

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

P.O. Box 480, 81A County Road, Unit G, Mattapoisett, MA 02739

Phone 1-508-758-7866

Page 1 of 1



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

Town Clerks Stamp

Fairhaven, Massachusetts

Date: March, 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: dsquared3368@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: [Signature] Owner(s) Signature: [Signature]

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?

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"x36" 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

- Yes h. Space for Town Clerk and Planning Board certifications
Yes i. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
Yes-1ft. Existing topo at 5-foot intervals
Yes-1ft. Proposed topo at 5-foot intervals
Yes j. Street plan and profile
Yes 1. Exterior lines, location, direction, and length of way.
Yes 2. Existing center-line profile (black full line)
Right side line (dashed black line)
Left side line (black dots)
Yes-blackline 3. Proposed center-line profile (red line)
Elevations every 50' feet.
Yes 4. Wetlands (as defined by 310 CMR 10.00, the Wetland Protection Regulations)
Yes 5. Drainage inverts
Yes Drainage slopes
Yes Drainage capacity and velocity
Yes 6. Water pipe sizes
Yes Water gate valves
Yes Water hydrants
1"=30' 7. Scale 1-inch equals 40 feet and 1-inch equals 4 inches
Yes 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

- Yes a. Attractive layout/maximum amenity
Yes b. Master Plan conformance
Yes c. Proper projection of streets
Yes d. No reserve strips
Yes e. Centerline Offsets \geq 125 feet
Yes f. Centerline radius (100 feet, 150 feet, 500 feet)
Yes g. Intersections (60 degrees +)?
Yes h. Corners rounded (15 feet, 30 feet)?

2. Width

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



FAIRHAVEN PLANNING BOARD
FORM G
Subdivision Plan Checklist

3. Grade/street profiles

- 0.75% a. Minimum grade (6%, 8%, 12%)?
Yes b. Leveling area if required (4% for 50 feet)?
N/A c. Vertical curves (minimums 10 and 20 feet per 1% grade)?

4. Dead-end streets

- Yes a. Maximum length less than 500 feet
Hammerhead b. Turnaround diameters
80' Outside of Pavement (100 feet)
100' Outside Property Line (120 feet)

5. Sight Distance

- 200'+ Minimums (150 feet, 200 feet)

6. Cross Section

- 16', 18' a. Paved Width (24 feet) (See § 322-10C.)
Yes b. Minimum 12-inch gravel subbase
Yes c. 2 ¾ inch bituminous concrete binder course
Yes d. 1 ¼ inch bituminous concrete top course
Berm e. Curb, Type I - 1 Class 1 bituminous concrete [See § 322-10C(3)]
Yes f. Granite curb inlets at catch basins
Yes g. Minimum 24 inches cover over drain lines (Class Three pipe if less than 48 inches)
Yes h. Materials and methods to conform to MHD Spec. B-18
Yes i. Sidewalks (minimum 5 feet width) [See § 322-10D (1)]
N/A 1. On all collector and minor residential streets of less than 120 feet frontage per dwelling unit
Yes 2. 8 inches gravel base.
Yes 3. 2 inches asphalt concrete (3 inches at driveway entrances)
Yes j. Landscaping
Yes 1. 6 inches loam
Yes 2. 2 ½ inch caliper trees

7. Areas outside A.C.E. hurricane barrier

- Yes Minimum elevation to 13 feet above mean sea level

B. Easements

- Yes 1. 12 feet minimum
Yes 2. As necessary for watercourses
Existing Drainage ways

Yes

3 Drainage improvements outside subdivision

C. Open Space

N/A

Park, recreation and open air reasonable in relation to subdivision?

D. Protection of Natural Features

Yes

Trees

Yes

Watercourses

N/A

Scenic points

E. Utilities

1. Drainage

N/A

Tide gates for culverts (below 10 feet above mean sea level)

Yes

Rational Method used for calculation

Yes

10-year frequency (sewers)

Yes

25-year frequency (culverts)

Yes

Velocity (2 feet – 10 feet per second)

Yes

Runoff coefficient $\geq .3$

Yes

Calcs include all developable tributary land

Yes

Catch basin to manhole drainage system?

Yes

12 inches minimum pipe diameter

Yes

Catch basins (minimum 48 inches diameter)

Yes

Catch basins at corners?

Yes

Catch basins every 350 feet?

2. Water supply & sanitary disposal

Yes

- a. Evidence of adequate water supply for each lot?

Public

- b. Public sewer or private sanitary disposal (Board of Health)

3. Protection from Flooding

All facilities design based upon 13-foot flood elevation (MSL)

N/A

Utilities

N/A

Sewage disposal

N/A

Refuse/other wastes

F. One Lot Per Dwelling

Yes

Complies with zoning

Yes

Adequate way (Planning Board determination)

Yes

Access to each building site

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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 its 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

P.O. Box 480, 81A County Road, Unit G, Mattapoissett, MA 02739

Phone 1-508-758-7866

Page 1 of 2

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 conduits 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, possibility 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.
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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.

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

RECEIVED
BOARD OF ASSESSORS

MAR 10 2025

FAIRHAVEN, MA

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

Joanne Correia, Principal Assessor
Phone: (508) 979-4023, x-8111
Facsimile: (508) 979-4079
Email: jcorreia@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 / 10 / 25

Assessors Parcel ID:

MAP 28C LOT 71 & 7C

71A

Property Address:

Huller 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 Roderiques 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 6

Town/City:

Mattapoisett

State:

MA

Zip:

02739

Requestor's Telephone #

508 - 758 - 7846

Requestor's Email:

Heather@SDLengineering.com

Office Use Only: Date Fee Paid

3/13/25

Paid in Cash \$

25.00

Paid by Check \$

Check #

Town Receipt #

178852

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
	Form A (Approval of a plan not requiring approval)		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	
	TOTAL DUE	NUMBER OF CHECKS - 2	Check 1:	Check 2:	
	Form B Preliminary Subdivision Plan		Number of Lots		
B1	Preliminary Subdivision	\$500.00		\$500 Flat Fee	
	TOTAL DUE	NUMBER OF CHECKS - 1	Check 1:		
	Form C Definitive Subdivision Plan		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	
	TOTAL DUE	NUMBER OF CHECKS - 3	Check 1:	Check 2:	Check 3:
	Special Permit Fees		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))	
			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))	
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)			
SP8	Plan Revision (for second and additional revisions)	\$0.01 per square foot		\$0.01 x square feet	
Deposits	Engineering Fee (as required)	\$2,500.00		\$2,500.00	
Ads & Abutters	Advertising Costs	Estimated \$160		\$160.00	
(Separate Check)	Abutters Notices (+ 3 for surrounding towns)	approx \$9.64 per abutter	26	# of abutters x 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	
	TOTAL DUE	NUMBER OF CHECKS - 2	Check 1:	Check 2:	
	Rezoning Public Hearing Notice		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	
	TOTAL DUE	NUMBER OF CHECKS - 3	Check 1:	Check 2:	Check 3:
	Street Discontinuance				
	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	
	TOTAL DUE	NUMBER OF CHECKS - 2	Check 1:	Check 2:	
	Repetitive Petition				
	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	
	TOTAL DUE	NUMBER OF CHECKS - 2	Check 1:	Check 2:	



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

Official Bank Check

199700

53-7223 / 2113

March 13, 2025

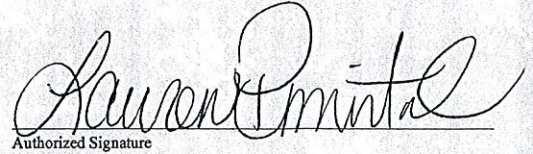
Pay to the

Order of: Town of Fairhaven

\$2,100.00

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

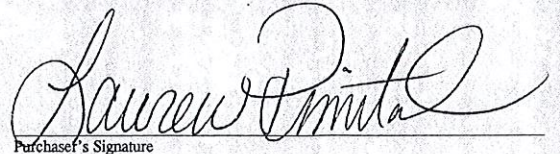
\$160.00

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

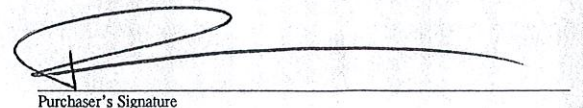
\$250.64

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

dollars

NOT VALID OVER \$1000.00 U.S. DOLLARS

Memo Hiller Ave


Purchaser's Signature