 UPTON ST  
FAIRHAVEN, MA 02719

SMEATON RICKY M & BARBARA  
11 PAUL STREET  
FAIRHAVEN, MA 02719

BRAGDON GEORGE W  
12 LITTLE BAY ROAD  
FAIRHAVEN, MA 02719

MCKENNA DONNA L S  
7 TEAL CIR  
FAIRHAVEN, MA 02719

SMR FAIRHAVEN LLC  
35 PINE HILL LANE  
MARION, MA 02738

BRISSON DANIEL W  
2 JOHN ST  
FAIRHAVEN, MA 02719

MEDEIROS CLAUDIO  
4 TEAL CIRCLE  
FAIRHAVEN, MA 02719

SOUZA TRACIE A  
5 JOHN STREET  
FAIRHAVEN, MA 02719

DOMPIERRE DONALD W & KERR  
6 JOHN STREET  
FAIRHAVEN, MA 02719

MILLS BRIAN E &  
SYLVIA SHARON L  
14 TECUMSEH AVE  
FAIRHAVEN, MA 02719

SYLVIA DEBRA A & FURTADO  
16 HILLER AVENUE  
FAIRHAVEN, MA 02719

FAIRHAVEN TOWN OF  
40 CENTER STREET  
FAIRHAVEN, MA 02719

PARKER ANNA B  
9 PAUL STREET  
FAIRHAVEN, MA 02719

THOMAS JUSTINE A TTE  
THOMAS IRR TRUST  
1 TEAL CIRCLE  
FAIRHAVEN, MA 02719

GERMANO MATTHEW F  
11 HILLER AVE  
FAIRHAVEN, MA 02719

PORTELANCE DONALD &  
STAFFON MARIANNE  
12 PAUL STREET  
FAIRHAVEN, MA 02719

WELCH JASON PATRICK  
582 TUCKER STREET  
FALL RIVER, MA 02721

GIFFORD WAYNE G  
5 TEAL CIRCLE  
FAIRHAVEN, MA 02719

POTTER CHRISTOPHER S & JA  
15 HILLER AVENUE  
FAIRHAVEN, MA 02719-1931

WINDMILL ACRES LLC  
18 OLIVER STREET UNIT 2  
FAIRHAVEN, MA 02719

ISHERWOOD CHELSEA A & LEA  
3 TEAL CIRCLE  
FAIRHAVEN, MA 02719

POWERS SUSAN P  
10 LITTLE BAY ROAD  
FAIRHAVEN, MA 02719

KENYON LOUIS  
C/O DR LOUIS P KENYON  
10230 HERITAGE BAY BLVD UNIT  
426  
NAPLES, FL 34120

ROSA JOSE M & ROBIN M  
6 TEAL CIRCLE  
FAIRHAVEN, MA 02719

KING JEFFREY S  
2 TEAL CIRCLE  
FAIRHAVEN, MA 02719

SARAIVA ERIN L  
15 PAUL STREET  
FAIRHAVEN, MA 02719

# Fairhaven Planning Board Fee Schedule Worksheet

Name and Project:		Date:			
FORM	ACTION REQUESTED	STANDARD FEE	DATA ENTRY	CALCULATION	APPLICANT FEES
	<b>Form A (Approval of a plan not requiring approval)</b>		Number of Lots		
A1	Adjustments to existing lot lines without creating lots	\$100.00			
A2	Creation of new lots	\$150 + \$50 per lot		\$150 + (# of lots x \$50)	
GIS	GIS Mapping Fee (Separate Check)	\$40 per lot		# of lots x \$40	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 2</b>	<b>Check 1:</b>	<b>Check 2:</b>	
	<b>Form B Preliminary Subdivision Plan</b>		Number of Lots		
B1	Preliminary Subdivision	\$500.00		\$500 Flat Fee	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 1</b>	<b>Check 1:</b>		
	<b>Form C Definitive Subdivision Plan</b>		Number of Lots		
C1	Definitive Subdivision with preliminary plan filed	\$500 + \$100 per lot	16	\$500 + (# of lots x \$100)	\$2,100
C2	Definitive Subdivision without preliminary plan filed	\$1,000 + \$100 per lot		\$1,000 + (# of lots x \$100)	
C3	Plan Revision (for second and additional revisions)	50% of C1 or C2		C1 or C2 x 0.5	
Deposits	Engineering fee (as required)	\$2,500.00		\$2,500.00	
GIS	GIS Mapping Fee (Separate Check)	\$40 per lot	16	# of lots x \$40	
Ads & Abutters	Advertising Costs	Estimated \$160		\$160.00	
(Separate Check)	Abutters Notices	approx \$9.64 per abutter		# of abutters x \$9.64	
	Notice of Decision	approx \$0.56 per abutter + 1 letter \$0.69		# of abutters x \$0.56 + \$0.69	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 3</b>	<b>Check 1:</b>	<b>Check 2:</b>	<b>Check 3:</b>
	<b>Special Permit Fees</b>		Square Feet		
SP1	Base Fee	\$250.00		\$250.00	
SP2	Plans over 2,500 sf	\$250.00		\$250.00	
SP3	New floor space up to 30,000 sf	SP2 + \$0.10/sq ft		Base Fee + (\$0.10 x square feet)	
SP4	New floor space over 30,000 sf	SP3+\$0.01/sf over 30,000 sf		Base + (\$0.10 x 30,000 sf) + (\$0.01 x (total sf - 30,000 sf))	
SP5	Renovated space up to 30,000 sf	SP2 + \$0.025/sq ft		Base + (\$0.025 x square feet)	
SP6	Renovated floor space over 30,000 sf	SP5+\$0.01/sf over 30,000 sf		Base + (\$0.025 x 30,000 sf) + (\$0.01 x (total sf - 30,000 sf))	
SP7	Plans creating new and using renovated floor space	SP2 + (SP3) [if New Floor Space is less than 30,000 sf then] + SP5 [up to 30,000 sf combined new and renovated] + (\$0.01/sf over 30,000 sf)	New Floor Space	Base + (\$0.10 x new floor space) + [if New Floor Space is less than 30,000 sf then] (\$0.025 x [renovated up to 30,000 sf combined new and renovated]) + (\$0.01 x (total sf - 30,000 sf))	
SP8	Plan Revision (for second and additional revisions)	\$0.01 per square foot	Renovated Floor Space	30,000 sf combined new and renovated) + (\$0.01 x (total sf - 30,000 sf))	
Deposits	Engineering Fee (as required)	\$2,500.00		\$0.01 x square feet	
Ads & Abutters	Advertising Costs	Estimated \$160		\$2,500.00	
(Separate Check)	Abutters Notices (+ 3 for surrounding towns)	approx \$9.64 per abutter	26	# of abutters + 3 x \$9.64	250.64
	Notice of Decision	approx \$0.56 per abutter + 1 letter \$0.69		# of abutters x \$0.56 + \$0.69	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 2</b>	<b>Check 1:</b>	<b>Check 2:</b>	
	<b>Rezoning Public Hearing Notice</b>		Number of Lots		
	Application Fee (Separate Check)	\$250.00		\$250.00	
GIS	GIS Mapping Fee (Separate Check)	\$40 per lot		# of lots x \$40	
Ads & Abutters	Advertising Costs	Estimated \$160		\$160.00	
(Separate Check)	Abutters Notices (+ 5 for surrounding towns/agencies)	approx \$9.64 per abutter		# of abutters + 5 x \$9.64	
	Notice of Decision	approx \$0.56 per abutter + 1 letter \$0.69		# of abutters x \$0.56 + \$0.69	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 3</b>	<b>Check 1:</b>	<b>Check 2:</b>	<b>Check 3:</b>
	<b>Street Discontinuance</b>				
	Application Fee (Separate Check)	\$250.00		\$250.00	
Ads & Abutters	Advertising Costs	Estimated \$160		\$160.00	
(Separate Check)	Abutters Notices (+ 3 for surrounding towns)	approx \$9.64 per abutter		# of abutters + 3 x \$9.64	
	Notice of Decision	approx \$0.56 per abutter + 1 letter \$0.69		# of abutters x \$0.56 + \$0.69	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 2</b>	<b>Check 1:</b>	<b>Check 2:</b>	
	<b>Repetitive Petition</b>				
	Application Fee (Separate Check)	\$250.00		\$250.00	
Ads & Abutters	Advertising Costs	Estimated \$160		\$160.00	
(Separate Check)	Abutters Notices (+ 3 for surrounding towns)	approx \$9.64 per abutter		# of abutters + 3 x \$9.64	
	Notice of Decision	approx \$0.56 per abutter + 1 letter \$0.69		# of abutters x \$0.56 + \$0.69	
	<b>TOTAL DUE</b>	<b>NUMBER OF CHECKS - 2</b>	<b>Check 1:</b>	<b>Check 2:</b>	



508-678-7641  
P.O. Box 1311, Fall River, MA 02722

Official Bank Check

199700

53-7223 / 2113

March 13, 2025

Pay to the  
Order of:

Town of Fairhaven

Two Thousand One Hundred and 00/100\*\*\*\*\*

Memo Hiller Ave

Authorized Signature



508-678-7641  
P.O. Box 1311, Fall River, MA 02722

Personal Money Order

345331

53-7223 / 2113

March 13, 2025

Pay to the  
Order of:

Town of Fairhaven

One Hundred Sixty and 00/100\*\*\*\*\*

dollars

NOT VALID OVER \$1000.00 U.S. DOLLARS

Memo Hiller Ave

Purchaser's Signature



508-678-7641  
P.O. Box 1311, Fall River, MA 02722

Personal Money Order

345332

53-7223 / 2113

March 13, 2025

Pay to the  
Order of:

Town of Fairhaven

Two Hundred Fifty and 64/100\*\*\*\*\*

dollars

NOT VALID OVER \$1000.00 U.S. DOLLARS

Memo Hiller Ave

Purchaser's Signature