



**FAIRHAVEN SELECT BOARD**  
**Meeting Minutes**  
**January 12, 2026**

FAIRHAVEN TOWN CLERK  
ROUD 2026 JAN 21 AM 9:52

**Present:** Andrew Romano, Natalie A. Mello, Keith Silvia, Keith R. Hickey and Anne Carreiro

**Not Present:** Charles Murphy Sr. and Andrew B. Saunders

Mr. Romano opened the Select Board meeting at 6:30pm

A moment of silence was observed to reflect on the heightened tensions being felt across our nation and to hope for peace, understanding, and compassion for all.

**PUBLIC HEARINGS**

**Application for a transfer of an Annual All Alcohol Beverages Liquor License**

The Public Hearing was opened at 6:32pm and Mr. Romano read the notice.

Alex Bourgeois addressed the Board via zoom about the application for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc., pledge of collateral to Rockland Trust and manager Sonalben Patel.

Public Comment: No public comments received

The Public Hearing was closed at 6:35pm

**Motion:** Ms. Mello motioned to approve the application for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc. Mr. Silvia seconded.

**On the Motion:** Ms. Mello amended her motion to approve the application for a transfer of an Annual All Alcohol Beverages Liquor License from JCIR Fairhaven Corp dba South Coast Wine and Spirits 355 Huttleston Ave to Shree Ashtavinayak Inc., pledge of collateral to Rockland Trust and manager Sonalben Patel. Mr. Silvia amended his second. The motion passed unanimously (3-0-0).

**APPOINTMENTS AND COMMUNITY ITEMS**

**Consider Appointment: Zoning Board of Appeals, Associate Member: Cathy Melanson**

Ms. Melanson addressed the Board about her application for the Associate Member on the Zoning Board of Appeals.

**Motion:** Mr. Silvia motioned to appoint Cathy Melanson as an Associate Member of the Zoning Board of Appeals for a term through May, 2026. No second. The motion failed.

**Consider Appointment: Capital Planning Committee: Patrick Carr**

Mr. Carr addressed the Board about his application and interest in the Construction Representative position on the Capital Planning Committee. Brief discussion ensued between the Board and Mr. Carr about current Town board and committee positions he holds, recusing from potential conflicts with a project, the Capital Planning Committee process, final report process, what the Town Administrator's role is with Capital Planning, current staff on Capital Planning, concern about current open investigation of the Timothy-Hiller subdivision, correspondence received from abutters to the subdivision (*Attachment A*) and the number of meetings left.

**Motion:** Mr. Silvia motioned to appoint Patrick Carr as Construction Representative on the Capital Planning Committee for a term through May, 2026. Mr. Romano seconded. The motion passed (2-1-0) Ms. Mello opposed.

**Consider Use of Community Preservation Act (CPA) Funds to Create a Community Land Trust/Housing Trust**

Michelle Costen addressed the Board about concerns with the use of Community Preservation Act funds (CPA), lack of education of Town Meeting Members on what CPA funds are, Town Meeting Members approving projects without knowledge of the CPA process, the potential to use CPA funds to purchase land and houses to help those who provide services to the community in support of the Master Plan of 2018. Ms. Costen asked the Board to educate the Town Meeting Members about CPA funds and suggested the Town use seventy percent of the funds allowed by law for urgent housing needs for median priced homes. She said there are projects totaling about one million dollars that should not be considered like air conditioning at Town Hall, a showpiece truck and pickleball court resurfacing and she asked the Board not to support or approve any lesser needs projects.

Brief discussion ensued between Ms. Costen, the Board and Mr. Hickey regarding the application process used by the Community Preservation Committee (CPC), the deadline for fiscal year 2027 projects, potential future consideration for housing project applications if they are brought forth, forming a Community Land Trust or Housing Trust (*Attachment B*), Massachusetts General Law about CPA funds, the role of the CPC to review applications and put forth projects to Town Meeting based on CPA criteria guidelines.

The Board asked Mr. Hickey to continue discussion outside of this meeting on potentially creating a Community Land Trust. Mr. Hickey explained that it does not appear to be the role of CPC to create a Land Trust, their role is to review applications and ensure the use of CPA funds is consistent with what the law allows under the CPA; the CPC has not misallocated funds for housing where applications have not been submitted.

**ACTION / DISCUSSION**

**Review Fiscal Year 2027 Budget Calendar**

Mr. Hickey presented the Board with the FY27 Budget and Town Meeting Calendar (*Attachment C*). The School Department indicated their deadlines for submitting a budget and Town Department budgets have been submitted. Town Department budgets reflect one that is level service and one that is level funded and include a summary of any impacts to services. The operational budget will be presented to the Board at the January 26, 2026 meeting. Currently the projected deficit is about one point six million dollars (\$1,600,000.00). The impacts will show what services would potentially be lost without an override.

Discussion ensued regarding the next Town election in June, 2026 and anticipation of Charter changes being approved by the legislature in time for the June ballot. The changes include adjustments to the number of seats on the Planning Board and School Committee.

**Motion:** Ms. Mello motioned to accept the Fiscal Year 2027 budget calendar as presented. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

**Fiscal Year 2027 Budget Forecast**

Mr. Hickey and Ms. Carreiro addressed the Board regarding the FY27 Budget Forecast and presentation (*Attachment D*).

Discussion ensued between the Board, Mr. Hickey and Ms. Carreiro about potential Proposition 2 ½ override, educating residents about the impacts of an override as soon as possible, cuts to services and staff without an override, challenges of having about ninety percent residential property and the need for new business growth and scheduling information sessions with residents. Mr. Hickey said all suggestions are welcome.

**Sign Series 27 Bond(s) through Trust (CWP-22-67/67-A) and Closing Certificate**

Interim Treasurer Kerri King requested the Board sign the Sewer Improvement Bond and closing certificate for two loans the Select Board approved from the Massachusetts Clean Water Trust on March 25, 2024.

**Motion:** Ms. Mello motioned to sign the necessary sewer improvement bond and closing certificate paperwork presented this evening. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

**Consider Modifying Non-Union Employee Personal Days and Vacation Benefit to be consistent with Clerical Collective Bargaining Agreement**

Mr. Hickey reviewed the request to consider amending the non-union Personnel Policy to match the benefits offered in the latest clerical collective bargaining agreement. In the clerical CBA, the number of personal days was increased from three to four and add a new tier was added to the amount of vacation earned by an employee with twenty (20) years of service or more. The new tier provided employees with twenty or more years of tenure with thirty (30) vacation days annually. For consistency purposes, Mr. Hickey is recommending non-union staff be offered the same personal day and vacation benefits. If the Board votes to approve the request, per the Town bylaws, a public hearing will be scheduled in February.

**Request to Appoint a Select Board Representative for an Interview Panel for Tax Collector/Treasurer**

Mr. Hickey reviewed the request with the Board.

**Motion:** Ms. Mello motioned to nominate Select Board member Andrew Romano to serve on the Collector/Treasurer interview panel. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

**Call Annual Town Meeting for Saturday, May 2, 2026**

ate for the next Annual Town Meeting for the first Saturday in May.

**Motion:** Ms. Mello motioned to set the Annual Town Meeting date for Saturday, May 2, 2026. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

**Open the Town Meeting Warrant for the 2026 Annual Town Meeting**

The Board opens the Annual Town Meeting Warrant for the submission of articles.

**Motion:** Ms. Mello motioned to open the Town Meeting Warrant for the 2026 Annual Town Meeting. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

**Citizen's Petition Due Date: Thursday, February 5, 2026**

Citizen's Petitions can be submitted to the Town Clerk through 3:00pm on Thursday, February 5, 2026; petition forms are available at the Town Clerk's Office or online and require ten signatures of registered Town of Fairhaven voters. Town Moderator Mark Sylvia is available to answer questions for anyone considering a citizen's petition; his contact information is on the Town Moderator page on the Town website.

**PUBLIC COMMENT**

Bob Espindola of John Street addressed the Board via zoom. He said he appreciates the conversation and presentation on the budget and proposition 2 ½. With confusion on capital and operating budgets, Mr. Espindola asked the Board to consider a parallel discussion on Capital Planning; review what previous budget consultant Rich Bienvenue created and consider reviewing alignment of long-term capital needs and free cash that is set aside.

**TOWN ADMINISTRATOR REPORT**

Mr. Hickey reviewed his Town Administrator report (*Attachment E*).

- Mr. Hickey asked the Board to schedule a meeting next week to review and consider appointing the Principal Assessor candidate. The Board will review their availability for either 6:00pm on Tuesday, January 20, 2026 or 6:30p on Wednesday, January 21, 2026.

**BOARD MEMBER ITEMS / COMMITTEE LIAISON REPORTS**

*Ms. Mello reported:*

- The Library is planning a Capital Campaign with a kickoff event on February 1, 2026
- The Historical Commission met, Mr. Hickey attended and there was discussion on the Commission's purview. Also, James Edminster completed his Eagle Scout badge.
- Ms. Mello attended Superintendent Vinnie Furtado's presentation on wastewater which was informative and educational.

*Mr. Romano reported:*

- The Belonging Committee is working on membership and scheduling a future meeting.
- SMMPO has a future meeting.
- Mr. Romano asked if there are updates on Fairhaven Wind. Mr. Hickey is waiting on Mr. Shah to forward a presentation and will place it on the January 26, 2026 agenda. Mr. Romano asked if the flashing signs could be used to advertise it.
- Thank you to Mr. Hickey for meeting with the volunteers at the Animal Shelter and addressing concerns about donations and gift accounts.

*Mr. Silvia reported:*

- Commission on Disability met and discussed upcoming events. They also discussed concerns about handicap parking at the schools. Mr. Hickey received an email on this last week and Superintendent Kohler is addressing it.

### **MINUTES**

**Motion:** Ms. Mello motioned to accept the Open Session minutes of December 15, 2025. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

**Motion:** Ms. Mello motioned to accept the Executive Session minutes of December 15, 2025. Mr. Silvia seconded. The motion passed unanimously (3-0-0).

### **CORRESPONDENCE**

**Motion:** Ms. Mello motioned to enter the Select Board correspondence as listed into the record (*Attachment F*). Mr. Silvia seconded. The motion passed unanimously (3-0-0).

### **NEWS AND ANNOUNCEMENTS**

- The next regular Select Board meeting will be on Monday, January 26, 2026 at 6:30pm.

### **EXECUTIVE SESSION**

**Motion:** Ms. Mello motioned to enter Executive Session Pursuant to G. L. c. 30A, s. 21(a)(7) To comply with, or act under the authority of, G.L. c. 30A, s. 22, review Executive Session minutes of 10/14/2025, 10/27/2025, 11/24/2025, 12/1/2025 and 12/15/2025 AND not to return to open session. Mr. Silvia seconded. Roll Call Vote. Ms. Mello, Mr. Romano and Mr. Silvia in favor. The motion passes unanimously (3-0-0).

***Meeting adjourned to Executive Session at 8:11pm***

### **ATTACHMENTS**

- A. Email regarding appointment to Capital Planning Committee and ZBA dated January 12, 2026
- B. Massachusetts Land Trust Coalition document
- C. FY27 Budget and Town Meeting Calendar
- D. FY27 Budget Presentation
- E. Town Administrator Report
- F. Correspondence: Email: Brock Cordeiro: Thank you-An Act to reduce incidence and death from pancreatic cancer; Emails: Michelle Costen: Community Land Trust & Smaller Homes; How's CLT's work? -The Basics; One Way Parking- & Safety/Blocking Rules Needed-; CPA misappropriations-; The Role of Community Land Trusts in Promoting Housing Equity – affordablehousingact.org; Prime Home ownership opportunity; The Select Board/ Urgent Needs/CPA funds; Letter: Massachusetts Municipal Association: Annual Town Report Contest.

*Respectfully submitted on behalf of the Select Board Clerk (ah)*

Accepted on January 20, 2026

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## Select Board appointments to Capital Planning Committee and Zoning Board of Appeals

1 message

**Bob Espindola** <bobespindola02719@gmail.com>

Mon, Jan 12, 2026 at 3:14 PM

To: selectboard@fairhaven-ma.gov

Cc: "spiritshine01@yahoo.com" <spiritshine01@yahoo.com>, Chris <frolo572@comcast.net>, Dianne Clark <dianneclark72@icloud.com>, Jessica King <jessaking9212@gmail.com>, "dwelly09@gmail.com" <dwelly09@gmail.com>, gail branco <gnails7@yahoo.com>, "danpelletier30@gmail.com" <danpelletier30@gmail.com>, samanthag85@hotmail.com, "eharne@gmail.com" <eharne@gmail.com>, "kataudette@comcast.net" <kataudette@comcast.net>, "thecomedybarbarian@hotmail.com" <thecomedybarbarian@hotmail.com>, Sue Powers <sueppowers@gmail.com>, Mikey Freire <MichaelFreire70@gmail.com>, Ann Espindola <annespindola@gmail.com>, whyme855 <whyme855@comcast.net>, Bob Espindola <bobespindola02719@gmail.com>, Kellie McCarthy <272moomay@gmail.com>, Kraig Perry <ksperry2016@gmail.com>, Victoria Carter <Victoriacarter64145@gmail.com>, Rebecca <rebecca.medeiros@aol.com>, Joan Gallagher <jngallagher2@gmail.com>, Louis Braga <lbraga9@comcast.net>, Donna McKenna <Donna@stonegaterate.com>, mmm195358 <Mmm195358@gmail.com>, Wayne Gifford <wgiffy5@gmail.com>, Jeff King <jeffking83@comcast.net>, "kjharne@gmail.com" <kjharne@gmail.com>, Jeanne Green <jeanne306@yahoo.com>, Joe' <rosaj681957@aol.com>, Carol Staiti <cstaiti12@gmail.com>, Jennifer Carter <bug\_bear@verizon.net>

Select Board,

Please find the attached letter from abutters and neighbors of the Timothy-Hiller subdivision project, regarding the items on your agenda for tonight's meeting regarding appointments to Capital Planning Committee and Zoning Board of Appeals.

Respectfully,

Bob Espindola

14 John St.

Fairhaven, MA 02719

(774) 263-1046

on behalf of the abutters and neighbors of the

Timothy-Hiller subdivision project signed onto the letter attached



Rev 2 Select Board comments - ZBA and Capital Planning Appointments 1-12-2026.pdf

338K

## **January 12<sup>th</sup> Select Board meeting**

**Statement for the Select Board from Abutters and neighbors of the**

**Re: Appointments to Zoning Board of Appeals and Capital Planning Committee**

Chairperson and Members of the Board,

There are two candidates listed for appointment by the Select Board on your agenda that we ask the Select Board to not take action on at this time.

- Zoning Board of Appeals – Cathy Melanson
- Capital Planning Committee – Patrick Carr

Public records show that both of these individuals were involved in and could have acted to ensure that the Constructive Approval for the Timothy-Hiller subdivision did not happen.

The Constructive Approval has cost the Town in legal services and cost the abutters and neighbors very substantially by eliminating the opportunity to a fair public process prescribed by Town regulations and bylaws and an appropriate review by a full Planning Board who the voters in this town elected for that very purpose.

Given there is an ongoing investigation to determine all the factors that resulted in this unprecedented Constructive Approval and who was involved, and, given that the Constructive Approval resulted in a severely compromised due process, we strongly urge you not to appoint these two individuals or anyone else who may have been involved in the events leading to the Constructive Approval to any town position.

We ask that you read this request into the record prior to your vote.

Respectfully,

Abutters and concerned neighbors who have signed below

First Name	Last Name	Street	
		Number	Street Name
Ann	Espindola	14	John St.
Bob	Espindola	14	John St.
Tara	Dwelly	8	John St.
Ben	Dwelly	8	John St.
Eric	Harne	11	John St.
Kim	Harne	11	John St.
Pauline	Mello	11	John St.
Mike	Star	15	John St.
Kathy	Star	15	John St.
Sue	Powers	10	Little Bay Road
Jeanne	Green	19	Paul St.
Jennifer	Carter	21	Paul St.
Victoria	Carter	21	Paul St.
Gail	Branco	7	Timothy St.
David	Branco	7	Timothy St.



MASSACHUSETTS  
LAND TRUST  
COALITION

## Starting a Land Trust in Massachusetts

Many communities across the Commonwealth have come together in search of tools to protect land from development. In many communities, residents can work with their city or town government to do this work. In others, there is a perception that a non-municipal entity is needed to acquire, hold and manage parks and/or conservation lands. Local land trusts generally form when volunteers feel that their city/town, the State and/or existing regional or statewide land trusts aren't doing enough, aren't doing it well, or aren't doing it fast enough. In some cases, the issue is that a municipality is having trouble finding an organization to hold a Conservation Restriction on open space acquired with Community Preservation Act funding, and is interested in seeing a local organization fill that void.

Creating and sustaining a new non-profit organization that will have perpetual responsibility for land is a serious undertaking. Since non-profit land trusts have no tax-levy authority, they work extremely hard to raise the money to sustain themselves and meet their perpetual stewardship obligations. Before you begin, it would behoove you to approach existing land trusts that may serve your region to see whether they might be able to better address needs you see in your community – and how you might be able to help them do that. That said, every community is unique, and there may be reasons to move forward.

Forming a land conservation trust provides the legal entity needed to buy and/or accept donations of land and conservation restrictions. Forming and sustaining a land trust is not easy. Because stewardship of conservation land is a commitment ***in perpetuity***, founders must understand the long-term need for considerable financial and human resources, and the need to enlist others to take over these responsibilities when they themselves move on.

There are many resources available to individuals and groups considering this sobering but worthy endeavor. The Massachusetts Land Trust Coalition ([www.massland.org](http://www.massland.org)) and Land Trust Alliance ([www.lta.org](http://www.lta.org)) may be available to offer advice. Likewise, existing land trusts may be able to share their experience and advice. (For a list of land trusts in Massachusetts see <https://massland.org/land-trusts/list>.)

Perhaps first on your essential reading list is Land Trust Standards and Practices, a document that summarizes best practices in the field of non-profit land conservation. Also see other documents in our resource library under the heading "Starting a Land Trust."

Complied below are resources related to founding a non-profit of any type:

The Mass Nonprofit Network has valuable information specific to Massachusetts about starting a nonprofit organization:

<http://www.massnonprofitnet.org/nonprofit-resources/starting-a-nonprofit/>

Internal Revenue Service - General tax information for charitable organizations  
[www.irs.gov/charities-non-profits/charitable-organizations](http://www.irs.gov/charities-non-profits/charitable-organizations)

Internal Revenue Service - Circular on Tax Exempt Status [www.irs.gov/pub/irs-pdf/p557.pdf](http://www.irs.gov/pub/irs-pdf/p557.pdf)

Internal Revenue Service - Application for Recognition of Exemption  
[www.irs.gov/charities-non-profits/application-for-recognition-of-exemption](http://www.irs.gov/charities-non-profits/application-for-recognition-of-exemption)

Internal Revenue Service - Exemption Requirements  
[www.irs.gov/charities-non-profits/charitable-organizations/exemptionrequirements-section-501c3-organizations](http://www.irs.gov/charities-non-profits/charitable-organizations/exemptionrequirements-section-501c3-organizations)

Massachusetts - Articles of Organization forms  
[www.sec.state.ma.us/cor/corpdf/c156ds202950c11316.pdf](http://www.sec.state.ma.us/cor/corpdf/c156ds202950c11316.pdf)

Federal filing requirements: <https://www.irs.gov/charities-non-profits/exempt-organizations-required-fillings>

Massachusetts filing requirements: <https://www.mass.gov/service-details/frequently-asked-questions-about-charitable-organizations>

Massachusetts forms:  
<https://www.mass.gov/service-details/non-profit-organizations-public-charities-forms>

**Attachment C**

**FY27 Budget/Town Meeting Calendar**

<b>Milestone</b>	<b>Deadline</b>
Capital Budget Instructions Distributed	Monday, December 1, 2025
Capital Budget Project Requests Due	Wednesday, December 10, 2025
Operating Budget Instructions Distributed	Monday, December 22, 2025
Department Operating Budget Requests Due	Friday, January 9, 2026
Select Board calls Annual Town Meeting and opens the warrant	Monday, January 12, 2026
Town Administrator Presents Budget Calendar to Select Board	Monday, January 12, 2026
Town Administrator/Asst. Town Administrator of Finance Present Forecast	Monday, January 12, 2026
School Superintendent Submits Recommended DRAFT Budget to School Committee	Wednesday, January 14, 2026
School Superintendent Submits DRAFT Recommended budget to Town Administrator	Friday, January 16, 2026
Departments & School meet with Budget Team to Review Budget Requests	Monday January 12, 2026 - Wednesday January 22, 2026
Capital Planning Comm. Submits Prioritized Capital Budget Requests to Town Administrator	Tuesday, January 20, 2026
Town Administrator Presents Recommended Operating Budget to Select Board and Finance Comm.	Monday, January 26, 2026
Select Board/Finance Committee Conducts Joint Hearings on Operating and Capital Budgets	Thursday, January 29, 2026 - Friday, March 6, 2026
Citizen Petition Articles Submission Deadline	3:00 p.m. Thursday, February 5, 2026
Departments/Boards to Submit Warrant Article Requests	Thursday, February 5, 2026
School Superintendent Submits Detailed DRAFT Recommended Budget to School Committee	Wednesday, March 18, 2026
Warrant for Annual Town Meeting Closes / Select Board Signs Warrant	Monday, March 23, 2026
Select Board Vote on Operating and Capital Budgets	Monday, March 23, 2026
Finance Committee Finalizes Operating and Capital Budgets	by Thursday, March 26, 2026
Warrant and Finance Committee Report sent to the printer	Tuesday, March 31, 2026
Proposed Motions Finalized	Friday, April 10, 2026
Warrant Book & Finance Committee Report Distributed to Town Meeting Members	Friday, April 10, 2026
School Committee Receives and Considers Voting on FINAL DRAFT Budget	Wednesday, April 15, 2026
Town Meeting Run-through with Department Heads	Thursday, April 23, 2026
Town Clerk Posts "legal" Warrant (on or before)	Friday, April 24, 2026
Precinct Meetings and Preview (including orientation for new Town Meeting Members)	Thursday, April 30, 2026
Annual Town Meeting	Saturday, May 2, 2026
Town Clerk Posts election Warrant (on or before)	Tuesday, May 19, 2026
Annual Town Election	Tuesday, June 9, 2026
<i>revised 1/7/2026</i>	

# FISCAL YEAR 2027 BUDGET PRESENTATION



TO THE  
SELECT BOARD

Presented by:  
Keith R. Hickey  
Anne Carreiro

## Assumptions Used to Develop FY27 Budget

- Annual budget increase of 4.93% based on historical increases.
- State revenues are estimated at FY26 levels plus 5.7%.
- Proposed budget includes all contractual wage adjustments for union employees and wage adjustments for all nonunion employees.
- Local school budget include an increase by 3.6% and an increase of \$200,000 (6.75%) for New Bedford Vocational and Bristol Agricultural High School.
- The Health Insurance budget is based on the average FY2026 monthly expenditure and includes an 15% increase
- The retirement appropriation is based on the actual amount due.

## FY27 Salary Increase Projection

<u>Detail:</u>			
<b>Town Salaries:</b>			
FY26 salaries before COLA		14,016,206	
FY 26:	COLA = 1% as of 1/1/26	x 1.005	
		14,086,287	70,081
<u>FY27:</u>	<u>1% 7/1/26 &amp; 1% 1/1/27</u>	<u>x 1.015</u>	
		14,297,581	211,294
Step increases 2.5% (60% of ees)		x 60%	
		8,578,549	
Step increases 2.5%		x .025	
		214,464	214,464
			<b>495,839</b>
<b>School Salaries:</b>			
FY26 Budgeted amount in Vadar		19,840,064	
FY27:	2% COLA as of 7/1/26	x 1.02	
		20,236,865	396,801
Lane increases 5% (40% of ees)		x 40%	
		8,094,746	
Lane increases 5%		x .05	
		404,737	404,737
			<b>801,539</b>

3

## FY27 Expenditure Increase Projection

<b>Salaries:</b>			
	Town salaries (see below)	495,839	
	School salaries (see below)	801,539	
			<b>1,297,378</b>
<b>Operating expenses:</b>			
	Town (FY26 = \$6,039,548 x 2.5%)	150,989	
	School (FY26 = \$5,816,102 x 2.5%)	145,403	
			<b>296,391</b>
<b>Fixed Costs:</b>			
	Voke & Bristol Aggie (Est increase 6.75% of FY26)	200,000	
	Retirement increase from FY26 approp.	202,585	
	Health 15% increase of FY26 approp.	816,750	
	Unemployment estimate	50,000	
	Town insur 12% increase of FY26 approp.	150,000	
	Medicare tax 1.45% of salary increase above	18,812	
			<b>1,438,147</b>
	<b>Total estimated expense increase from FY26 budget</b>		<b>3,031,916</b>

4

## REVENUE PROJECTION FOR FISCAL YEARS FY27-FY31

	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>
<b>REVENUE:</b>						
Prior Year Levy Limit	\$34,476,372	\$35,760,042	\$37,056,511	\$38,385,391	\$39,747,494	\$41,143,650
Amended FY 00 Growth	\$1,440	\$0	\$0	\$0	\$0	\$0
Add FY - 00 - 2.5%	\$861,945	\$894,001	\$926,413	\$959,635	\$993,687	\$1,028,591
Add FY - 00 - New Growth	\$420,285	\$402,468	\$402,468	\$402,468	\$402,468	\$402,468
	5 Year Average					
Levy Limit	\$35,760,042	\$37,056,511	\$38,385,391	\$39,747,494	\$41,143,650	\$42,574,709
Debt Excl.	<u>\$715,775</u>	<u>\$693,239</u>	<u>\$492,845</u>	<u>\$475,064</u>	<u>\$461,615</u>	<u>\$447,269</u>
<b>FY - 00 - Maximum Allowable</b>	<b>\$36,475,816</b>	<b>\$37,749,749</b>	<b>\$38,878,236</b>	<b>\$40,222,558</b>	<b>\$41,605,265</b>	<b>\$43,021,978</b>
Net Cherry Sheet Revenues	\$12,903,718	\$12,977,269	\$13,051,240	\$13,125,632	\$13,200,448	\$13,275,690
Local Receipts	<u>\$9,209,233</u>	<u>\$9,277,630</u>	<u>\$9,346,535</u>	<u>\$9,415,932</u>	<u>\$9,485,884</u>	<u>\$9,556,336</u>
Indirect Charges	<u>\$1,434,607</u>	<u>\$1,470,472</u>	<u>\$1,507,234</u>	<u>\$1,544,915</u>	<u>\$1,583,538</u>	<u>\$1,623,126</u>
Other Available Funds	<u>\$1,739,000</u>	<u>\$1,756,390</u>	<u>\$1,773,954</u>	<u>\$1,791,693</u>	<u>\$1,809,610</u>	<u>\$1,827,706</u>
<b>TOTAL REVENUE SOURCES</b>	<b><u>\$61,762,374</u></b>	<b><u>\$63,231,511</u></b>	<b><u>\$64,557,198</u></b>	<b><u>\$66,100,750</u></b>	<b><u>\$67,684,744</u></b>	<b><u>\$69,304,836</u></b>

5

## EXPENDITURE PROJECTION FOR FISCAL YEARS FY27-FY31

	<u>FY26</u>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>
<b>EXPENDITURES:</b>						
General Fund Budget Expense	\$61,462,374	\$64,494,290	\$67,673,858	\$71,010,180	\$74,510,982	\$78,184,373
Anticipated Increase in Appropriations		\$3,031,916	\$3,179,568	\$3,336,321	\$3,500,802	\$3,673,391
Abatements & Exemptions	<u>\$300,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>	<u>\$400,000</u>
<b>TOTAL BUDGET EXPENSE</b>	<b><u>\$61,762,374</u></b>	<b><u>\$64,894,290</u></b>	<b><u>\$68,073,858</u></b>	<b><u>\$71,410,180</u></b>	<b><u>\$74,910,982</u></b>	<b><u>\$78,584,373</u></b>
<b>TOTAL EXCESS (DEFICIT)</b>	<b>\$0</b>	<b><u>-\$1,662,779</u></b>	<b><u>-\$3,516,660</u></b>	<b><u>-\$5,309,430</u></b>	<b><u>-\$7,226,237</u></b>	<b><u>-\$9,279,537</u></b>

6

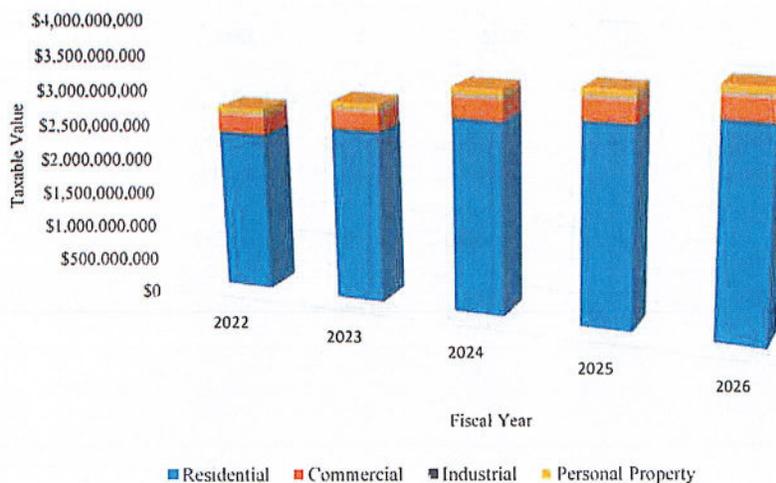
## Proposed Language for Proposition 2 ½ Warrant Article

To see if the Town will vote to raise and appropriate the following amounts from the tax levy for the Fiscal Year beginning July 1, 2026, for departmental operating purposes and other town expenses contingent upon passage of a Proposition 2-1/2 Ballot Question under Massachusetts General Laws Chapter 59, Section 21C.

<u>PURPOSE</u>	<u>RECOMMENDED</u>
<b>Department</b>	<b>\$</b>
<b>Department</b>	<b>\$</b>
<b>Department</b>	<b>\$</b>
<b>Total Contingent Appropriations</b>	<b>\$</b>

or take any other action in relation thereto.

## Annual Taxable Value by Property Type

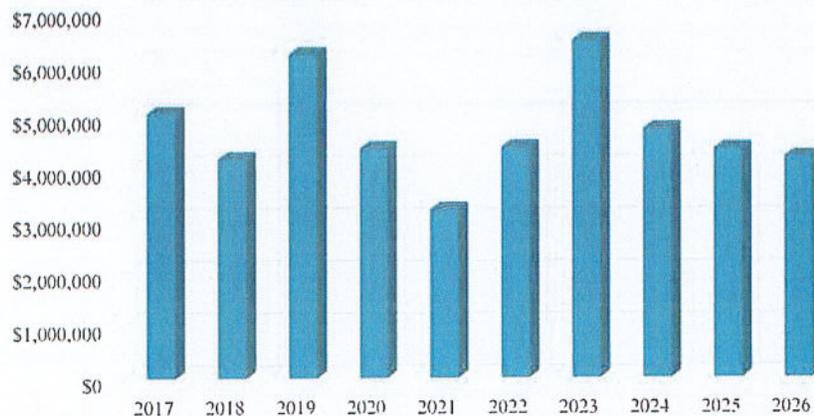


## Anticipated Use of Free Cash in FY27

Beginning Free Cash	\$ 4,143,249
Reserve 2% of FY27 Budget	\$ (1,290,000)
Anticipated FY27 Free Cash Articles	<u>\$ (600,000)</u>
Available Free Cash Balance	<u>\$ 2,253,249</u>
Recommended Capital Purchases Using Free Cash	\$ 2,000,000

9

## Free Cash Balances by Fiscal Year 2009-2024



10

# Questions

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**Town of Fairhaven  
Report of the Town Administrator  
January 12, 2026**

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**Financial Updates**

- The Capital Planning Committee has begun reviewing the FY27-FY31 Capital Improvement Plan. Their recommendation is will be provided to me by January 20<sup>th</sup>.
- The Harbormaster was awarded a \$1 million grant to fund the majority of the Union Wharf improvements. In addition, there is \$230,000 from a prior state grant and \$140,000 from ARPA funds that will be used for the repairs. The remaining amount of \$280,000 will need to be funded locally. A source has not been identified at this moment.

**Project Updates**

- There are no project updates.

**Personnel Update**

- I have completed final interviews with the two finalists for the Assessor position. I will have a recommendation for the Select Board's consideration at the January 26<sup>th</sup> Board meeting.
- The Interview Committee for the Tax Collector/Treasurer position will be reviewing the resumes during the week of January 19<sup>th</sup>. I hope to have a recommended candidate for Select Board consideration as early as January 26<sup>th</sup>.

**Miscellaneous Updates**

- I have signed a Fee Agreement with the law firm Harrington Heep to perform the Planning Board investigation. Harrington Heep was referred to me by the Town's labor counsel, Mead, Talerman and Costa. I will forward their anticipated timeline once I receive it.
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**Monday, January 12, 2026**

**CORRESPONDENCE**

1. Email: Brock Cordeiro: Thank you-An Act to reduce incidence and death from pancreatic cancer
2. Emails: Michelle Costen: Community Land Trust & Smaller Homes; How's CLT's work?-The Basics; One Way Parking- & Safety/Blocking Rules Needed-; CPA misappropriations-; The Role of Community Land Trusts in Promoting Housing Equity – [affordablehousingact.org](http://affordablehousingact.org); Prime Home ownership opportunity; The Select Board/ Urgent Needs/CPA funds
3. Letter: Massachusetts Municipal Association: Annual Town Report Contest

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## THANK YOU - An Act to reduce incidence and death from pancreatic cancer (H.2432)

1 message

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Brock N. Cordeiro <bncordeiro@comcast.net>

Tue, Dec 9, 2025 at 10:04 PM

I write to thank you for being one of the at least twenty-three municipalities across the Commonwealth who submitted letters of support to the Chairs of the Joint Committee on Health Care Financing in support of H.2432, *An Act to reduce incidence and death from pancreatic cancer*.

I am overjoyed to report that the House Committee Health Care Financing, echoing the previous vote by the Joint Committee on Public Health, voted to favorably recommend that the bill ought to pass and referred H.2432 to the House Committee on Ways & Means! The fate of our bill now rests in the hands of the Committee's Chair, Rep. Aaron Michlewitz. It is my hope that our momentum will continue for successful action in that committee, the full floor vote, and over to the Senate.

The legislation's new found success, finally breaking through the logjam that it found itself in the legislative sessions of 2021-2022 & 2023-2024 is in no small part due to your support! Those cities and towns that are known to have taken action include: Belchertown, Brimfield, Brockton, Dartmouth, East Bridgewater, Essex, Fairhaven, Georgetown, Leverett, Ludlow, Millbury, Monson, New Bedford, Plainfield, Rochester, Sturbridge, Townsend, Wareham, Warren, Westport, West Tisbury, Whately & Winchendon.

This development is timely as November was Pancreatic Cancer Awareness Month, once again officially proclaimed by the Governor, and World Pancreatic Cancer Day 2025 was Thursday, November 20.

Tragically, Massachusetts lost the Honorable Representative Ann-Margaret Ferrante of Gloucester, to pancreatic just days before the House Clerk reported our exciting news. We continue to mourn the loss of the Honorable Rep. Carol Doherty of Taunton, who lost her battle with pancreatic cancer earlier this year.

As we recently celebrated Thanksgiving, I wanted to say thank you for being part of our team. As we walk confidently through this holiday season and into the New Year, I am heartened by this new reason for joy and hope.

Sincerely,

Brock N. Cordeiro  
Chair, Special Legislative Commission to Study Pancreatic Cancer  
Co-Author of *An Act to reduce incidence and death from pancreatic cancer*  
Volunteer, Pancreatic Cancer Action Network - Boston Affiliate  
Legislative Ambassador, American Cancer Society Cancer Action Network of Massachusetts  
15 Sagamore Drive  
Dartmouth, MA 02748-1261  
508-264-1600  
[BNCordeiro@comcast.net](mailto:BNCordeiro@comcast.net)

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## Community Land Trust & Smaller Homes

1 message

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**michelle costen** <michcosten@gmail.com>

Fri, Dec 12, 2025 at 10:15 AM

To: buildingcommissioner@fairhaven-ma.gov

Cc: Charlie Murphy <cmurphy@mollifeinc.com>, Keith Hickey <khickey@fairhaven-ma.gov>, ksylvia2@yahoo.com, Mark Sylvia <msylvia11@comcast.net>, selectboard@fairhaven-ma.gov, stevebouley <stevebouley@comcast.net>

Hi Rick,

I know you're a very busy man.

I've been keeping busy as well, trying to help on a volunteer basis, how our community can move forward with *Nice Affordable Homes* under \$450,000, that will keep people in their homes, help them grow equity, no high rent increases, to help make it sustainable living, especially for those people who offer vital services to the community and for our seniors too. All this, while providing yearly revenue for the town.

We can do this through a non profit Community Land Trust with the help of CPA funds, as one consideration for funding sources, meant for community needs.

I spoke with a developer about building small homes, who told me that building smaller homes for under \$450 is very doable. We can build possibly three or four smaller homes on an acre of land, maybe more depending on its feasibility & zone code-

I have more information that I can share with you on non profit Community Land Trust And how they work. Where the town would still be able to receive tax revenue from each home built on top of the community/town owned land. , If you're interested in hearing more, let me know.

I believe this would be the way to maintain our Fairhaven Charm and Culture as a unique community, while at the same time providing sustainable affordable living, for people, especially those people, who offer vital services to our community, and for our first time homebuyers and seniors.

I also believe we could find the optimal land we need, right here, for this kind of small home community developments.

What do you think?

Ps side note, has anyone ever considered reaching out to Tabor Academy to see if Roger's School could be a viable annex for Tabor Academy. We certainly have the right environment for this type of school, and it would keep Roger school as an educational property. And elevate the town of Fairhaven's educational public facing.

Very Kindly Yours,

Michelle Costen  
Fairhaven Advocate  
508 564 3086

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## How's CLT's work?-The Basics

1 message

Michelle Costen <michcosten@gmail.com>

Fri, Dec 12, 2025 at 1:08 PM

To: buildingcommissioner@fairhaven-ma.gov

Cc: selectboard@fairhaven-ma.gov, Keith Hickey <khickey@fairhaven-ma.gov>, Mark Sylvia <msylvia11@comcast.net>, Steve Bouley <stevebouley@comcast.net>, Amy Hart <ahart@fairhaven-ma.gov>, Charlie Murphy <cmurphy@molifeinc.com>

Hi Rick,  
Something to review between now and January.

I'm sending you the basics on how CLT's work and how they can benefit all of us who live here in Fairhaven. These are just the basics to give a general understanding of the principles behind it.

I will follow up with you in January to bring this to public meeting.

The video I'm sending you will be very helpful. If for some reason you can't open it please let me know.

I will be bringing more fact finding information to you in January.

<https://m.youtube.com/watch?v=Jpr0Wsh0UPM>

Hi Rick,

I'm sending you an introduction link on how CLT's work and benefit the town, along with how it will help create a healthy tax revenue for our town. We can follow up in January. And see if we can really get the ball moving on this in 26-

A question that may be asked.

-Does a community land trust still offer tax revenue benefits to the town while providing affordable homes for our median income earners, who offer vital services to the community, seniors, and first time homebuyers?

Yes it sure does, a **Community Land Trust (CLT)** can still provide tax revenue benefits to the local town. Here's how it works:

### Property Tax Contributions

While CLTs often focus on middle income affordable housing and community development, the land owned by the trust is typically exempt from property taxes. However, homes built on this land are taxed, contributing to the local tax base. These homes could be actually lower in monthly payments, than entry level apartment living, with unending rent increases.

## **Increased Property Values**

By providing median income affordable housing options, CLTs can lead to an overall increase in neighborhood property values. Rather than apartments buildings, with rent increases, and this result in higher property taxes collected from other properties in the area.

-small homes keep the charm in the suburban neighborhood. While remaining financially sustainable for the homeowners.

## **Economic Development**

CLTs often spur local economic development by increasing the population of residents at a reasonable controllable rate, who can contribute to local businesses and services, indirectly benefiting the town's tax revenues. And without too quickly inundating small towns with too many people at once as in multi apartment living, causing traffic concerns and unsustainable high rent increases. We want to grow with stable numbers of growth, that is controllable, so that if any foreseen issues from increase in population occur, it can be handled as we go. Such as traffic issues on our roads Hitting us too quickly

## **Local Investment**

CLTs can attract public and private investments, grants, and funding for local infrastructure improvements, which can further enhance the town's revenue through various economic activities.

Overall, while the direct tax benefits may vary based on specific local laws and regulations, Community Land Trusts can greatly contribute positively to a town's tax revenue in indirect ways also.

And to Note: CLT's offer an elevated public face, that fits in perfectly with the unique charm and culture of our town.

This too would contribute to a very healthy sustainable cash flow.

I also think this would drive in places like Trader Joe's and Whole Foods stores and people from other towns coming to spend their money here.

We are in a town that believes in healthy living and lifestyles. We are generally considered the next phase up from apartment living in cities, to where we can step into a median, priced Home of our own, and begin to be our own wealth

builders and grow equity together as a Community.

That's it for now, As the holidays are coming, and we can regroup in January!

Yours truly,  
Michelle Costen  
Fairhaven Advocate  
508 564 3086

## One Way Parking- & Safety/Blocking Rules Needed-

1 message

Michelle Costen <michcosten@gmail.com>

Mon, Dec 15, 2025 at 11:30 AM

To: Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, Charlie Murphy <cmurphy@molifeinc.com>

To : Kieth Hickey Town Administrator,

Hello Mr Hickey,

After reviewing the town report, I had realized you mentioned discussions about one way parking. That maybe a good idea.

However, I am sending you a couple of photos of people parking to close to other vehicles, and blocking other vehicles/driveways-which happens frequently now, on our streets.

If changes are made for one way parking

**Rules to one way parking will need to be applied With fines, if people will not follow the rules. To prevent safety and chaos on the streets. See photos below-**

-First, I would like to say that we have a neighbor across the street from us. He is one single person and he has 4 vehicles, two of which he keeps on the side of my property. Utility Workers have had to park in front of my driveway when working on the lines because these cars are always parked there and no one's home to move them. I have a picture of that.

-He has tenants that live upstairs from him who had 2 vehicles, one that was being repossessed, that was also left on the side of my property for eight months without ever being moved. And was finally forced to be moved when road work was being done. Finally after 8 months a tow truck came to haul that car away.

Also the neighbors directly across the street have two other people that moved in with them last year, and her boyfriend sleeps there now too. This has added 3 more vehicles to the side of our property, Even though currently they have space in their driveway for another car. Needlessly cluttering up the streets. And at times making it very difficult for us to get out of our driveway-

-Last year we had a plow come and all 7 of these cars were parked along side of my house and my daughter and I were blocked in our driveway with a snow wall of heavy thick snow. My daughter was late for work and I had to call for help to be able to get out of our driveway.

I'm telling you all this because if we're going to have one way parking, we need to have ordinances that protect us from the situations that I'm describing above. After reading the laws about blocking driveways, I had read that cars should be about 15 to 20 feet away from end of driveways so snow plows can get in and have a place to put the snow and not block people in their driveways. Also, there is laws that people are not supposed to leave abandoned cars For more than 48 hours on the streets. God forbid someone needed a fire truck or ambulance in that space and could not move the abandoned car.

I do agree we may now need one way parking on certain streets. But we need to have safety and Blocking consideration rules, that residents take seriously, to go along with it.

Michelle Costen

### 2 attachments



IMG\_0486.jpeg  
645K



IMG\_0485.jpeg  
538K

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## CPA misappropriations-

1 message

michelle costen <michcosten@gmail.com>

Fri, Dec 19, 2025 at 11:51 AM

To: Charlie Murphy <cmurphy@molifeinc.com>, selectboard@fairhaven-ma.gov

To the Chairman of the SelectBoard, Mr. Murphy, and to the Clerk of our SelectBoard, Mr. Saunders,

You both, and the rest of the Select Board, are the town of Fairhaven's Watchmen. In all rightful respect, Voters of Fairhaven should not have to be watchmen over the watchmen.

I'm sending recent meeting minutes And a list from the CPC committee.

I was horrified to find out the large amounts of our Community Preservations tax dollars going towards more frivolous needs for the town, over the last 8 years, *things* that could have waited, and were placed over & above our critical needs for Housing affordability & sustainability initiatives.

As I was reviewing the meeting minutes, I also recognized that there were no active Plans or Correspondences through the years, with the PB on *Viable* ways with using our CPA funds *creatively*, in order to Start providing Homes, for the hard-working moderate income earners and for people who provide us with vital services, and for seniors on fixed budgets.

Our representative Mark Sylvia even ran his campaign, acknowledging our Housing needs. And yet here we are, when having the opportunity to be creative with OUR Community Preservation Funds for housing, we decide to use thousands and thousands of dollars towards frivolous less important things, over the last 8 years.

*This is a humanitarian crime & overlooked failure with our CPA fund appropriations, which needs to be seriously addressed in 2026 from the start of the year.*

2 years ago I stood at the podium, speaking to the Planning Board about seniors living in their cars, that I personally met and spoke with. One particular woman who worked 20 years as a Mattapoisett Town clerk.

So many people & families kicked out of their rental homes due to extravagant rent increases, that their budgets could not manage.

—I have spoken with many people over the last couple of years who are in such dire circumstances because of the cost of housing. They can't even reach a few hundred bucks to fix their cars because the majority of their income is going towards housing cost. Struggling with childcare cost, and the price of groceries. But mainly everyone has said to me, if housing cost's were more affordable, then there would be a much better ease on their financial crisis. We all know this is a no-brainer to figure out. But who out there is really addressing the problem? And more importantly, really actively doing something about it.

*Nothing hurts my soul more than seeing so many good people kick to the curb. While developers concentrate on building large homes that cost \$750,000 and up, and continue to displace beautiful & good people.*

-It was acknowledged in our final 2018, 2040 Master Plan, 8 years ago, the need for housing.

-We also had a Fairhaven polling done in 2022, And people listed their # 1 need as housing. This is actually written right on CPA Appropriations Report, I sent you last month.

Please tell me that you agree with me, that working people being sheltered and having homes to live in, they can afford, come before resurfacing Pickleball courts for over \$400,000, and before restoring firetrucks as a showpiece for over \$300,000 and before giving over \$300,000 to private entities for maintenance, whose affiliates have over \$1 billion in reserve. The list of less important material things that could've waited until housing was back to a normal standard, goes on.

*Instead, we make people wait for housing, instead of making material things wait. I'm gonna repeat that, Instead, we made people wait. We appropriate funds that put material things before The real needs of the people.*

**Tufts University did an analytical report on the appropriations of CPA funds. They discovered the same thing I did. CPA funding is being misappropriated in many of our local towns, and could've been used to help get us out of a housing affordability crisis.**

Please tell me that we're not spending \$700,000 for air conditioning at the town hall, when working people and seniors still don't even have a roof over their head. The list goes on, to many items that could have waited until we normalized our housing stock needs. And we could've done that over the last eight years. We could've purchased Small lots and parcels, and started building small homes that people could afford through housing initiatives ,along with providing more reasonable rent initiative programs. And we could have done it through CPA funding, especially over the last eight years.

I can't Believe that no one thought about putting CPA funds into a Housing Trust, to begin creating *Active* ways to provide more housing that is affordable. *(And why didn't we ban short term rentals when they were way over our cap amounts of 120, per the bylaw, which were set too high to begin with, during a housing crisis.*

*Whether anyone wants to admit it or not, STR's took way too much of our housing stock and displaced many people). And I would let President Trump know that too. We can't blame immigration on our high housing cost and shortages.-I will be writing a letter to President Trump about that also.*

I know we can't cry over spilled milk, but I'm crying inside, because I can't believe of such a failure usage with CPA funds and how everyone has overlooked a real genuine humanitarian need, with the solutions that were staring at you, and right in front of your face on a local level.

*All this time we had money available, and we could've used the undesignated 60 to 70% over the last eight years of CPA funds, to meet the Real needs of the people.*

When you look at the things, the CPA funding has gone towards over the last eight years, you will discover that we put material things, like pickleball court resurfacing, and show piece firetrucks, over the well being of hard working people who offer vital services to our community, and over seniors who have literally been forced to live in cars.

Ann Richards has failed us, and so has Mr. Lucas and the rest of the CPC Board for not having the intelligence to figure out how to use CPA funds to meet the REAL needs of the people. Never even responding to the 2022 polling cry of Fairhaven residents for housing. Did any of you do real research work? I think not.

Mr Murphy & Mr Saunders,

I pray that with the authority and intelligence invested in you both, that you do something Active about this. And to get together with our Representative Mark Sylvia, the Planning Board, and CPC Committee, and make it a serious commitment this year for 2026, that you will Right this Wrong.

Below is the link to the most current CPC list of potential appropriations. There are many more I could've attached here, but that would be too time-consuming for you. And I don't think you need that, because you can see a good percentage of the CPA funds has failed to go towards the real need for Creative Housing Initiatives.

<https://fairhaven-ma.gov/wp-content/uploads/2025/03/2025-12-10-Community-Preservation-Committee-Meeting-Agenda.pdf>

In God, I Trust, to Guide us all in doing the right thing.

Michelle Costen  
Fairhaven Advocate

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## The Role of Community Land Trusts in Promoting Housing Equity • affordablehousingact.org

1 message

**michelle costen** <michcosten@gmail.com>

Tue, Dec 30, 2025 at 6:21 PM

To: Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, Charlie Murphy <cmurphy@molifeinc.com>

Hi Kieth,

Thank you for your time this afternoon in discussing a most critical subject. Namely, Equitable Home Ownership Opportunities for our middle income earners, who offer vital services to our community, for our seniors, and residents who are ready to leave the nest, to embark on owning their first home. Bringing back the American Dream starter home for our next generation.

We can definitely do this through CLT's, and CPA funds..These are the two main elements that will help us achieve this.

Per our conversation, here is some very good information to elaborate further on Community Land Trust.

I think this would be very helpful and answer many questions you might have about Community Land Trust.

Keep in mind, each town can create their own formula for CLT's so they work towards meeting the specific needs and cultural visions that fit each town.

CLT's have been noted to be successful for making community's thrive. Brings revenue and stability into the town, and prevents the horrors of housing displacement of our Vital working middle class and seniors.

Several weeks ago I had asked via email if we could start a Community Land Trust/ Home Ownership Committee -and ask if this can become part of our next SB Agenda.

We have waited to long to address the housing/ shortage & affordability for our middle income earners. The situation- which was recognized in 2018 on our Master Plan for Fairhaven. And again, was the Fairhaven polling cry in 2022 which went completely ignored by our CPC and Planning boards. We need to catch up and really put this as top priority over many other material things that can wait.

Please see the link I have sent you.

Thank you,

Michelle Costen

<https://affordablehousingact.org/the-role-of-community-land-trusts-in-promoting-housing-equity/>

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## Prime Home ownership opportunity

1 message

**michelle costen** <michcosten@gmail.com>

Wed, Dec 31, 2025 at 11:42 AM

To: Charlie Murphy <cmurphy@molifeinc.com>, Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, ksylvia2@yahoo.com, Mark Sylvia <msylvia11@comcast.net>

A viable example That we could bring into reality. Through CLT, and CPA funding.

This property I'm sending you a photo of is on Washington Street and recently became available. It comes with an acre of property and another .36 piece of property connected to it that is separate. According to the realtor, I spoke with. With a huge house in the middle of it.

This would be a prime piece of property

To purchase with CPA funds and create an Adorable Fairhaven Village of smaller homes around it, and build condos inside the house itself.

The property would be under a community lands trust, but each condo and small home that is built would be for sale and offered to residents who offer vital services to the community, seniors, and first time homebuyers who live in the community.

I visited this home during an open house. It's huge, and I can imagine beautiful little condos being built within it. And wonderful small homes around it —the infrastructure and the electricity is already there to tie into-

It's set back enough to where I think you could create an amazing village that we could be proud of. And appears to be far enough away from a butters, and if we present it correctly, we can show how this would enhance and not detract from our neighborhoods. This would not be classified as affordable housing for low income, this would be for our middle income ranges, which make up most of Fairhaven. As you all know, low income can receive government assistance. Whereas the middle class income earners can't. But what I'm presenting to you would open the door for them to be able to own homes again and build equity.

I sent this to you because in many ways time is of the essence. We don't have a lot of land, but we do have land currently available to begin something like this, and we also have enough CPA funds in reserve that we can place into a housing trust as we get our ducks in the row, to make this happen.

Of course we would need our building commissioner to do a feasibility study, and we have other criteria to follow through with, but I just want you all to see Of how possible it is, especially with the leniency on zoning and land uses, due to fulfilling our housing crisis

Needs especially for median income earners. They are the ones who have been left without for several years now, Which has caused a lot of displacement in Fairhaven.

I cannot stress enough, the urgency in concentrating and focusing on this situation at hand. And being active with achieving the comeback of the American Dream equitable home., through CLT's and CPA funding.

CPA laws offer flexibility when these funds are put into a Housing Trust -Please keep that in mind.

I know this has been a lot of information, but It really is a very simple and viable concept to understand. The difficult part is embracing it as a community. But I don't see why we wouldn't, embrace this -unless we have become completely selfish as a community of people. And I don't think that's the case at all. In my heart of hearts, I believe that Fairhaven would be the most likely to succeed with this housing model concept.

I sent you a visual presentation of small homes a few weeks ago, I can imagine those photos I sent you in a place like this, which has now become available on Washington Street. I will tell you when I was there at the open house I saw other people there who are interested, whom I think were developers. I do believe if a developer took this place it would be high cost and possibly unstable rent increases involved, Which is what we don't want in this particular model presentation that I have been sending you.



In God we Trust,

Muchelle

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## The Select Board/ Urgent Needs/CPA funds

1 message

**Michelle Costen** <michcosten@gmail.com>

Wed, Dec 31, 2025 at 12:24 PM

To: Keith Hickey <khickey@fairhaven-ma.gov>, selectboard@fairhaven-ma.gov, Charlie Murphy <cmurphy@molifeinc.com>, Mark Sylvia <msylvia11@comcast.net>

In Massachusetts, the Community Preservation Act (CPA) allows the Community Preservation Committee (CPC) to recommend projects for funding, but the Select Board does not have the authority to override these recommendations based solely on other needs. However, if the Select Board identifies a more urgent need, they may influence the allocation of funds, but this must align with CPA guidelines and community priorities. [https://duckduckgo.com/?q=if+there+are+CPA+funds+in+the+state+of+Massachusetts+in+an+application+that+have+not+been+yet+approved+by+the+select+board+and+the+select+board+overrides+the+applications+because+of+a+more+serious+need+in+place+to+use+those+funds+and+housing+is+this+permissible+by+law&t=ddg\\_ios&atb=v508-1&ko=-1&ia=web&assist=true](https://duckduckgo.com/?q=if+there+are+CPA+funds+in+the+state+of+Massachusetts+in+an+application+that+have+not+been+yet+approved+by+the+select+board+and+the+select+board+overrides+the+applications+because+of+a+more+serious+need+in+place+to+use+those+funds+and+housing+is+this+permissible+by+law&t=ddg_ios&atb=v508-1&ko=-1&ia=web&assist=true)



Massachusetts  
Municipal  
Association

3 Center Plaza, Suite 610 Boston, MA 02108  
617-426-7272 • 800-882-1498 • fax 617-695-1314  
www.mma.org

December 15, 2025

Dear Amy,

On behalf of the Massachusetts Municipal Association, I am writing to thank your community for participating in the MMA's Annual Town Report Contest. Although we are very sorry that we cannot offer your community an award this year, we greatly appreciate your participation in the contest and your commitment to producing effective reports for your residents.

Again, we thank you for taking part in the contest and hope that you will do so again next year. We look forward to seeing you at our annual conference, [Connect 351](#). If you have any questions or ever need assistance, please do not hesitate to call us at any time.

Best wishes for a happy and healthy New Year!

Sincerely,

A handwritten signature in blue ink, which appears to read "Adam Chapdelaine".

Adam Chapdelaine  
Executive Director & CEO